

Rough Acres Ranch

Conference / Retreat and Wellness Center and Campground Facility

Major Use Permit #12-021; Log No. 12-21-005

Project Description

Prepared for:

County of San Diego
Planning & Development Services
5510 Overland Avenue, 3rd Floor, Room 310
San Diego, California 92123

Prepared by:

REC Consultants, Inc.
2442 Second Avenue
San Diego, California 92101

Applicant:

Rough Acres Foundation
1000 Pioneer Way
El Cajon, California 92020



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Table of Contents

SECTION

1.0	INTRODUCTION	1
1.1	Project Area	1
2.0	PROJECT DESCRIPTION	1
2.1	Operation, Services and Maintenance	2
2.2	Architectural Design and Sustainable Development	4
2.3	Land Use and Zoning	4
3.0	PROJECT COMPONENTS	6
3.1	Western Project Area	10
3.2	Eastern Project Area	12
3.3	Roads	14
3.4	Utilities	15
3.5	Preliminary Grading	19
4.0	PROJECT PHASING	19
5.0	EASEMENTS	20
6.0	ADJACENT MAJOR USE PERMITS	20

TABLES

Table 2-1	Event Summary	2
Table 2-2	Parking Requirements	3
Table 2-3	Proposed Use Designations	5
Table 3-1	Rough Acres Ranch Project Components	7
Table 3-2	Annual Project Water Demand	16
Table 3-3	Construction Water Demand	17
Table 4-1	Proposed Rough Acres Ranch Phasing	19

APPENDICES

Appendix A	Figures
Appendix B	Photographs of Project Components
Appendix C	Road Improvement Cross Sections
Appendix D	Building Permits
Appendix E	Architectural Drawings

1.0 INTRODUCTION

The Rough Acres Ranch Project is located in the southeastern portion of San Diego County (**Figure 1**), approximately 50 miles east of the City of San Diego, 90 miles west of Arizona, and approximately two miles north of Interstate 8 and the community of Boulevard, which lies south of Interstate 8. The project site is accessible via Interstate 8 (I-8) and Ribbonwood Road, and McCain Valley Road off Old Highway 80 (**Figure 2**). Figures are located in Appendix A.

Rough Acres Foundation is a non-profit corporation organized and operated to promote and support the teachings of the Christian faith. The Foundation is proposing that Rough Acres Ranch be permitted to utilize the property as a Conference / Retreat and Wellness Center and Campground Facility. The site would be used for conferences/meetings, community meetings / events and wellness retreats, as well as continued free-range cattle ranch operations. These uses will continue the historical legacy of Rough Acres Ranch being available for many people to experience the scenery of the high desert community of Boulevard. Portions of the project (APN 611-060-08) are within Harmony Grove Partners ownership, which is affiliated with the Rough Acres Foundation.

1.1 Project Area

The project site is located in a sparsely populated region of the county. According to the San Diego County General Plan (updated August 2011), the site is located within the Mountain Empire Subregional Area Community Planning Area and has a land use designation as rural lands (RL-80). The zoning for the project site is general agriculture (A72). Properties surrounding the site are designated as rural and public agency lands. Consistent with the designated land uses, the Rough Acres Ranch is, and will continue to be, used for free-range livestock grazing. The properties are surrounded by large lot residences to the west and south, a low-security detention center to the south, high desert open space to the north and east as well as an off road vehicle park to the north.

2.0 PROJECT DESCRIPTION

The Rough Acres Ranch Project consists of a Conference / Retreat and Wellness Center and Campground Facility located on approximately 722 acres. The Project is defined by two areas; the western and eastern project areas (Figure 2). The western project area consists of approximately 572 acres on one parcel (APN # 611-060-08) and the eastern project area consists of approximately 150 acres on one parcel (APN # 611-070-03).

The Project includes the use of existing and new facilities. The existing facilities include the reuse of the former San Diego Chargers training camp as a Conference / Retreat and Wellness Center, the widening of existing unpaved roads, enhancement of existing agricultural activities and the rebuilding of an existing ranch residence. The new components, which are ancillary to the Conference / Retreat and Wellness Center and Campground, include an Equestrian Center, tent and RV/Trailer campground facilities, restroom facilities, two clubhouse / lodges, two swimming pools, 200-person Amphitheater, an Archery Course, Skeet Shooting Range, Multi-Purpose Athletic Field, recreation area / lay down yard, and three ranch residences with adjacent storage building.

The Project estimated occupancy rate is 246 days per year. Based on intended project campground and conference center uses, and the location of the property, with the exception of the permanent staff, it has been conservatively assumed that there will be an 80 percent occupancy rate during nine months of the year (Fall through Spring) and a 30 percent occupancy

during the hot, dry Summer months. Therefore, this is equivalent to an estimated occupancy rate of 246 days per year.

2.1 Operation, Services and Maintenance

The proposed project will serve the regional and local community as a Conference / Retreat and Wellness Center and Campground.

Hours of Operation

The ranch will be open 24 hours a day, seven days a week, 365 days a year; however, operational hours of existing and new facilities (i.e. Lodge, Clubhouse / Lodges, Pool, etc.) will range from 7am to 10pm. Hours of specific components of the project can be found in Section 3.1 and 3.2 under each component description.

Staff and Visitors

The Rough Acres Ranch Project is expected to be supported by approximately 10 permanent and 20 temporary staff. Additional temporary staff will be provided for larger group events (i.e. weddings, meetings, etc.). All employees will be hired in accordance with the California Employment and Labor Laws.

Potential groups and organizations to utilize the facilities at Rough Acres Ranch Conference / Retreat and Wellness Center and Campground include, but are not limited to, youth groups, various church groups, local community groups, non-profits, corporate retreats, local schools, government, educational, health and wellness focused groups, etc. The age range of visitors will not be restricted.

Events

The ranch will be available for events, including, but not limited to, conferences, weddings, church assemblies, educational visits, health and community wellness retreats, live music (within the amphitheater), charity and / or community service events and horse shows / rodeos (within the equestrian center). Table 2-1 below details the type, maximum number of events and number of attendees during the year:

Table 2-1
Event Summary

Type of Event	Number of Events Annually	Number of Attendees to Each Event
Conference / Health & Community Wellness Retreat (including 2-day, 7-day, 30-day, and 90-day Retreats)	75	6-49*
Group Event (including wedding, church assembly, group / organization camping event, etc.)	48	50-600*
*All attendees will be accommodated within the Rough Acres Ranch Campground and ancillary buildings and would not exceed their capacity.		

Security

There will be no security onsite during normal business operation; however, security will be required for group events. Security for events will be hired by the group(s) using the facility.

Parking Requirements

The proposed project will include the required amount of parking set forth by the County of San Diego Parking Requirements and Regulations. The total number of required parking onsite is 12 handicapped and 616 standard spaces (including overflow parking). The existing parking availability onsite is seven handicapped and 141 standard spaces. The proposed parking, including overflow parking, is five handicapped and 475 standard spaces. Handicapped spaces will be 9 ft x 20 ft, with a 5' access pathway, and standard spaces will be 9 ft x 20 ft. Table 2-2 below details the required parking for the proposed project. Required parking for each component can also be found in Table 3-1.

It should be noted that overflow parking was originally calculated for special events with a maximum occupancy of 2,600 people. Special events, and a maximum occupancy of 2,600 people, are no longer part of the project. The current total of additional overflow parking totals are more than what is needed onsite; however, we're still including them as part of the proposed project.

