



San Diego Freedom Ranch Land Use & Community Character Analysis

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prepared by

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Table of Contents

1. Project Description.....	1
2. Physical Setting.....	4
3. Community Character & Compatibility.....	5
4. General Plan Land Use Analysis.....	7
5. Compliance with other County Policies & Ordinances.....	13
6. Conclusion.....	16

Appendices

- A. Figures
- B. Photos 1—16
- B. Campo Sponsor Group Letter

1. Project Description

The Freedom Ranch is located at 1777 Buckman Springs Road (APN 607-110) in the Community of Campo (Figure 1. Project Location). The Ranch was originally established in 1972. The legal structure followed, and in 1976, it incorporated into a 501(c)3, private, non-profit organization. It operates a men's residential alcohol and drug treatment and recovery facility that is licensed and certified through the State of California. Currently it is a 50-bed residential facility.

Major Use Permit P 74-11, approved by the County of San Diego in 1974, authorized the operation of the facility on approximately 4 acres. The last modification of the permit was approved by the Planning Commission on April 2, 1999. Over the years, three additional small parcels of land have been added to the Ranch's ownership (APN's 607-110-11, 36 & 55). There is a 6-bed residential facility on APN 607-110-55 and a 5-bed transitional living facility on APN 607-110-36. (See Figures 2 & 3 for limits of MUP land and related Assessor Parcel Numbers.) In 2009, ninety additional acres were acquired (APN 607-120-69) providing a site totaling 112.6 acres.

Program Description

The program consists of highly structured educational groups, one-on-one discussions with staff and involvement in the 12-Step program of Alcoholics Anonymous and Narcotics Anonymous. The San Diego Freedom Ranch is a social model program; it is not, by design, set up for, or licensed to perform detoxification, clinical functions, evaluations or clinical casework. On separate adjoining parcels is a licensed 6-bed residential facility, and a 5-bed transitional facility. There are eight paid staff and three volunteer staff. The volunteers live in the transitional facility. Five of the paid staff members also live on site. Although there is no adopted State standard for required staffing, the staffing provided by the Ranch exceeds the 24-hour needed coverage. The program is normally 90-120 days depending on the needs of the individual.

Virtually all of the needs of the Ranch's clients are provided for, including meals, moderate medical care, such as a rural clinic can provide, and comfortable, dormitory style living quarters. Toiletries, clothing and such can be provided if needed. Passes to leave the facility are granted infrequently. There is no need for residents to have personal vehicles at the Ranch.

In addition to the structured alcohol and drug treatment and recovery program, the Ranch also has events and activities, such as social, recreational and community help projects (the Ranch contributes 4,000 man hours of community service every year). The recreational facilities include weightlifting, horseshoes, and miniature golf. Significant also is passive time spent on quiet meditation in the natural environment. Some of their food comes from the garden tended by the residents.

Visiting hours are daily from 2 to 9 P.M. Alcoholics Anonymous (AA) meetings are held Monday thru Friday from 8 to 9 PM and on Saturdays and Sundays in the afternoon. Narcotics Anonymous (NA) meetings are Monday, Wednesday and Friday from 6:30 to 7:30 P.M. These

meetings are open to the public and occasionally a few people from outside the Ranch community may attend. Three fundraising events are held during the year. Up to 150 people may attend these events.

Normal procedure for admittance to the facility requires a person to be 72 hours clean and sober, fill out an application and be interviewed by one of the staff member. The applicant’s name is put on the waiting list for an available bed if found acceptable. However, if the initial evaluation determines that the Freedom Ranch is unable to meet the applicant’s needs; he will be referred to another program. Typically, the waiting list for Freedom Ranch averages four to six weeks. Applications are done daily 9 a.m.-3 p.m. at the Campo facility and every Monday 9 a.m.-12 p.m. at the El Cajon Transit (Trolley) Station.

Existing Facility

The County approved 50-bed facility is located on 4 acres. The building where the existing dormitory, kitchen and dining room are, was originally built in the early fifties as a single family home. Modifications and additions to the structure have occurred over the years, and now it is 5926 sq. ft. The living quarters are bunkhouse style, with 6-10 residents per room. (See Figure 3 for existing development.)

Proposed Expansion

There is a strong demand for the program offered by Freedom Ranch. This demand cannot be met in a timely manner, thus there is a four to six-week waiting list to come to the Ranch. In order to facilitate this demand, Freedom Ranch wants to expand the existing facilities to provide services for up to 125 men. This expansion would occur over a period of time. In the first phase a new dormitory for 25 men would be constructed increasing the total number of beds for clients to 75. Phase 2 would add a dining hall and another dormitory increasing the total number of beds for clients to 100. With phase 3, two additional dormitories would be constructed. These 25-man dormitories would allow for a maximum of one hundred rehabilitation beds and would be built adjacent to the new dining facility. The old dormitory/kitchen/dining room facility would be converted to staff quarters and administration. The building, which houses the existing staff quarters, would be removed. In the final phase, the two existing homes presently being used for residential facilities would be torn down and a 25-bed transitional living facility would be constructed, thereby increasing the total number of beds to 125. (See Figure 4 for existing and proposed development.) Below is a phasing chart that describes the proposed phasing of the expansion.

Table 1
Phasing Chart

Phase	Proposed Construction
1	First dormitory.
2	Dining hall and second dormitory.
3	Third and fourth dormitory. Re-purpose main building.
4	Transitional living facility.

Presently the Ranch uses one well located at the northern end of the property. Another well supports the transitional facility/staff housing. The 6-bed residential facility uses a 3rd well only as a non-portable water source. A 4th well close to the main building was used as the main source of water for the Ranch, but is no longer being used at this time. With the construction of the new facilities, the existing onsite well, located in the northerly portion of the site will serve the whole project. The three remaining wells may be used for irrigation as necessary. Although it is not the intent of the Ranch at this time, additional well(s) can be drilled and tied into the system if necessary for providing water service.

Separate functioning septic systems are located on each parcel. A new sewage disposal system is proposed for each new structure. Each system is spaced some distance from the other systems in order to prevent nitrate concentration.

The existing recreational facilities will continue to serve the expanded facility. With the exception of the new path connecting the transitional living facility to the dining hall, no new recreational facilities are proposed.

2. Physical Setting

San Diego Freedom Ranch is situated on 112 peaceful and serene acres that are ideal for walking or finding a quiet area for meditation. It is located in the community of Campo, within the Mountain Empire Subregion. Historically this area has been, and is rural in character.

The Campo/Lake Morena Area encompasses approximately 90 square miles classified as Southern California Cismontane. This is a mountainous region with mild winters and hot summers. It is a transitional zone between the Pacific Ocean 50 miles to the west and the Anza-Borrego Desert 30 miles east. Vegetation primarily consists of mixed chaparral.

Freedom Ranch is located in Mountain Empire Subregional Planning Area, which has six communities/areas, each with its own unique topography, water resources, and environmental conditions. These areas are: Tecate, Potrero, Boulevard, Campo/Lake Morena, Jacumba and the remainder of the planning area. The project is located within the Campo/Lake Morena Area. This Area has three clusters of development known as Rural Villages--Campo, Lake Morena and Cameron Corners. Freedom Ranch is centrally located between the three Rural Villages. (Figure 5. Campo/Lake Morena Rural Villages).

The combined area of the three rural villages makes up approximately 2% of the Campo/Lake Morena Planning Area. These villages are mostly residential with small commercial cores that provide commercial services to the region. With the exception of the Pacific Southwest Railway Museum in Campo, none of the Rural Villages have any medium or heavy industrial areas. Urban services for the population of these Rural Villages are not a threat to the rural life style of the Planning Area. Outside of the three small distinct Rural Villages, development is sparse with ranches, farms and homes on large acreages. Approximately half of the Campo/Lake Morena Planning Area is held in private ownership.

The entire region is supported solely by groundwater. Lake Morena and Campo have water distribution systems. Developments outside the core of these two Country Towns rely on groundwater from individual wells. With the exception of a small area within the core of Campo, which has a sewage treatment system, the planning area is served by individual septic systems.

3. Community Character & Compatibility

Freedom Ranch is situated in a rural area of southeastern San Diego County (Photo 1). Houses and other buildings in the area are typically on larger parcels. Lots vary from 1 to 5 acres. Homes in the area are modest, and most often one-story. Many front on Buckman Springs Road, but are set back from the traveled way; shielded from roadway traffic by moderate to heavy vegetation (Photos 2, 3, 4). A typical home is on the average of 200 to 250 feet from the road. Other homes are clustered along private roads that connect to Buckman Springs Road. One such road is Phelps Road, which is adjacent to the Ranch on the south (Photos 5, 6, 7 & 8). Landscaping or lawns are not common. Driveways are generally decomposed granite with few asphalt driveways. No curbs or sidewalks exist in the area (Photos 9 & 10). The architectural styles of the homes would be considered eclectic.

As the Subregional Plan states: “residents move to the Campo/Lake Morena area for the peace, privacy, tranquility, combined with vistas of undeveloped hills, ridges, mountains and valleys, and the ambiance of the natural setting. The feeling of security and safety in search of a slower paced life without smog, traffic congestion, noise and crowded conditions, is ideal for residents.” The Freedom Ranch expansion has been designed with the intention of ensuring the ambiance of the area. The buildings’ design is intended to conform and blend in with the established rural residential settings. All five of the new structures in the main complex will be a minimum of 900 feet from Buckman Spring Road and will have limited visibility from the road. One dormitory, which will serve as the transitional living facility and will replace an existing home, will be 123 feet from Buckman Spring Road. (Figure 6 depicts the location of the proposed and existing Freedom Ranch structures and the nearby existing residences.)

Subregional Land Uses

The General Plan Land Use Designations including and surrounding Freedom Ranch are comprised of: Semi-Rural Residential (SR-10) and Rural Lands (RL-20 & RL-40). Nearby, but not adjacent to the Ranch are the following designations: Open Space Conservation, Tribal Lands and Public/Semi-Public Facilities (See Figure 7. San Diego County General Plan Land Use).

Compatibility with Campo/Lake Morena Community Character

The intent of the Campo/Lake Morena Planning Group’s community character is to ensure that development within the Planning Area remains harmonious with its designated Land Use designations. Every effort has been made in the design of this project to ensure the rural ambiance of the area remains intact. Most of the new construction is set back a minimum of 900 feet from Buckman Springs Road. The proposed location for the new structures has been moved easterly leaving undisturbed land between the existing facility and the new development. All the buildings will be one story, rustic in design and earth toned in color. (See Figure 8. Building Elevations) Secondary agricultural uses are encouraged on the property, and are an integral part of the Freedom Ranch recovery program (i.e. small garden, raising ducks and orchard). However, most of the existing native plants and vegetation will be retained; oaks and patches of Sticky Geranium will remain undisturbed.

The visibility of the newly constructed facilities will be minimized by low profile construction and intervening vegetation that blocks the view corridor (Photos 11 & 12). The proposed structures are placed between 900 to 1200 feet east of Buckman Springs Road except for the previously mentioned transitional living facility. Views from this roadway will be obscured by a relatively dense grove of oak trees (Photo 6). All dormitories will be one-story, and a maximum of 22 feet in height. The dining hall is also one-story with a height of 24 feet, 7.5 inches (see Figure 8). Although the new transitional living dormitory that will be constructed in Phase 4 will be located closer to Buckman Springs Road (123 feet), it will be located between existing oak trees that will reduce its visibility and prominence from Buckman Springs Road.

Two of the new parking lots are also located far back from Buckman Springs Road and will not be easily visible from Buckman Springs Road due to intervening oak trees mentioned above. One new parking lot for five vehicles will be located approximately 160 feet from Buckman Springs Road but will not be prominent as it will be approximately 12 feet lower in elevation than Buckman Springs Road. The dormitories and dining hall will utilize building materials and colors that are appropriate to the rural area. The new construction will be wood and stucco and earthtone colors. Access to the buildings will be via front porches. Building roofs slope gently with the pitch being parallel to the porches (Figure 8). Freedom Ranch's architecture has been designed to ~~will~~ be consistent with the adjoining rural residential community. A vital aspect of the Freedom Ranch Program is to give its participants the experience of living in a peaceful, private and rural setting; the building and site designs reflect this objective.

The existing adjoining development includes single-family homes to the south and north, vacant land to the east, and additional residences and a vineyard to the west (photo 13). Additionally, on the west side of Buckman Springs Road, is an SDG&E facility that supports the Sunrise Powerlink (Photo 14). Adjacent to the northeastern portion of the Freedom Ranch property is land owned by the Bureau of Land Management (BLM).