Table 2-2
 Parking Requirements

Component	Parking Requirements					
	Required		Existing		Proposed	
	<i>Handicap</i>	<i>Standard</i>	<i>Handicap</i>	<i>Standard</i>	<i>Handicap</i>	<i>Standard</i>
Lodge (E-3)	3	25	3	25	-	-
Bungalows (E-5)	2	22	2	22	-	-
Residence (E-7)	-	2	-	2	-	-
Bunk House (E-11)	2	16	2	16	-	-
Existing Ranch Residence to be Rebuilt (EI-1)	-	2	-	-	-	2
Skeet Shooting Range (P-1)	-	3	-	-	-	3
Archery Course (P-2)	-	3	-	-	-	3
Clubhouse / Lodge (P-3)	1	10	-	-	1	10
Amphitheater (P-6)	1	2	-	-	1	2
Ranch Residence & Storage Building (P-7)	-	5	-	-	-	5
Ranch Residence & Storage Building (P-8)	-	2	-	-	-	2
Ranch Residence & Storage Building	-	2	-	-	-	2

(P-9)						
Equestrian Center (P-14)	2	20	-	-	2	20
Clubhouse / Lodge (P-15)	1	10	-	-	1	10
Campsite (P-17)	0	115	-	-	0	115
Oversized Campsite (P-18)	0	34	-	-	0	34
SUB-TOTAL	12	273	7	65	5	208
Additional Overflow Parking*	-	343	-	76	-	267
TOTAL	12	616	7	141	5	475

REC Consultants, February 22, 2013.
 Handicap = 9' x 20' + 5' access. Standard = 9' x 20'
 *Additional overflow parking was originally calculated for special events with a maximum occupancy of 2,600 people. Special events, and a maximum occupancy of 2,600 people, are no longer part of the project. Note that additional overflow parking totals are more than what is needed onsite; however, we're still including them as part of the proposed project.

Agricultural Activities

The existing agricultural activities on the ranch will continue. There will be approximately 10-50 free-range cattle onsite, and 5-40 horses within the corrals and equestrian center.. Additionally, the recreation area / lay down yard (P-16), which was previously used as a landing strip as well as a lay down yard for SDG&E, will continue to be used as a lay down yard for existing agricultural activities and serve the Conference / Retreat and Wellness Center Campground Facility, including portable picnic, playground accessories, bike track, etc.

2.2 Architectural Design and Sustainable Development

The Architectural Drawings (i.e. floor plans, elevations, etc.) and sample designs / photographs for all proposed components are in Appendix E. All new development will conform to the updated General Plan Policy COS-15.1. This policy requires new buildings to be “designed and constructed in accordance with green building programs that incorporate techniques and materials that maximize energy efficiently, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.”

Solar Power

Solar panels will be utilized to offset our use of nonrenewable resources. Solar panels will be included in the new construction of proposed components (i.e. Ranch Residences, Storage Buildings, Clubhouse / Lodges, Restroom Facilities, etc.). The design and location of the solar panels can be found in the Global Climate Change Study (Ldn Consulting, Inc., November 2015). Existing components (i.e. Lodge, Bungalows, etc.) will utilize the proposed array of solar panels to be located in the western portion of the Recreation Area / Lay down Yard (P-16).

2.3 Land Use and Zoning

The Projects primary use, according to the County of San Diego’s Zoning ordinance, is Transient Habitation. The secondary uses include Agricultural Equipment Storage, Animal Raising, Employee Housing, Participant Sports and Recreation, Storage, and Clinic Services. Table 2-3

below designates what components of the project (existing and proposed) are within each use designation. Use designations are also included in Table 3-1.

The Clinic Services, located in the existing residence (E-7), will include, but is not limited to, campground first aid equipment, house medications for guests of the Ranch (i.e. those needing climate control, etc.), and may include a non-profit “pop-up health clinic” for guests as well as the surrounding communities.

Table 2-3
 Proposed Use Designations

Use Designation	Component
Transient Habitation	Restroom Facility (E-1) Lodge (E-3) Cold Room (E-4) Bungalows (E-5) Auxiliary Building (E-6) Helipad (E-12) Existing Ranch Residence to be Rebuilt (EI-1) Clubhouse / Lodge (P-3) Swimming Pool (P-4) Ranch Residence (P-7) Swimming Pool (P-13) Clubhouse / Lodge (P-15) Campsite (P-17) Oversized Campsite (P-18) Restroom Facility (P-19A) Restroom Facility (P-19B)
Agricultural Equipment Storage	Agricultural Building (E-8) Hay Barn (E-9)
Animal Raising	Corrals (E-2)
Employee Housing	Kitchen / Communal Living Area (E-10) Bunk House (E-11) Ranch Residence (P-8 and P-9)
Participant Sports and Recreation	Skeet Shooting Range (P-1) Archery Course (P-2) Amphitheater (P-6) Multi-Purpose Athletic Field (P-13) Equestrian Center (P-14) Recreation Area / Lay down Yard (P-16)
Storage	Storage Building (P-5) Storage Buildings associated with Ranch Residence (P-7, 8 and 9)
Clinic Services	Residence (E-7)

3.0 PROJECT COMPONENTS

The Rough Acres Ranch components are located in the western and eastern project area. A description of the proposed project components are detailed in **Table 3-1**, with further discussion below the table. The table divides the components into three separate types; existing components, existing components to be improved, and proposed components. Each component is designated by a Map ID, project area, area or linear feet, proposed use, building permit #, uniform building code, maximum occupancy, required parking as well as their existing condition and proposed change / use. The roads and utilities within the proposed project will be discussed in Section 3.4. **Figure 3** provides a figure index and **Figures 4** through **12** identify the location of each of the project components, including the changes to existing facilities and roads (Appendix A). Photo Plates of each project component are available in Appendix B. Road cross sections are located in Appendix C and building permits for existing structures are located in Appendix D.