Most of the new construction is east of the existing facility. The closest off-site structure is approximately 300 feet to the west-northwest. The closest home is approximately 600 feet to the southwest. All other residences are over 700 feet away. The new transitional living dormitory that would be constructed in Phase 4 near the northeast corner of Phelps Road and Buckman Springs Road would be approximately 200 feet south of the nearest off site residence.

The project's design respects the existing landform. Significant view corridors will be retained. The Freedom Ranch expansion has been designed to be harmonious with the area, and is consistent with the community character outlined in the Mountain Empire Subregional Plan and Campo/Lake Morena Community Character statement.

4. General Plan Land Use Analysis

In August 2011 the Board of Supervisors adopted a new General Plan. The following sections are based upon this new plan. This Land Use Analysis Section quotes from the Subregional Plan. These policy statements (quotes) are followed by a description of the project's compliance with these goals.

General Land Use Goal

"Provide a land use pattern consistent with the subregional population goals."

Policy 1 of the General Land Use Goal is applicable to the Freedom Ranch Major Use Permit Modification.

Policy 1: *"...Hillside grading shall be minimized and designed to blend in with the existing natural contours."*

Grading for the expansion of Freedom Ranch will not exceed 15,000 cubic yards. Contour grading will be used wherever possible. The project is designed to limit grading and maintain existing screening of the project from surrounding lands. Grading is proposed to blend in with existing contours. No alteration to the steeper hillside on the eastern portion of the property is proposed.

Residential Goal

"Provide a land use pattern that will accommodate the forecast population increase, while retaining the rural charm of the present living environment."

Policies 3, 4, 5, 6, 7, 9, 10 and 11 under the County's Residential Goals are applicable to the Freedom Ranch Major Use Permit Modification.

Policy 3: *"Maintain the existing rural life style by continuing the existing pattern of residential and agricultural uses on large lots outside of the Rural Villages."*

The 112.6-acre Freedom Ranch facility and program is tailored to the life style and atmosphere of the rural community. Part of the facility's program is to promote meditation, and provide a tranquil and quiet shelter for the residents participating in the Freedom Ranch recovery program. There are also secondary agricultural uses on site including the raising of pigs and ducks, gardening and a small orchard.

Policy 4: *"All development proposals shall demonstrate a diligent effort to retain significant existing natural features characteristics of the community's landscape. Existing topography and landforms, drainage courses, rock outcroppings, vegetation, and views shall be incorporated, to the maximum extent feasible, into the future development of the land."*

A diligent effort has been made to preserve the area's natural features by landscaping with native species, contour grading and by designing all buildings as single story structures. No disturbance of the floodplain or removal of the California live oaks is proposed. The current facility is not easily seen from

Buckman Springs Road; the proposed modification is also largely screened from view from the roadway by existing vegetation (Photo 7).

Policy 5: *“Residential site design shall avoid: Level grading of entire lots without respect for existing landforms or neighboring development;*

Grading of the entire site is not proposed. Only about 5.6 acres will be disturbed when the project is fully developed. Respect for existing landform has been incorporated into the project design. Grading of hillsides has been avoided. The nearest neighboring property line is about 100 feet away from the proposed development complex. The existing homes are significantly further away.

Removal of oaks without careful considerations;

There will be no removal of oaks from the property.

Blocking existing significant views through the property and within the property;

The project is designed to keep significant view corridors free from obstruction in order to maintain the rural and tranquil settings of the community. The dormitories and dining hall will be one-story high. This is consistent with the area’s established building aesthetic. None of the proposed structures will visually encroach above the ridgeline.

Diverting natural drainage patterns unless no other alternative is available;

The diversion of natural drainage patterns will not occur from the proposed expansion of the Freedom Ranch facility. The project proposes to pave the existing dirt driveway across the intermittent stream to a 24-foot width and will construct the crossing at grade with Portland Cement Concrete. Drainage patterns will not be diverted by the improvement of the driveway.

Creation of a landscape foreign to that of surrounding sites.”

No ornamental landscaping or lawns are proposed. Whenever feasible native vegetation will be utilized for erosion control. The expansion is designed to blend in with and conform to the rural quality of the community.

Policy 6: *“Minimize the visual impacts of hillside developments with buildings, retaining walls, and other improvements deferring to the natural landforms and kept to as low a profile as possible.”*

At least 85% of the 112.6-acre Freedom Ranch site will remain in its undisturbed condition. The existing and proposed facilities are and will be setback from Buckman Springs Road. The buildings are screened from view by existing vegetation and large oak trees. In most cases, existing and proposed development will not be visible from the roadway (Photo 15 & 16). The proposed development is sited well below the ridgeline on a more level portion of the site (11% slope). The ridgeline is 2,800 feet east of Buckman Springs

Road. The pad of the new dining hall is 130 feet lower in elevation, and 1400 feet west of the ridgeline. There will be no retaining walls required by the project as proposed.

Policy 7: *“Graded hillsides should approximate the surrounding natural hills. Slope banks should be softened by contoured grading of fill at the top and toe of the slope.”*

In order to blend in as much as possible with the surrounding land formation the slope banks will be softened by contoured grading. There will be no grading along the top of the ridgeline. In addition, the rooflines from the new buildings will not be easily seen from the roadway.

Policy 9: *“Preserve open space areas, such as steep slopes and canyons, floodplains, agricultural lands, meadows, and unique scenic view and vistas by clustering residential development away from such areas.”*

85% of the total acreage will remain undisturbed by the proposed development. The scenic views and vistas are preserved by clustering the proposed development within a limited area of the property (Figure 6--Freedom Ranch Plot Plan Development). There are no on-site meadows or agricultural lands. The existing dirt driveway across the onsite intermittent stream will be improved to a paved 24-foot width and will be constructed at grade with Portland Cement Concrete.

Policy 10: *“Buffer residential areas from incompatible activities that create heavy traffic, noise, lighting, odors, dust, and unsightly views.”*

The expansion has been designed to be compatible with existing development in the surrounding area. It is setback from Buckman Springs Road and screened by existing vegetation. The traffic study shows that the expansion will not generate significant amounts of additional traffic. Outside lighting will be minimal and for safety purposes only. There is and will be no dust or odors generated by the project.

Policy 11: *“Avoid all extensive or severe grading to preserve the natural terrain.”*

There will be no extensive or severe grading required for this project; grading is estimated to require 15,000 cubic yards over approximately 5.6 acres of the 112.6-acre site. The maximum cut slope is 19 feet with the typical cut slope being about 8 feet. The maximum fill slope is 13 feet with the typical fill slope being 8 feet. The area of maximum cut will be on the east side of the proposed pads for the new dining hall and four new dormitories. These structures, and slope planting as required by the County Grading Ordinance will screen the cut slope from Buckman Springs Road.

Public Facilities and Services Goal

“Provide the facilities and level of service necessary to satisfy the needs of the subregion.”

Policy 4 of the Public Facilities and Services Goal is applicable to the Freedom Ranch Major Use Permit Modification.

Policy 4: *“Uses proposed for property adjacent to substations or transmission lines right-of-ways should be reviewed for possible impacts to the power facilities and vice versa.”*

The Sunrise Powerlink line traverses the Freedom Ranch property but is located approximately 1600 feet north of the proposed new facilities. A sub-station is located on the west side of Buckman Springs Road north of, and several hundred yards away from Freedom Ranch. The Freedom Ranch project is not anticipated to have any impact on these electric utility facilities and the facilities does not affect the proposed expansion.

Conservation Goal

“Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.”

Policies 1, 3, 4, and 5 of the Conservation Goal are applicable to the proposed Freedom Ranch Major Use Permit Modification.

Policy 1: *“All development shall demonstrate a diligent effort to retain as many native oak trees as possible.”*

The expansion of Freedom Ranch will not require removal of oak trees.

Policy 3: *“Floodways shall be maintained in their natural state unless findings can be made that a threat to public safety exists.”*

The existing dirt driveway across the onsite intermittent stream will be improved to a paved 24-foot width. This improvement is needed to provide safe access to the proposed expansion of facilities; however, it will not disrupt drainage patterns or flood flows.

Policy 4: *“The dark night sky is a significant resource for the subregion and appropriate steps shall be taken to preserve it.”*

The expansion of Freedom Ranch will not have any significant impact on the dark night sky. There will be no streetlights. Outside lighting will consist of covered porch lights, low intensity lighting of paths and downward facing safety lighting of the parking lot.

Policy 5: *“Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.”*

A Biological Resource and Wetland Survey Report dated January 2014 was prepared by Everett and Associates. No sensitive wildlife species were found in the area. However, several

patches of Sticky Geranium were found on-site near the proposed expansion. The sensitive plant area will not be disturbed; the initial project expansion has been moved easterly in order to assure this occurs.

Energy Conservation Goal

“Ensure that the conservation of non-renewal energy resources is pursued in a way that is not detrimental to the rural lifestyle.”

Policies 1, 2, 3, 4 under the Energy Conservation Goals are applicable to the Freedom Ranch Major Use Permit Modification.

Policy 1: *“New development should utilize alternative energy technologies, especially active and passive solar energy systems.”*

A diligent effort has been made to design the new construction to be energy efficient. The buildings will comply with Title 24 Energy Regulations including dual pane windows and heavy insulation. The design also includes covered porches and 1.5-foot eaves that will provide shade to the interior of the building during Campo’s hot summer months. Due to the significant cost of installing solar panels, installation of such systems is not anticipated at this time. If funding becomes available the roof structures are adequate to support solar systems.

Policy 2: *“Protected courtyards, porches, arcades, loggias, verandas, and overhangs are effective means of shading exterior wall surfaces and windows from direct sun exposure.”*

The project’s building design includes covered porches and 1.5-foot overhang that will provide shade to the exterior wall surfaces and windows of the building. (See Figure 8, Elevations)

Policy 3: *“Deciduous trees used on the south and west sides of a building can provide shade in summer, while allowing sun penetration in winter.”*

The type, size and location of vegetation is restricted for reasons of fire safety. Deciduous trees within 100 feet of the buildings will not be permitted. Trees have been planted a safe distance from the structures to enhance the environment and to provide shade for outdoor activities.

Policy 4: *“Roof overhangs on south facing walls offer effective protection of window areas from summer sun, while admitting lower winter sun rays.”*

Roof overhangs on all four sides have been included in the design of the new structures. (See Figure 8, Elevations)

Table 2
Policies and Implementation Measures not Relevant to Freedom Ranch

Text	Policy and Recommendations	Result
<p style="text-align: center;">San Diego County Mountain Empire Subregional Plan</p>	<p>Land Use: General Policy: 2, 3 Residential Policy: 1, 2, 8 Commercial Policy: all Industrial Policy: all Agricultural Policy: all Housing: all Mobility: all Public Facilities/Services: all Conservation: all Recreation: all Scenic Highways: all</p>	<p>Reviewed; considered N/A Reviewed; considered N/A</p>

5. Compliance with other County Policies and Ordinances

County Policies

All of the San Diego County Board of Supervisors Development-I policies were reviewed for relevancy to Freedom Ranch. The policies applicable to Freedom Ranch are: I-18, I-73 and I-84.

Policy I-18: “ *Where application is made pursuant to The Zoning Ordinance for a Major or Minor Use Permit and it is found that road improvements, drainage, sewage, fire protection or other public facilities and improvements (including the land, easements and rights-of-way therefore) are necessary to insure that the establishment or maintenance of the requested use will not be materially detrimental to the public health, safety or welfare or to the property or improvements in the vicinity and zone in which the subject property is located such use permit shall be issued only upon conditions that provision be made for such improvements and facilities including the land, easements and rights-of-way therefore...*”

Buckman Springs Road is a Mobility Element Road. PDS Land Development will require dedication of an easement for right-of-way 32 feet from centerline of Buckman springs Road with 20 feet of improvement. The improvement width may be waived if the Director of the Department of Public Works approves the Design Waiver requested by the applicant. The Form of Decision approving the project will contain the final road dedication and improvement conditions. Freedom Ranch will have to comply with all required conditions prior to proceeding with the expansion.

Policy I-73: “*All hillside subdivisions should be designed to minimize the permanent impact upon site resources. The resources include but are not limited to existing natural terrain, established vegetation, visually significant geologic displays and portions of a site which have significant public or multiple-use value.*”

The Freedom Ranch site would not be considered hillside development due to the gentle topography. As discussed in the Community Character and Compatibility Section of this analysis, the Freedom Ranch expansion has been designed to minimize impacts upon existing natural terrain by retaining 85% of the 112.6-acre site as undeveloped. The proposed development is sited well below the ridgeline and steeper slopes to the east, and respect for existing landform has been incorporated into the project design. Significant view corridors will remain free from obstruction in order to maintain the rural quality of the area.