Table 3-1
Rough Acres Ranch Project Components

Map ID	Project Area	Component	Area / Linear Feet (sq ft / acres)	Proposed Use	Building Permit #	Uniform Building Code	Maximum Occupancy	Required Parking	Existing Condition	Proposed Change
EXISTING COMPONENTS										
E-1	Western	Restroom Facility	570 sq ft	Transient Habitation	1021-20050107	U / V B non-sprinkled	6	-	Existing restroom facility.	The existing restroom facilities will continue to be used.
E-2	Western	Corrals	3,500 sq ft	Animal Raising	-	-	-	-	Six existing corrals.	The existing corrals will continue to be used.
E-3	Eastern	Lodge	8,200 sq ft	Transient Habitation	1021-20040164	A-2 & R-2 / V B non-sprinkled	343	3 HC / 25 S	Existing Lodge that supports the ranch activities. Includes 12 one bed / one bath, guest rooms, communal dining area, great room and large kitchen.	The existing Lodge will continue to be used as lodging with the additional use as the Conference / Retreat and Wellness Center.
E-4	Eastern	Cold Room	500 sq ft	Transient Habitation	1021-20040165	S-2 / V B non-sprinkled	1	-	Existing cold room adjacent to the Lodge (E-3) kitchen and stores items that need to be refrigerated.	The cold room will continue to be used in conjunction with the Lodge kitchen.
E-5	Eastern	Bungalows (22 duplex's)	840 sq ft (each)	Transient Habitation	1021-20040167 thru 75, 77 thru 89.	R-1 / V B non-sprinkled	88 (4 x 22 units)	2 HC / 22 S	The 22 bungalows are associated with Lodge (E-3) and ranch activities. The bungalows are lettered A through V.	The 22 bungalows will continue to be used as lodging with the additional use as the Conference / Retreat and Wellness Center.
E-6	Eastern	Auxiliary Building	1,600 sq ft	Transient Habitation	1021-20040176	A-3 / V B non-sprinkled	107	-	Existing facility for ranch activities.	The auxiliary room will continue to be used for ranch activities.
E-7	Eastern	Residence	1,050 sq ft	Clinic Services	1021-20040166	R-3 / V B non-sprinkled	5	0 HC / 2 S	Existing residence available to house ranch staff.	The residence will continue being used to house ranch staff.
E-8	Eastern	Agricultural Building	9,600 sq ft	Agricultural Equipment Storage	1019-20080302	S-2 / V B non-sprinkled	19	-	Existing agricultural building that stores feed, farm implements, fencing, lumber and other materials associated with support and maintenance of the property.	The agricultural building will continue being used to store agricultural equipment.
E-9	Eastern	Hay Barn	2,400 sq ft	Agricultural Equipment Storage	1019-20080301	U / V B non-sprinkled	8	-	Existing hay barn used by ranch staff.	The existing hay barn will continue to be used by ranch staff for agricultural activities.
E-10	Eastern	Kitchen / Communal Living Area	1,200 sq ft	Employee Housing	1021-20050104	A-3 / V B non-sprinkled	80	-	Existing kitchen and communal living area for ranch staff.	The kitchen / communal living area will continue to be used by ranch staff.
E-11	Eastern	Bunk House	3,120 sq ft	Employee Housing	1021-20050104	R-2 / V B non-sprinkled	16	2 HC / 16 S	Existing bunkhouse available to house ranch staff. Includes sleeping quarters for 16 people, restroom/showers, communal kitchen and great room.	The bunk house will continue to be used as ranch staff housing.
E-12	Eastern	Helipad	10,000 sq ft	Transient Habitation	-	-	-	-	Existing helipad.	The existing helipad will continue to be used for emergency services only.
E-13	Western	Water Tank	-	-	-	-	-	-	Existing 75,000 gallon water tank.	The existing water tank will continue to be used by the ranch.
E-14	Western / Eastern	Septic Tanks	-	-	-	-	-	-	Existing septic tanks associated with existing restroom facilities.	The existing septic tanks will continue to be used by the ranch.
E-15	Western / Eastern	Leach Fields	-	-	-	-	-	-	Existing leach fields associated with existing restroom facilities.	The existing leach fields will continue to be used by the ranch.
EXISTING COMPONENTS TO BE IMPROVED										
EI-1	Western	Existing Ranch Residence to be Rebuilt	1,500 sq ft	Transient Habitation	-	R-3 / V B sprinkled	8	0 HC / 2 S	The existing ranch residence is currently in disrepair.	The ranch residence will be 1,500 sq ft, including two bedrooms, one bath and will be rebuilt as a one-story 'stick and stucco' with fiberglass roof shingles and attached two car garage. All building construction materials and methods of construction will meet California Building Code and San Diego County Ignition Resistant requirements.
EXISTING ROADS TO BE IMPROVED										
ER-1	Western	Widening of Existing Unpaved Road	6,470 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen to a two-way, 24-ft wide, decomposed granite (DG) road. Allows north-south access to the Western Project Area..

Map ID	Project Area	Component	Area / Linear Feet (sq ft / acres)	Proposed Use	Building Permit #	Uniform Building Code	Maximum Occupancy	Required Parking	Existing Condition	Proposed Change
ER-2	Western	Widening of Existing Unpaved Road	905 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen to a two-way, 20-ft wide, DG road. Allows access to 19 campsites (P-17). Ingress and egress from ER-1 and ER-5.
ER-3	Western	Widening of Existing Unpaved Road	360 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen to a two-way, 20-ft wide, DG road. Allows access to campsites.
ER-4	Western	Widening of Existing Unpaved Road	450 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen to a two-way, 20-ft wide, DG road. Allows access to campsites.
ER-5	Western	Widening of Existing Unpaved Road	1,945 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen to a two-way, 24-ft wide, DG road. Allows access to Ranch Residence and Storage Building (P-7).
ER-6	Western	Widening of Existing Unpaved Road	575 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen two roads to two-way, 20-ft wide, DG roads. Allows access to campsites (P-17).
ER-7	Western / Eastern	Widening of Existing Unpaved Road	4,500 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen to a two-way, 20-ft wide, DG road. Northern connector road that links ER-1 to ER-9 in the Eastern Project Area.
ER-8	Western	Widening of Existing Unpaved Road	1,200 L ft	-	-	-	-	-	10-ft wide unpaved road.	Widen to a two-way, 24-ft wide, DG road. Connector road that links ER-1 to ER-7.
ER-9	Western / Eastern	Widening of Existing Unpaved Road	6,700 L ft	-	-	-	-	-	16-ft wide unpaved road.	Widen to a two-way, 24-ft wide, DG road. Southern connector road that links the Western Project Area (ER-1) to the Eastern Project Area.
ER-10	Eastern	Widening of Existing Unpaved Road	1,400 L ft	-	-	-	-	-	16-ft wide unpaved road.	Widen to a two-way, 24-ft wide, DG road. Road within the Conference / Retreat and Wellness Center area.
ER-11	Eastern	Widening of Existing Unpaved Road	3,000 L ft	-	-	-	-	-	16-ft wide unpaved road.	Widen to a two-way, 24-ft wide, DG road. Links the Conference / Retreat and Wellness Center (ER-10) to the Eastern Project Area campground.
ER-12	Eastern	Widening of Existing Unpaved Road	850 L ft	-	-	-	-	-	16-ft wide unpaved road.	Widen to a two-way, 24-ft wide, DG road. Allows access to campsites.
PROPOSED COMPONENTS										
P-1	Western	Skeet Shooting Range	12,000 sq ft	Participant Sports and Recreation	-	-	-	0 HC / 3 S	Outside area of existing disturbance.	There will be a minimal impact due to footprint of the range. The range is positioned towards a hillside to maximize safety.
P-2	Western	Archery Course	N/A	Participant Sports and Recreation	-	-	-	0 HC / 3 S	Outside area of existing disturbance.	There will be a minimal impact due to footprint of the course. The course is positioned towards a hillside to maximize safety.
P-3	Western	Clubhouse / Lodge	5,000 sq ft	Transient Habitation	-	C / V B sprinkled (CBC Section 440)	250	1 HC / 10 S	Within area of existing disturbance.	The clubhouse / lodge will accommodate sleeping quarters for up to 40 people and will include a communal dining facility, bunk rooms, gang restrooms with showers, loft, a great room for gatherings, and associated storage.
P-4	Western	Swimming Pool	1,500 sq ft	Transient Habitation	-	-	75	-	Within area of existing disturbance.	The pool will be 30' x 50' x 3' to 7' deep pool (~40,000 gallons).
P-5	Western	Storage Building	10,000 sq ft	Storage	-	U / V B sprinkled	33	-	Within area of existing disturbance.	The storage building will store feed, farm implements, fencing, lumber or any other materials associated with support and maintenance of the property.
P-6	Western	Amphitheater	5,400 sq ft	Participant Sports and Recreation	-	N/A	225	1 HC / 2 S	Within area of existing disturbance.	The Amphitheater will seat 200-people and will hold events, including concerts, performances, lectures, etc. No 'building' / grading proposed.
P-7	Western	Ranch Residence (5,000 sq ft)	7,000 sq ft	Transient Habitation	-	R3 / V B sprinkled	25	0 HC / 5 S	Outside area of existing disturbance.	The ranch residence will be 5,000 sq ft and include a three-car attached garage. A 10,000 gallon water tank will provide water for fire protection.
		Storage Building (2,000 sq ft)		Storage		U / V B sprinkled	7			The storage building will be 2,000 sq ft and will store feed, farm implements, fencing, lumber and other materials.
P-8	Western	Ranch Residence (5,000 sq ft)	7,000 sq ft	Employee Housing	-	R3 / V B sprinkled	25	0 HC / 2 S	Outside area of existing disturbance.	The ranch residence will be 5,000 sq ft and include a three-car attached garage. A 10,000 gallon water tank will provide water for fire protection.