Policy I-84: “*Uniform Project Facility Availability forms for sewer, water, and fire districts will be used in the processing of major and minor subdivisions; Rezones that would result in an increase in density or intensity of use; certain use permits; Boundary Adjustments, Time Extensions, expired maps; and Certificates of Compliance in lieu of a Tentative Map, a Tentative Parcel Map, or to correct a subdivision violation. This requirement may be waived by the Director if it is determined that, because of the project type, certain facilities will not be affected...*”

Due to the type of development proposed and the project's location, only a Fire Facility Availability form is required. This form and companion letter including conditions has been completed by the County Fire Marshal. Freedom Ranch has also completed a Fire Protection Plan Letter Report that has been accepted by the Fire Marshals. The project site is served by the Campo Fire Station.

Compliance with County Ordinances

The County Ordinances that have been identified as pertaining to land development are: Groundwater, Resource Protection, Noise, and Zoning.

Groundwater: *"..Development will not occur in groundwater-dependent areas of the County unless adequate groundwater supplies are available to serve both the existing uses within the affected groundwater basin and the proposed uses"* (SEC. 67.702).

A Groundwater Investigation Report dated June 2013 has been prepared by AECOM in accordance with methodology identified by the County. The report has been accepted as complete by the County Groundwater Geologist and it has been determined that there is adequate groundwater available for the proposed expansion, and the expansion will not significantly impact neighboring wells.

Resource Protection: *"Protect sensitive lands and prevent their degradation and loss by requiring the Resource Protection Study for certain discretionary projects."* (SEC. 86.601).

There are three areas of concern identified in the Resource Protection Ordinance;

Wetlands: The Ordinance requires protection for all identified wetlands in the County. As part of the Biology Study, it was required that all wetlands be identified. It has been determined that there are no wetlands on Freedom Ranch.

Floodplain: The Ordinance requires that all floodplains be identified and all development setback appropriately. An intermittent creek and its related floodplain traverse the property. This floodplain has been identified on the project's plot plan. All new development located outside of the floodplain, except for the new access driveway to the new dining hall and four of the new dormitories. The new access driveway is designed in a manner that will not impede flows in the floodplain and will be constructed at grade with Portland Cement Concrete. Any existing habitable structures presently located within the floodplain will be removed.

Slope: The Ordinance requires that development be avoided on steep slopes, or only with limited encroachments. Steep slopes are defined as topography with a slope over 25% with a minimum rise of 50 feet. The Freedom Ranch consulting engineer has provided a plan, which states no steep slopes are associated with the project site.

Noise: “*..To regulate noise in the unincorporated area of the County to promote the public health, comfort and convenience of the County's inhabitants and its visitors*” (SEC. 36.401).

San Diego County’s noise ordinance specifies what level of noise is acceptable in various types of zoning/development. Freedom Ranch and the neighboring properties are considered residential. A Noise Study, dated December 10, 2012, was prepared by Kimley-Horn and Associates for the Freedom Ranch expansion. It was determined that Freedom Ranch would be in compliance with the County Noise Ordinance during construction and operational activities. In addition, the project would be in conformance with the Noise Element, as it would not contribute additional traffic noise to the surrounding area, and would not be impacted by existing traffic noise or other sources of noise.

Zoning: “*..S92 General Use Regulations: The S92 Use Regulations are intended to provide appropriate controls for land which is: rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fires and erosion, or subject to other environmental constraints. Various applications of the S92 Use Regulations with appropriate development designators can create or protect areas suitable for low intensity recreational uses, residences on very large parcels, animal grazing, and other uses consistent with the intent of this Section.*”

The San Diego County Zoning Ordinance regulates the types of land development permitted within the unincorporated areas of the County. For every zone designation the types of uses permitted, the setbacks required, the height of the structure, and number of animals are identified. Freedom Ranch is located on land designated S92—Rural Residential.

Within this zone designation, rehabilitation facilities require a Major Use Permit to be obtained. The first Major Use Permit for the facility was granted in 1974. Since that time, there have been a number of modifications and minor deviations to this permit. Freedom Ranch now wishes to expand its facilities, thus a new modification is required. To be in compliance with the Zoning Ordinance, Freedom Ranch is now requesting a new modification to its existing Major Use Permit.

6. Conclusion

Freedom Ranch selected its present location because of the rural/semi rural nature of the environment. The existing community character and quiet rural environment is an important aspect of the recovery program and is a key part for the program's success. The expansion of the existing facility is necessary to meet the San Diego's need for the recovery services they offer.

The proposed expansion of Freedom Ranch has been designed to be compatible with adjacent uses. It is consistent with the Campo Community Character statement, the Mountain Empire Subregional Plan and the County General Plan. The Land Use Analysis combined with the Community Character Analysis has demonstrated that the Freedom Ranch expansion will not significantly impact community character.

The proposed architectural design of the Freedom Ranch expansion maintains the rural look and atmosphere found in the project vicinity. Only 15% of the site will be developed. The remainder of the 112 acres will remain undisturbed. The proposed expansion of Freedom Ranch will not appear significantly different from the existing scale and bulk of the already developed portion of the site.

As described earlier, most of the expansion will be setback from Buckman Springs Road approximately 900 feet and will be well screened with existing vegetation. The dormitory proposed in Phase 4 would be set back 123 feet from Buckman Spring Road. The structures proposed in the expansion would be somewhat larger than a typical residential dwelling found in this area; however, the buildings' design adheres to rural/rustic qualities of the community. The single-story buildings have a low profile, which will not block views of the surrounding landscape. Additional landscaping and fencing is proposed to provide additional privacy to neighbors. The expansion, and its location, was designed to be compatible with the neighborhood. For these reasons, the expansion of the facility will be compatible with the rural lifestyle or character of the community.

Appendices

A. Figures

A. Photos 1-16

A. Campo Sponsor Group Letter

Appendix A Figures

Figure 1 Project Location

Figure 2. Ownership and Assessor Parcel Numbers

Figure 3. Existing Development

Figure 4. MUP Existing and Future Development

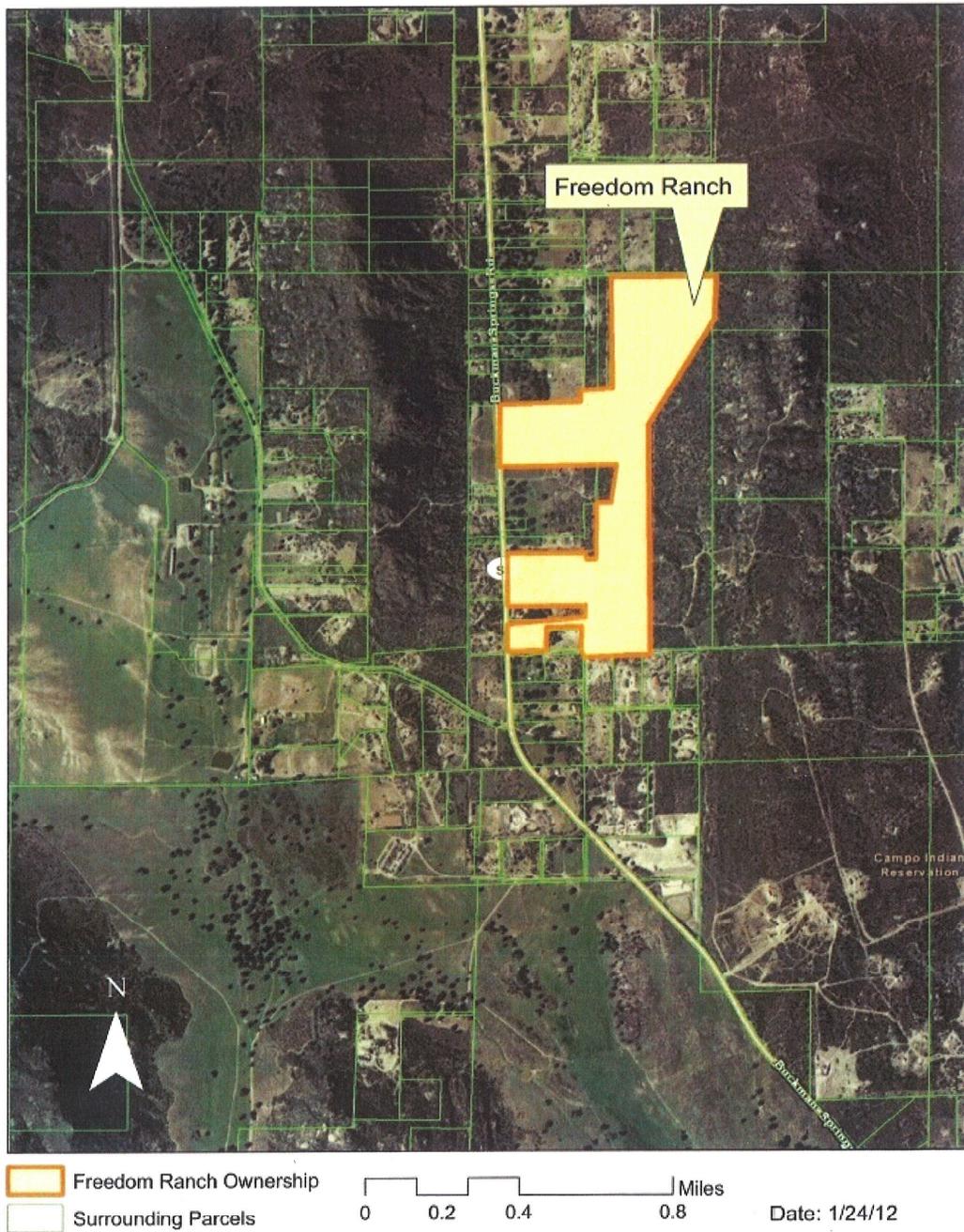
Figure 5. Mountain Empire Rural Villages