Map ID	Project Area	Component	Area / Linear Feet (sq ft / acres)	Proposed Use	Building Permit #	Uniform Building Code	Maximum Occupancy	Required Parking	Existing Condition	Proposed Change
		Storage Building (2,000 sq ft)		Storage		U / V B sprinkled	7			The storage building will be 2,000 sq ft and will store feed, farm implements, fencing, lumber and other materials.
P-9	Western	Ranch Residence (5,000 sq ft)	7,000 sq ft	Employee Housing	-	R3 / V B sprinkled	25	0 HC / 2 S	Outside area of existing disturbance.	The ranch residence will be 5,000 sq ft and include a three-car attached garage. A 10,000 gallon water tank will provide water for fire protection.
		Storage Building (2,000 sq ft)		Storage		U / V B sprinkled	7			The storage building will be 2,000 sq ft and will store feed, farm implements, fencing, lumber and other materials.
P-10	Western	Proposed Driveway (16-ft wide)	475 L ft	-	-	-	-	-	Outside area of existing disturbance.	16-ft wide DG driveway to access residence (P-8).
P-11	Western	Proposed Driveway (16-ft wide)	400 L ft	-	-	-	-	-	Outside area of existing disturbance.	16-ft wide DG driveway to access residence (P-9).
P-12	Eastern	Multi-Purpose Athletic Field	6,000 sq ft	Participant Sports and Recreation	-	-	500	-	Within area of existing disturbance.	The athletic field will be used for team building events and outdoor group activities.
P-13	Eastern	Swimming Pool	1,500 sq ft	Transient Habitation	-	-	75	-	Within area of existing disturbance.	The pool will be 30' x 50' x 3' to 7' deep pool (~40,000 gallons).
P-14	Eastern	Equestrian Center	85,000 sq ft	Participant Sports and Recreation	-	-	-	2 HC / 20 S	Within area of existing disturbance.	The equestrian center will include portable bleacher seating, main horse arena, practice horse arena, round pen, pole barn and 20 partially covered corrals. There will be no enclosed structures within the equestrian center. The equestrian center will be open seven days a week, 24 hours a day for boarding and use by visitors of the Rough Acres Ranch Campground.
P-15	Eastern	Clubhouse / Lodge	5,000 sq ft	Transient Habitation	-	C / V B sprinkled (CBC Section 440)	250	1 HC / 10 S	Within area of existing disturbance.	The clubhouse / lodge will accommodate sleeping quarters for up to 40 people and will include a communal dining facility, bunk rooms, gang restrooms with showers, loft, a great room for gatherings, and associated storage.
P-16	Eastern	Recreation Area / Lay down Yard	tdb	Participant Sports and Recreation	-	-	-	-	Within area of existing disturbance.	The recreation area will be comprised of portable picnic and playground accessories, bike track, zip line, etc.
P-17	Western / Eastern	Campsite – 30'x40' (115 tent and RV/Trailer)	1,200 sq ft each	Transient Habitation	-	-	6 per campsite	0 HC / 115 S	Within area of existing disturbance.	Sites will include portable picnic bench and fire pit. There will be minimal impact. Full hook-ups will be available at all of the campsites.
P-18	Western / Eastern	Oversized Campsite – 30'x60' (34 group tent and RV/Trailer)	1,800 sq ft each	Transient Habitation	-	-	8 per campsite	0 HC / 68 S	Within area of existing disturbance.	Sites will include portable picnic bench and fire pit. There will be minimal impact. Full hook-ups will be available at all of the campsites.
P-19A	Western / Eastern	Restroom Facility (no showers)	364 sq ft (each)	Transient Habitation	-	U / V B sprinkled	9	-	Within area of existing disturbance.	Restroom facilities (no showers) will have both a men's and women's component to support visitor and staff use.
P-19B	Western / Eastern	Restroom Facility (with showers)	3,200 sq ft (each)	Transient Habitation	-	U / V B sprinkled	8	-	Within area of existing disturbance.	Restroom facilities (with showers) will have both a men's and women's component to support visitor and staff use.
P-20	Western / Eastern	Septic Tanks	-	-	-	-	-	-	Outside and within area of existing disturbance.	Septic tank(s) to support proposed restroom/shower facilities. Adequate septic tanks will be designed to accommodate the proposed components.
P-21	Western / Eastern	Leach Fields	-	-	-	-	-	-	Outside and within area of existing disturbance.	Leach field(s) to support proposed restroom/shower facilities. Adequate leach fields will be designed to accommodate the proposed components.
NA	Western / Eastern	Water Tanks	-	-	-	-	-	-	Outside and within area of existing disturbance.	Approximately eighteen 10,000 gallon water tanks are proposed through-out the project site for fire protection purposes.

Source: REC Consultants, December 2015.
HC = Handicapped Parking Spot; S = Standard Parking Spot.

3.1 Western Project Area

The western project area consists of approximately 572 acres on one parcel (APN # 611-060-08). The proposed components within this project area include an archery course and skeet shooting range, 5,000 sq ft clubhouse / lodge, swimming pool, storage building, 75 tent and RV/Trailer campsites, three restroom facilities, 200-person amphitheater, three ranch residences with adjacent storage buildings, as well as an existing ranch residence to be rebuilt. The project area provides direct access for Rough Acres Ranch visitors to the off-road vehicle park on BLM land to the north. Figures 4 through 9 (Appendix A) identify the locations of each of the proposed components within this project area. Photo plates of components existing conditions can be found in Appendix B.

Existing Components of the Western Project Area (E-1, E-2, E-14 through E-16)

There are five existing components currently located within the western project area. The existing components include a bathroom facility (E-1), six corrals (E-2), water tank (E-14), septic tank (E-15) and leach field (E-16). All existing components will be utilized in the proposed project. There are 4 light poles in this area which are to remain.

Existing Ranch Residence to be Rebuilt (E1-1)

The existing ranch residence is located south of the existing corrals. The guesthouse will have approx. 1,500 sq ft of liveable space including 2 bedrooms, 1 bathroom, a living room, and kitchen and will be rebuilt as a one-story 'stick and stucco' with fiberglass roof shingles and attached two car garage. All building construction materials and methods of construction will meet California Building Code and San Diego County Ignition Resistant requirements. Architectural drawings are not available at this time, but will be provided at a later date.

Skeet Shooting Range and Archery Course (P-1 & P-2)

The skeet shooting range and archery course will be located in the northwestern corner of the project area. The ranges have been designed to industry and maximum safety standards. Supplies and equipment necessary to support the Skeet Shooting Range and Archery Course will be stored in the storage building (P-5) near the clubhouse / lodge (P-3). The skeet shooting range and archery course will be open daily from 7am to sunset. Sample photographs and layout of the Skeet Shooting Range and Archery Course are provided in Appendix E. The Skeet Range will not be open to the public, but will be an ancillary use for guests of the Rough Acres Ranch Facility. Biodegradable skeet targets and non-lead based bullets will be required by all individuals using the Range.

Clubhouse / Lodge (P-3)

The clubhouse / lodge will be approximately 5,000 sq ft and will be utilized by the campers within the western campground. The clubhouse / lodge will accommodate up to 40 people and will include a communal dining facility, two bunk rooms, two restrooms with showers, loft, a great room for gatherings, and associated storage. The clubhouse / lodge will be developed in a previously disturbed area. The clubhouse / lodge will be open seven days a week, 24 hours a day for guests of the Rough Acres Ranch Facility. Architectural plans for the clubhouse / lodge can be found in Appendix E.

Swimming Pool (P-4)

The swimming pool area will be located adjacent to the western campground clubhouse / lodge (P-3) and will serve the guests. The swimming pool area will include a 30' x 50' x 3' to 7' deep

pool (~40,000 gallons). The swimming pool will be open daily from 7am to 10pm and will have a maximum occupancy of 75 people. Minimal lighting will be provided at the swimming pool during hours of operation. A sample layout of the swimming pool is provided in Appendix E.

Storage Building (P-5)

The storage building will be approximately 10,000 sq ft and will be used for storage of feed, farm implements, fencing, lumber or any other materials associated with support and maintenance of the property agricultural business activities. The buildings proximity to the campgrounds, off-road vehicle park, skeet shooting range and archery course make it an ideal location for storage of equipment and supplies related to these uses, as well as storage of off-road vehicles / parts, ranch supplies and materials needed for back-up power, solar and water systems. Additionally, the building will store construction equipment to support construction activities. Architectural plans for the storage buildings can be found in Appendix E.

Amphitheater (P-6)

The amphitheater will seat approximately 200 people and will be built into an existing slope adjacent to the campground. The amphitheater seats will be a series of concentric semi-circles of concrete benches that will rise with the natural grade of the slope. In the center at the base of the amphitheater there will be a concrete fire ring. Various events will be held here, including concerts, performances, lectures, weddings, etc. No grading or permanent enclosures are proposed. A shade structure and limited lighting will be erected. The amphitheater will be open for group events daily from 7am to 10pm. Sample photographs and layout of the amphitheater is provided in Appendix E.

Ranch Residences and adjacent Storage Buildings (P-7 thru P-11)

Three ranch residences, with adjacent storage buildings, will be built within the western project area. The residences will be a maximum of 5,000 sq ft under roof including a three-car attached garage. One ranch residence (P-7) will be utilized by visitors of the Rough Acres Ranch and two ranch residences (P-8 and P-9) will be used by ranch employees. Sample designs of the ranch residences architectural plans and elevations are provided in Appendix E.

The adjacent storage building will be approximately 10,000 sq ft and will be used for storage of feed, farm implements, fencing, lumber or any other materials associated with support and maintenance of the property agricultural activities. Architectural plans for the storage buildings can also be found in Appendix E.

Additionally, two of the ranch residences (P-8 and P-9) will require a driveway (P-10 and P-11) to be developed in order to access the site(s). The driveways will be 16-ft wide, approximately 500-ft in length and paved with decomposed granite and a biodegradable soil binding agent to prevent erosion.

Campsites (P-17 and P-18)

The proposed campground within the western project area will include 75 campsites. A total of 67 standard tent or RV/Trailer (36' max length) campsites (P-17) at 1,200 sq ft (30'x40') each and eight (8) oversized tent or RV/Trailer (46' max length) campsites (P-18) at 1,800 sq ft (30'x60').. Full hook-ups will be available at all of the campsites. The standard campsites will have a maximum capacity of six occupants per site and the oversized campsites will have a maximum capacity of eight occupants per site. Each campsite will provide campers with a picnic bench, barbeque, fire pit, and parking space (Appendix E). The campgrounds will be organized

and managed according to the laws and regulations put forth by the California Department of Public Health (2008)¹.

Restroom Facility, Septic Tank and Leach Field (P-19A & B through P-21)

There are a total of three (3) restrooms in the western project area.. One restroom facility without showers (19A) will be available for the skeet shooting range and archery course and two restroom facilities with showers (P-19B) will serve the 75 campsites located within the western project area. An adequate septic tank (P-20) and leach field (P-21) will be designed to accommodate the proposed uses and will be located adjacent to the restroom facility. The restroom facility, without showers, (P-19A) will have one a men's and one women's restroom. The restroom facility, with showers, (P-19B) will include two water closets and two showers for each sex.

The restroom facilities are proposed to be built of non-combustible materials, concrete walls, floor and roof, and without fire sprinklers or associated fire storage tank (matching the existing restroom facility, E-1). Architectural plans for the restroom facilities can be found in Appendix E.

3.2 Eastern Project Area

The eastern project area consists of 150 acres on one parcel (APN # 611-070-03). The components within this project area include a Lodge and Conference / Retreat and Wellness Center, multi-purpose athletic field, swimming pool, equestrian center, recreational / lay down yard, clubhouse / lodge, 74 tent and RV campsites, two restroom facilities, and grading improvements for flood control purposes. Figures 10 - 12 identify the locations of each of the proposed project components within the eastern project area.

Existing Components of the Eastern Project Area (E-3 through E-16)

The Lodge and Conference / Retreat and Wellness Center will adaptively reuse the former San Diego Chargers training camp and bungalows. Potential uses of the site would include corporate and wellness retreats, a conference center, as well as a place for community meetings or religious services. Other uses would include any group requiring meeting space, overnight accommodations, and ancillary residential, laundry, service, and shop space for conference attendees. Existing components located within this area include the lodge (E-3), cold room (E-4), 22 bungalows (E-5A-V), auxiliary room (E-6), residence (E-7), agricultural building (E-8), hay barn (E-9), communal kitchen and meeting room (E-10), , bunk house (E-11), helipad (E-12), water tank (E-13), septic tanks (E-14) and leach fields (E-15).

The existing berm will be decommissioned as part of the proposed project. Approximately 100-ft of the western portion of the berm will be lowered to allow free flow of up-stream run-on. The drainage north and south of the existing berm will be widened and deepened in some areas for flood control purposes. An area east of the grading up-stream of the berm, and west of the proposed campsites, will be impacted for alluvial remediation. A bridge / culvert will span the creek when traversed by a roadway(s).

Multi-Purpose Athletic Field (P-12)

The multi-purpose athletic field will be located south of the Lodge and Conference / Retreat and Wellness Center complex. The field offers Wellness Retreat Center attendees the opportunity for team building events and outdoor group activities.

¹ Law and Regulations Relating to Organized Camps, California Collaboration for Youth and California Department of Public Health, 2008.

Swimming Pool (P-13)

The swimming pool area will be located within the Lodge and Conference / Retreat and Wellness Center complex and will serve the guests staying in the bungalows. The swimming pool area will include a 30' x 50' x 3' to 7' deep pool (~40,000 gallons). The swimming pool will be open daily from 7am to 10pm and will have a maximum occupancy of 75 people. Minimal lighting will be provided at the swimming pool during hours of operation. A sample layout of the swimming pool is provided in Appendix E.

Equestrian Center (P-14)

The Equestrian Center is approximately 85,000 sq ft and will be located within the Lodge and Conference / Retreat and Wellness Center complex. The equestrian center will include portable bleacher seating, main horse arena, practice horse arena, round pen, pole barn, and 20 partially covered corrals. There will be no enclosed structures within the equestrian center. Limited lighting will be located in the equestrian center during hours of operation. The adjacent agricultural building will be used as a storage facility for the equestrian center. The equestrian center will be open seven days a week, 24 hours a day for boarding and use by visitors of the Rough Acres Ranch Campground. Group events hosted at the facility will be within the hours of 7am to 10pm daily. The proposed layout and sample photographs of the equestrian center is provided in Appendix E.