Figure 6. Aerial of Neighboring Development

Figure 7. San Diego county General Plan Land Use

Figure 8. Elevations of Proposed Dormitories and Dining Hall

Figure 1. Project Location





1. Freedom Ranch existing main facility (gate is not the entrance)

Figure 5. Mountain Empire Rural Villages

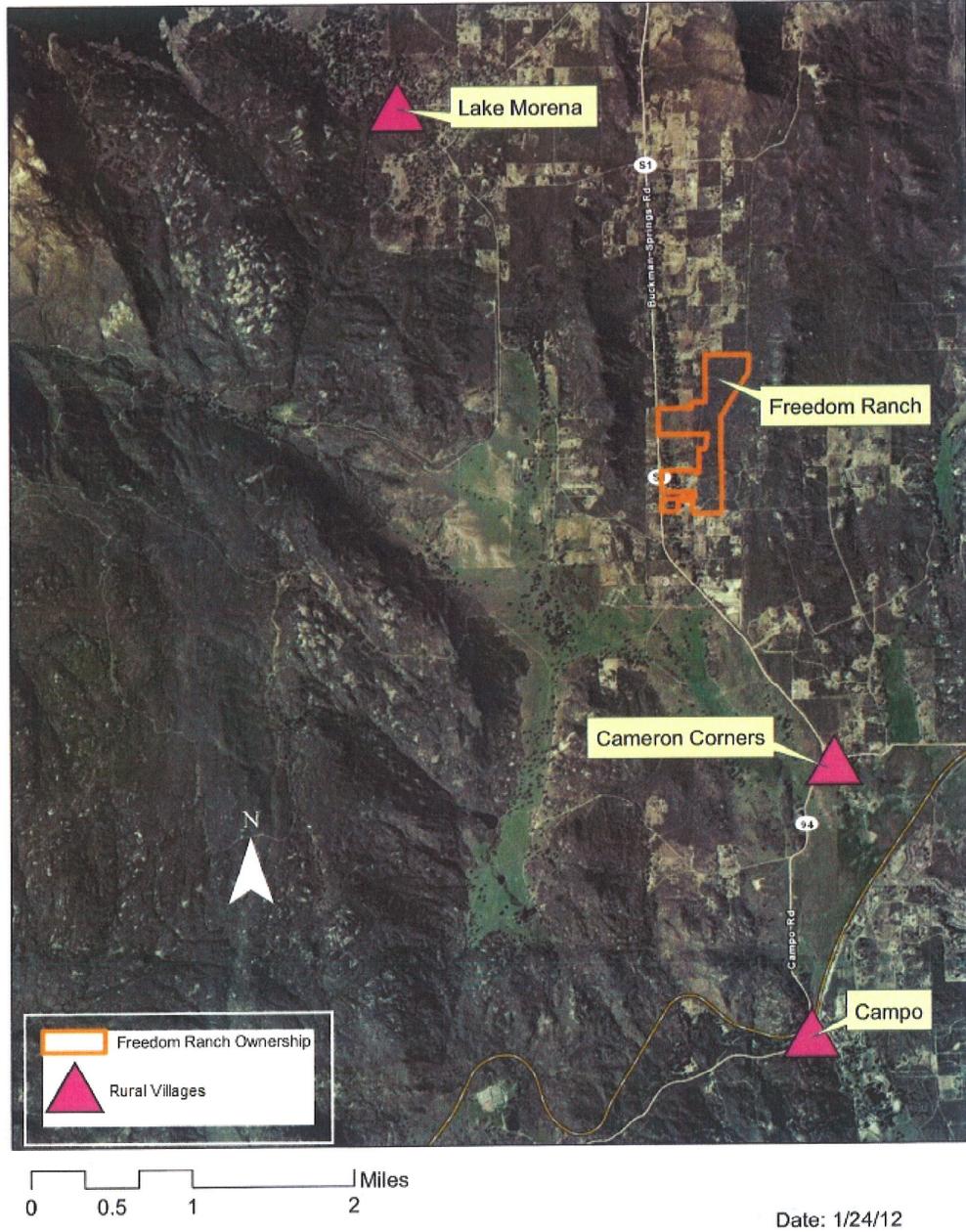
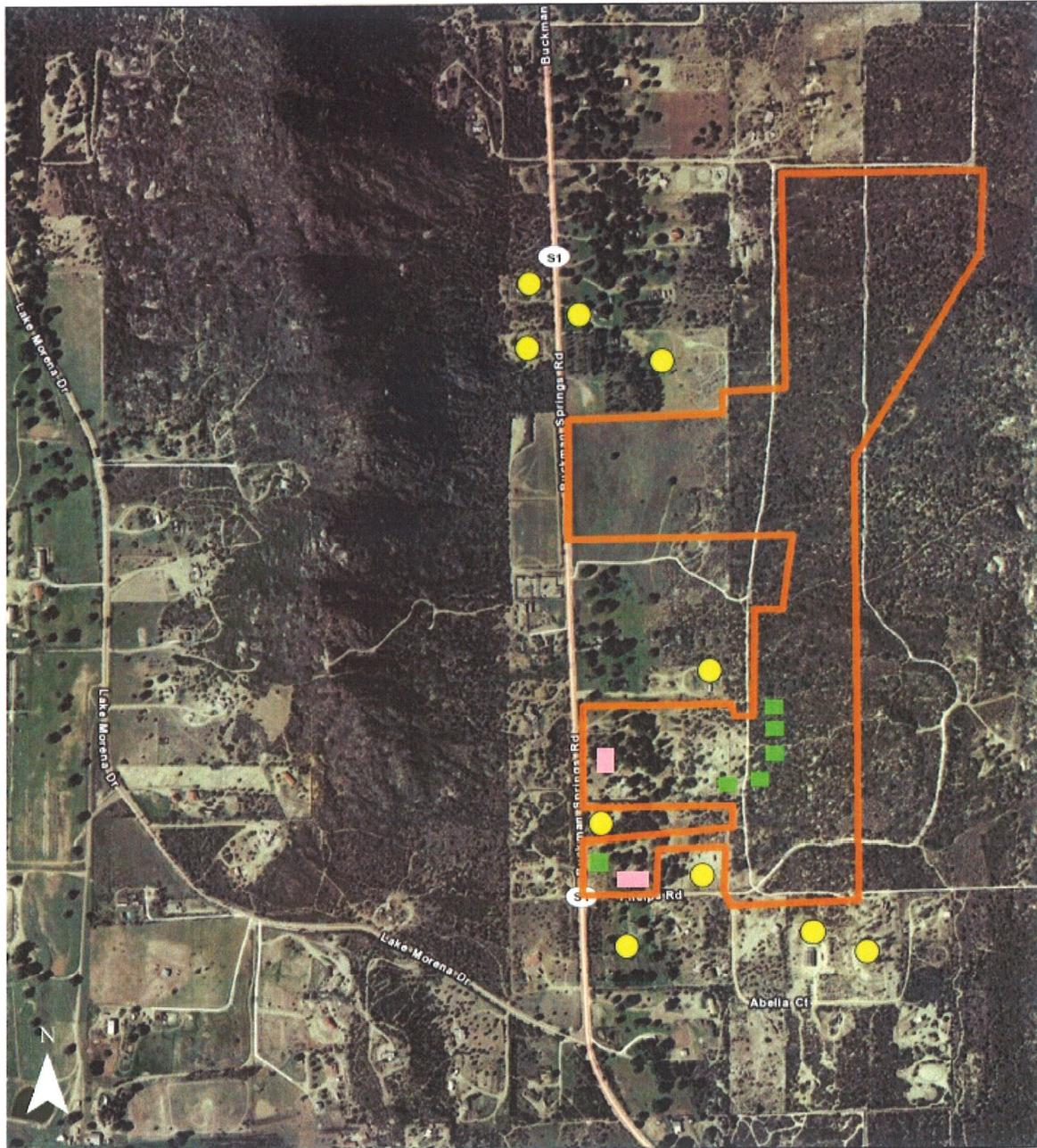