Clubhouse / Lodge (P-15)

The clubhouse / lodge will be approximately 5,000 sq ft and will be utilized by the campers within the eastern campground. The clubhouse / lodge will accommodate up to 40 people and will include a communal dining facility, two bunk rooms, two restrooms with showers, loft, a great room for gatherings and associated storage. The clubhouse / lodge will be developed in a previously disturbed area. The clubhouse / lodge will be open seven days a week, 24 hours a day for guests. Architectural plans for the clubhouse / lodge can be found in Appendix E.

Recreation / Lay down Yard (P-16)

The recreation / lay down yard will serve the Conference / Retreat and Wellness Center, Campground Facility and existing ranch agricultural activities. The recreation component includes portable picnic and playground accessories, bike track, etc. The component also will maintain its existing use as a lay down yard for the ranch property, including an array of solar panels in the western portion of the lay down yard.

Campsites (P-17 and P-18)

The proposed campground within the eastern project area will include a total of 74 campsites; 48 standard tent or RV/Trailer (36' max length) campsites (P-17) at 1,200 sq ft (30'x40') and 26 oversized tent or RV/Trailer (46' max length) campsites (P-18) at 1,800 sq ft (30'x60'). Full hook-ups will be available at all of the campsites (P-17 and P-18). The standard campsites (P-17) will have a maximum capacity of six occupants per campsite and eight occupants per oversized campsite (P-18). Each campsite will provide campers with a picnic bench, barbeque, and fire pit (Appendix E). The campgrounds will be organized and managed according to the laws and regulations put forth by the California Department of Public Health (2008)².

Restroom Facility, Septic Tank and Leach Field (P-19B through P-21)

There will be two restroom facilities with showers (P-19B) available for the campsites located within the eastern project area. An adequate septic tank (P-20) and leach field (P-21) will be

² Law and Regulations Relating to Organized Camps, California Collaboration for Youth and California Department of Public Health, 2008.

designed to accommodate the proposed uses and will be located adjacent to each restroom facility. The restroom facilities will have two water closets and two showers for each sex. Architectural plans for the restroom facilities can be found in Appendix E.

Entrance "Gateway" Monument

The entrance "gateway" monument will be located in the southeastern corner of the Rough Acres Ranch MUP boundary (Figure 10) and will serve as the point-of-entry to the project site from McCain Valley Road. Sample photographs of the entrance "gateway" monument are provided in Appendix E.

3.3 Roads

All road improvements within the western and eastern project areas will include the widening of existing dirt roads to County Fire Department standards. Road will be resurfaced using decomposed granite and a biodegradable soil binding agent to prevent erosion. This proposed project currently has access from Interstate 8 via McCain Valley Road and Ribbonwood Road via a secondary emergency private access road. The northwest portion of the Western Project Area will also support direct access, for ranch visitors, to the off-road vehicle park to the north. Appendix C provides cross sections of improvements to roads.

Roads to be Improved (ER-1 thru ER-15)

The proposed project plans to improve and widen a portion of the existing unpaved roads on the project site. The existing road widths range from 10-ft to 16-ft. The improvements range from widening roads to two-way 20-ft or 24-ft paved widths. All internal roads will be paved with decomposed granite with a biodegradable soil binding agent must be applied to the surface to prevent erosion. Road improvements bring the roads to County Fire Department standards, as well as providing access to existing, improved, and proposed components of the project.

Offsite Road Improvements

The proposed project plans to improve a portion of the existing offsite unpaved entrance road that runs north to south from McCain Valley Road to the entrance of Rough Acres Ranch. The existing road is approximately 550-ft long. The improvements include a cul-de-sac at the southern portion of the road, paved with asphalt concrete (AC), as well as the resurfacing the remaining portion of the road to 24-ft paved with decomposed granite and apply a biodegradable soil binding agent to the surface to prevent erosion. Additionally, a secondary emergency private access road will be developed (24-ft and 28-ft graded decomposed granite and a biodegradable soil binding agent to prevent erosion to connect the project site and Ribbonwood Road. The portion of the secondary emergency access roadway crossing Tule Creek would be constructed with a concrete culvert crossing.

It should be noted that the approved Tule Wind Project is conditioned to construct and mitigate for a roadway that would connect Ribbonwood Road to McCain Valley Road, including a large east-west roadway segment identified as part of the proposed project's secondary emergency access roadway. Although a large segment of the proposed projects secondary emergency access roadway would likely be built by the Tule Wind Project, the Rough Acres Ranch project provides a conservative analysis and addresses all environmental impacts associated with the construction and operation of the entire secondary emergency access roadway, which would connect Ribbonwood Road to the southern boundary of the proposed project site. Figure 13 provides a detail of the projects offsite improvements. Road improvements bring the roads to County Fire Department standards, as well as providing access to existing, improved, and proposed components of the project.

3.4 Utilities

Water Tanks

There is a single water tank (E-14) on the project holding 75,000 gallons. Approximately eighteen 10,000 gallon water tanks are proposed through-out the project site for fire protection purposes.

Septic Tanks (E-15 and P-19)

There are four existing septic tanks on the project site ranging in size from 1,500 to 10,000 gallons. An adequate septic system will be designed to accommodate the proposed new uses.

Leach Fields (E-16 and P-21)

There are four existing leach fields on the project site supporting the three existing septic tanks. All existing fields have been permitted. An adequate septic system will be designed to accommodate the proposed new uses.

Fire Hydrants

There are seven existing fire hydrants on the project site. The six fire hydrants currently serving the Lodge and Bungalows and the hydrant in the western project area will remain; however seven 10,000 gallon water tanks will be used as replacements for fire protection purposes.

Lakes

The 0.25 acre existing lake adjoining the water tank (E-14) is utilized as backup storage and will be available for firefighting. The approximate volume of the existing lake is 750,000 gallons.

Public Water System

There are three existing wells on the project site, and four on adjacent parcels, all forming the public non-transient non-community Rough Acres Ranch water system (# 3705068) and private non-profit water company. The existing public water system will remain the primary source of water for the projects existing uses and will be used as a water source for all proposed components of the project. The County Health Department has approved the public water system located on and surrounding Rough Acres Ranch MUP project site. The existing Rough Acres Ranch public water system proposes to provide water to the solar and wind projects developing wind and solar energy within this water basin (i.e. Tule Wind and Rugged Solar) and other as referenced and analyzed in their Groundwater Investigations.

Water Demand

The following discussion includes an estimate of the amount of water that would be required for construction and operation of the proposed Rough Acre Ranch Project. The Project would use groundwater from existing wells located off-site. Initially, the Project proposes to use existing facilities at a baseline water demand of 7.4 acre feet per year (afy). Water demand then will increase over a period of years as the facility expands to support more facilities and occupants, reaching peak water demand of 35.85 afy at full Project build-out (Table 3-2). The 35.85 afy includes water demand for all project components (33.64 afy) as well as annual/on-going maintenance (2.21 afy), as detailed in Table 3-2. One time water demand for construction totals 10.14 af, as detailed in Table 3-3. A summary of water demand is detailed below.