Figure 6. Aerial of Neighboring Development

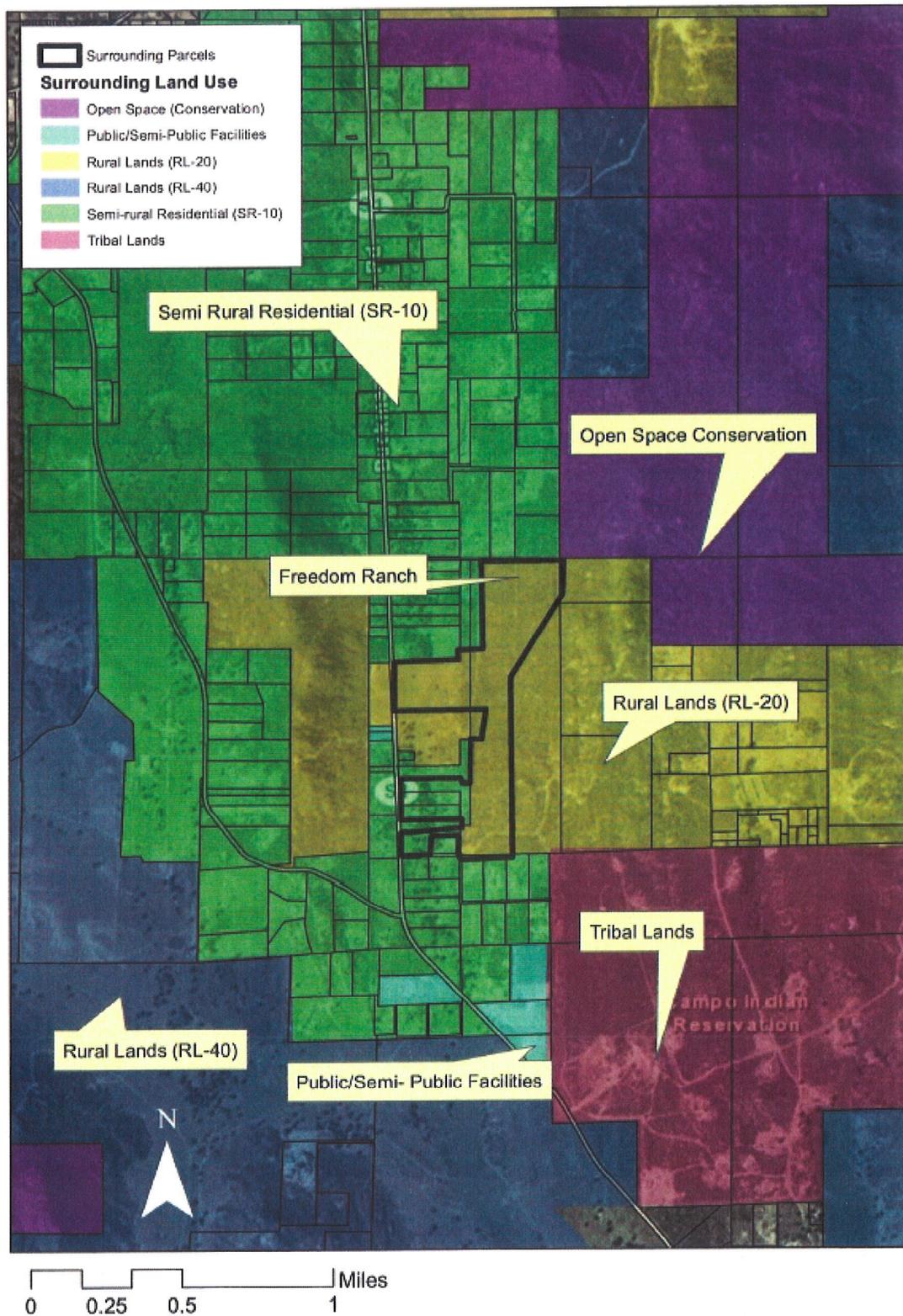


-  Freedom Ranch Ownership
-  New Development
-  Nearby Existing Homes
-  Existing Development

0 375 750 1,500 Feet

Date: 1/24/12

Figure 7. San Diego County General Plan Land Use



Appendix B
Photographs 1-16



1. Freedom Ranch existing main facility (gate is not the entrance)



2. Residence on Buckman Springs Road



3. Residential property across Buckman Springs Road from Freedom Ranch



4. A residential lot next to Freedom Ranch



5. Residential properties on Phelps Road



6. Residential properties on Phelps Road



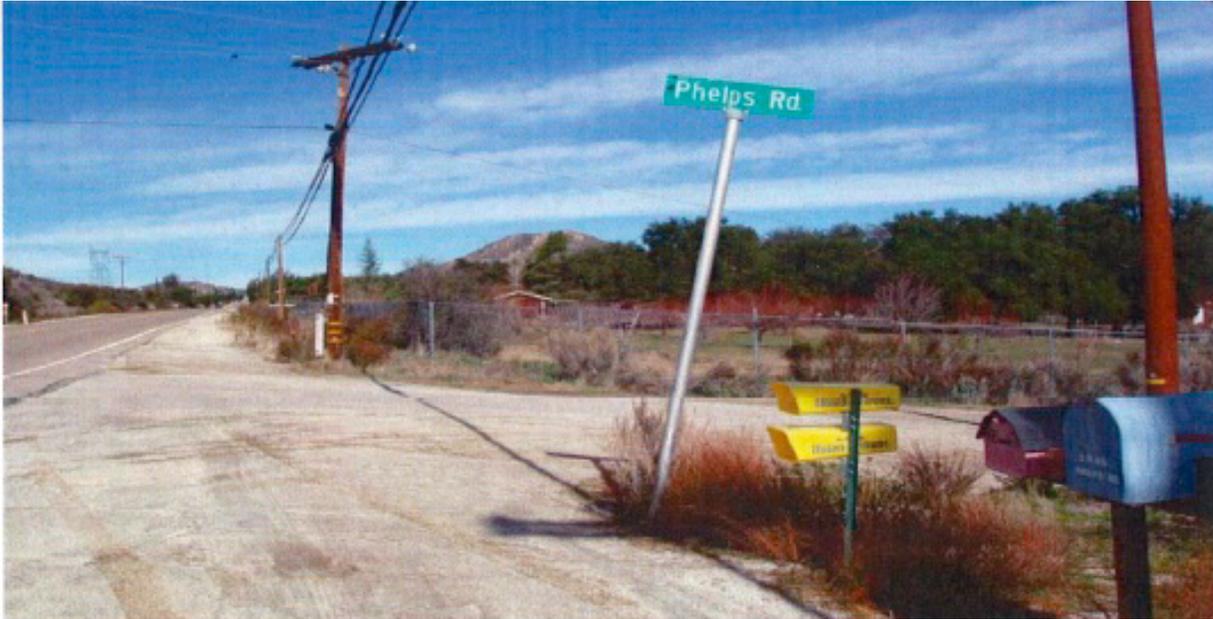
7. Taken from Phelps Road



8. Taken from Phelps Road



9. Buckman springs Road looking south towards Freedom Ranch sign and driveway



10. Buckman Springs Road looking north next to Phelps Road just south of Freedom Ranch, dense oak trees cover residential dwelling



11. Location of new development, dense foliage along Buckman Springs Road obscuring new development



12. View from driveway of Buckman springs Road obscuring new development



13. Small grape vineyard next to Sunrise Powerlink station



14. Sunrise Powerlink station across from Freedom Ranch



15. Site of new development looking towards Buckman Springs Road



16. Site of new development looking towards Buckman Springs Road