Table 3-2
Annual Project Water Demand

Area	Water Demand Element	Estimate Annual Total (afy*)
PROJECT COMPONENTS		
Phase 1 (Baseline)		
<i>Western Area</i>	Existing Restroom (E-1)	7.4**
	Existing Horse Corrals (E-2)	
<i>Eastern Area</i>	Existing Bungalows (E-5)	
	Existing laundry facilities	
	Existing Ranch Residence (E-7)	
	Existing Bunkhouse (E-11) and Communal Areas (E-10)	
	Existing Lodge (E-3)	
<i>Entire Site</i>	Livestock Grazing	
Phase 2		
<i>Western Area</i>	Proposed Restroom Facility – no showers (P-19A)	10.57
	Proposed Clubhouse/Lodge (P-3)	
	Proposed Swimming Pool (P-4)	
	Proposed Campsites with Hookups and Two Restrooms (2 toilets and 2 showers each)	
	Proposed Ranch Residence and Storage Building (P-9)	
<i>Eastern Area</i>	Proposed Swimming Pool (P-13)	
<i>Entire Site</i>	Conference/Large One-Day Group Events	
Phase 3		
<i>Western Area</i>	Existing Ranch Residence – Guesthouse (EI-1)	5.92***
	Proposed Ranch Residence and Storage Building (P-7)	
<i>Eastern Area</i>	Proposed Equestrian Center (P-14)	
Phase 4		
<i>Eastern Area</i>	Proposed Clubhouse/Lodge (P-15)	9.25
	Proposed Campsites with Hookups and Two Restrooms (2 toilets and 2 showers each)	
Phase 5		
<i>Western Area</i>	Proposed Ranch Residence and Storage Building (P-8)	0.50
Sub-Total		33.64
ANNUAL / ON-GOING MAINTENANCE		
<i>Entire Site</i>	Soil Binding Applied Annually on Roadways	2.21
	On-site Landscaping (Low Water Planting)	
Sub-Total		2.21
Annual Project Water Demand Total		35.85
Note: For more details of project water demand see the Rough Acres Ranch Groundwater Investigation (December 2015). *acre feet per year (afy). **6.79 afy is the actual baseline, but 7.4 afy was used for modeling purposes. *** This total includes 2.24 afy that was allocated for the 20,000 chickens no longer in the proposed project. The 2.24 afy remains and was used for modeling purposes.		

Construction

The Project would be constructed in five phases. Relatively short periods of construction (up to 20 days) will require a total of 10.14 acre feet (af) spread over the five-year development plan, with peak construction in Phase 2 requiring approximately 4.2 af. Water-using activities necessary for construction are shown in Table 3-3 and include the following elements:

- **Dust Control:** The majority of the Project’s construction-related water demand would be associated with dust control during initial clearing and grubbing of the Project site. Heavy equipment (e.g. tractors/loaders/backhoes, scrapers, graders, dumpers etc.) would be utilized for clearing vegetation, rocks and other debris throughout the site, requiring relatively large amounts of water to control dust disturbed and kicked up during these activities. Watering for dust control would continue throughout the construction period, but would be geographically limited to active work areas.
- **Grading and Construction:** Grading onsite would be balanced at 7,500 cubic yards of cut and fill. Compaction and watering would occur as necessary to achieve engineered specifications. Water requirements associated with hydration of fill material would be limited to surfaced roads, parking lots and facility foundation pads. One-time grading and construction water demands are estimated to be 3,304,072 gallons (10.14 acre feet).
- **Soil Stabilization and Moisture Conditioning:** Following initial clearing and grubbing of the areas of proposed development, a permeable nontoxic soil binding agent would be applied to the prepared surfaces to stabilize soils. Moisture conditioning reduces the soil moisture content of the in-place soil allowing the soil to be compacted to the required density. The amount of water required for these activities is included in the one-time grading and construction water demand above.
- **Fire Protection:** Approximately eighteen 10,000 gallon water tanks are proposed throughout the project site (situated with each proposed facility) for fire protection purposes.

Table 3-3
 Construction Water Demand

Area	Water Demand Element	Estimate Annual Total (afy*)
ONE TIME CONSTRUCTION		
Phase 1		
<i>Eastern Area</i>	Drainage Modification for Flood Control	0.72
Phase 2		
<i>Entire Site</i>	Road Improvements, Lay-down Yard and Parking Lots	4.15
	Building and Construction Water	
Phase 3		
<i>Entire Site</i>	Road Improvements	2.73
	Building and Construction Water	
Phase 4		
<i>Entire Site</i>	Road Improvements and Parking Lots	1.85
	Building and Construction Water	
Phase 5		
<i>Entire Site</i>	Road Improvements and Parking Lots	0.68
	Building and Construction Water	
One Time Construction Total		10.14
Note: For more details of project water demand see the Rough Acres Ranch Groundwater		

Investigation (December 2015). *acre feet per year (afy).
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Operation and Maintenance

The Rough Acre Ranch Project proposes to use existing facilities at a baseline water demand of 7.4 acre feet per year (afy). Water demand will increase over a period of years as the facility expands to support more facilities and occupants, reaching peak water demand of 35.85 afy at full Project build-out. Phased Components of the expansion activities that would require water include campsites, equestrian facilities, clubhouses, swimming pools and ranch housing. Groundwater for the Project would be obtained from off-site wells at two water production areas (WPAs), each encompassing a one-half mile radius. The primary WPA would be centered on clustered Wells 6, 6a and 6b. Wells 6a and 6b are located southwest of the Project site. As a contingency, the Project also proposes to obtain up to 8 afy of non-potable water for unspecified site needs from Well 8, located approximately one mile south of the Project site. Table 3-2 summarizes the operational water demand for the Project.

Soil Binding Agent Application

It is anticipated that the Proposed Project would require the annual application of soil binding material on roads and parking lots, beginning in Phase 3. The Project would use a soil binding stabilization agent that is nontoxic and permeable. Reapplication of the soil stabilizer agent would require approximately 3300 gallons of water per acre of roads/parking. The Project consists of 21.4 acres of roads/parking area; therefore an estimated annual total of 70,620 gallons (0.22 acre feet) of water would be required for soil binding application per year (Table 3-2).

Landscaping

On-site landscaping would consist of a low-water plant palette. The Proposed Project would consist of approximately 20,000 square feet of public landscaping which is estimated to require 648,267 gallons (1.99 acre feet) of water per year.

Combined Projects

In addition to the Rough Acres Ranch Project, there are two other projects proposing to draw on the groundwater from Wells 6, 6a, 6b and 8: the Tule Wind and Rugged Solar Farm projects. In anticipation of the water needs of these projects, the Rough Acres Ranch Non-Community Public Water System (System # 3705068), made up of private shareholders affiliated with these projects was formed. The purpose of this Water System is to manage the allocations of treated and non-potable groundwater from these wells for project construction and subsequent on-going operations. As a private water system, water will not be sold to non-shareholders.

Water demand on Wells 6, 6a and 6b would be 2 afy for the Tule Wind Operations and Management (O&M) and 6 afy for the Rugged Solar O&M, for a combined total of 43.85 afy including the Proposed Project. Water demand on Well 8 would be 8.7 afy for the Rugged Solar O&M (none required for Tule Wind O&M), for a combined total of 16.7 afy including the Proposed Project. Details on the water demand for the combined projects are included in Section 2.4 of this EIR.

3.5 Preliminary Grading

Approximately 40,000 cubic yards of cut and fill will be graded onsite and offsite for a balanced grading impact. There will be no import or export of material, except base material for roads and project components.

4.0 PROJECT PHASING

The project will involve phased construction of the facilities over a five-year period, estimated to begin in 2015. Please see Table 4-1 for the Proposed Phasing.

Table 4-1
 Proposed Rough Acres Ranch Phasing

Phase	Component
<p>1 (Baseline Existing Uses)</p>	<ul style="list-style-type: none"> • Existing Restroom (E-1) • Existing Corrals (E-2) • Existing Auxiliary Building (E-6) • Existing Residence (E-7) • Existing Agriculture Building (E-8) • Existing Hay Barn (E-9) • Existing Kitchen / Communal Living Area (E-10) • Existing Bunkhouse (E-11) • Existing Lodge (E-3), cold room (E-4), and Bungalows (E-5) • Recreation Area / Existing Lay down Yard (P-16) • Associated Road Improvements
<p>2</p>	<ul style="list-style-type: none"> • Proposed Western Campground [including Skeet Shooting (P-1), Archery Course (P-2), Clubhouse / Lodge (P-3), Pool (P-4), Storage Building (P-5), Amphitheater (P-6), 61 Campsites (P-17), and Restrooms (P-19A & P-19B)] • One (1) Proposed Ranch Residence & Storage Building [TBD] • Multi-Purpose Athletic Field (P-12) • Eastern Area Pool (P-13) • Associated Road Improvements
<p>3</p>	<ul style="list-style-type: none"> • Equestrian Center (P-14) • Existing Ranch Residence to be Rebuilt (EI-1)
<p>4</p>	<ul style="list-style-type: none"> • Proposed Eastern Campground [Clubhouse / Lodge (P-15), 88 Campsites (P-17 & P-18) and Restrooms (P19B)] • One (1) Proposed Ranch Residence & Storage Building [TBD] • Associated Road Improvements
<p>5</p>	<ul style="list-style-type: none"> • One (1) Proposed Ranch Residence & Storage Building [TBD] • Associated Road Improvements
<p>Source: REC Consultants, Inc. – December 2015.</p>	

5.0 EASEMENTS

San Diego Gas & Electric (SDG&E) previously used a portion of the project area for the construction of the Sunrise Powerlink Project. The uses within that area included a construction lay-down yard, fly yard, warehousing, housing and offices during the construction of the Sunrise Power Link. The access to this site was via McCain Valley Road. It is because of the construction of the Sunrise Powerlink Project that the landowner quitclaimed the right to service Rough Acres Ranch with fixed-wing aircraft via an aviation restriction / easement. The SDG&E

uses on these parcels are not a part of the MUP application, as SDG&E already has the requisite approvals needed as part of the Sunrise Powerlink Project, which is a 117-mile transmission line that will carry renewable energy from the Imperial Valley to San Diego³. Additional onsite and offsite easements are shown on Figure 14 and will be provided on the Plot Plan / Preliminary Grading Plan.

The proposed onsite biological open space easement is detailed on the Plot Plan / Preliminary Grading Plan. The easement is approximately 152 acres and no fencing, but signage prohibiting entrance by visitors of the Rough Acres Ranch. The easement is further discussed in the Biological Resources Report for this project. Additionally, there are scattered Sensitive Environmental Resource Easements (no fencing and selective locations of signage), also detailed on the Plot Plan / Preliminary Grading Plan, which protect sensitive resources onsite.

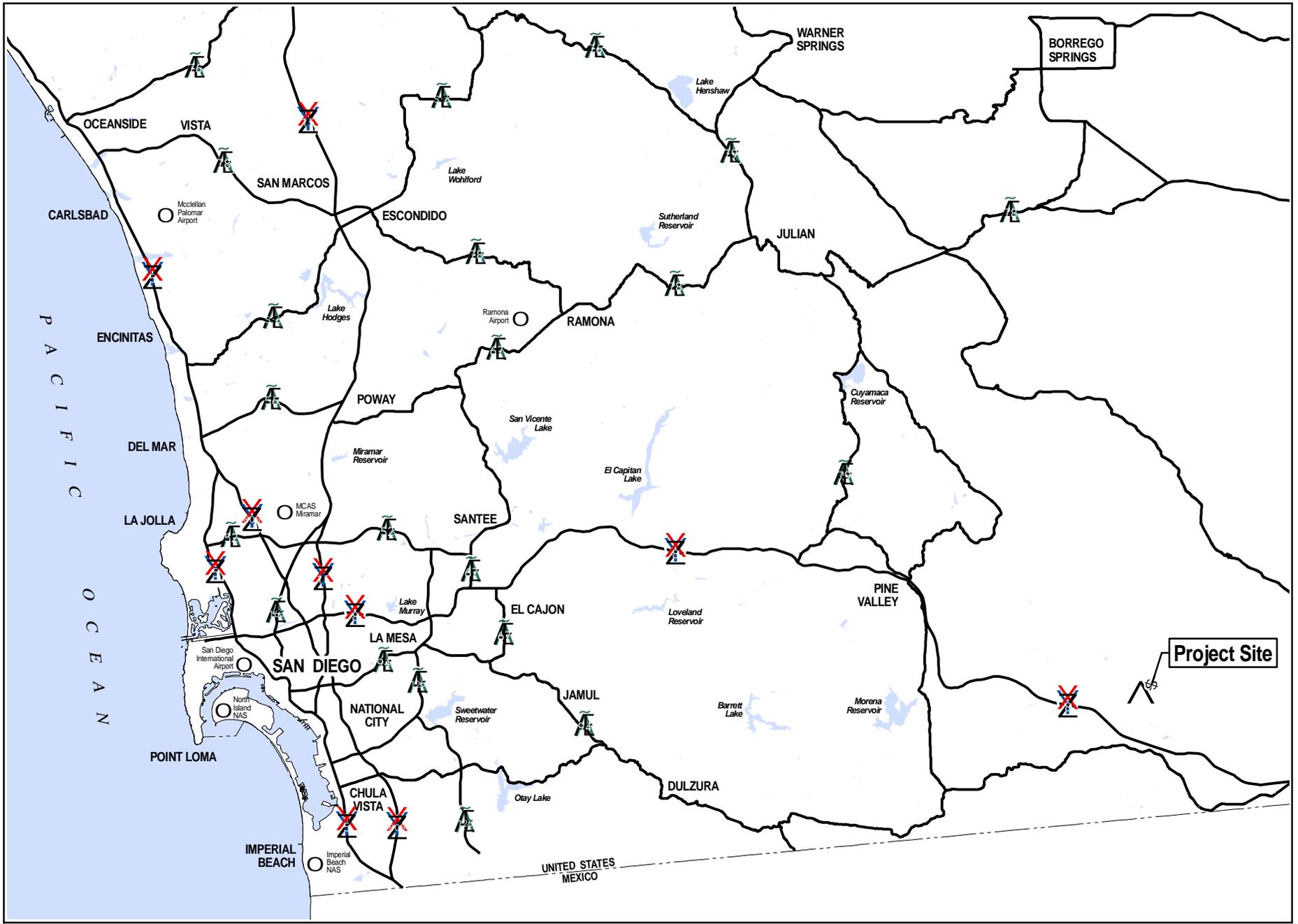
6.0 ADJACENT MAJOR USE PERMITS

The project site is adjacent to two additional Major Use Permit (MUP) applications, including the Approved Tule Wind Project and the Soitec Rugged Solar MUP; neither MUP is related to the Rough Acres Ranch MUP. The adjacent MUP's purpose is to provide renewable energy sources, in the form of wind turbines and solar panels, for SDG&E's Sunrise Powerlink Project. The closest wind turbine is approximately one mile north of the campsites within the Eastern Project Area. The wind turbines will potentially be visible from the project area; however, there will not be a significant noise impact due to the distance of the closest proposed turbines, approximately one and a half miles northeast of the project. The closest solar panel is approximately 500 feet from the southeastern project components (existing Lodge and Bungalows).

³ SDG&E: http://www.sdge.com/sunrisepowerlink/powerlink_story.html.

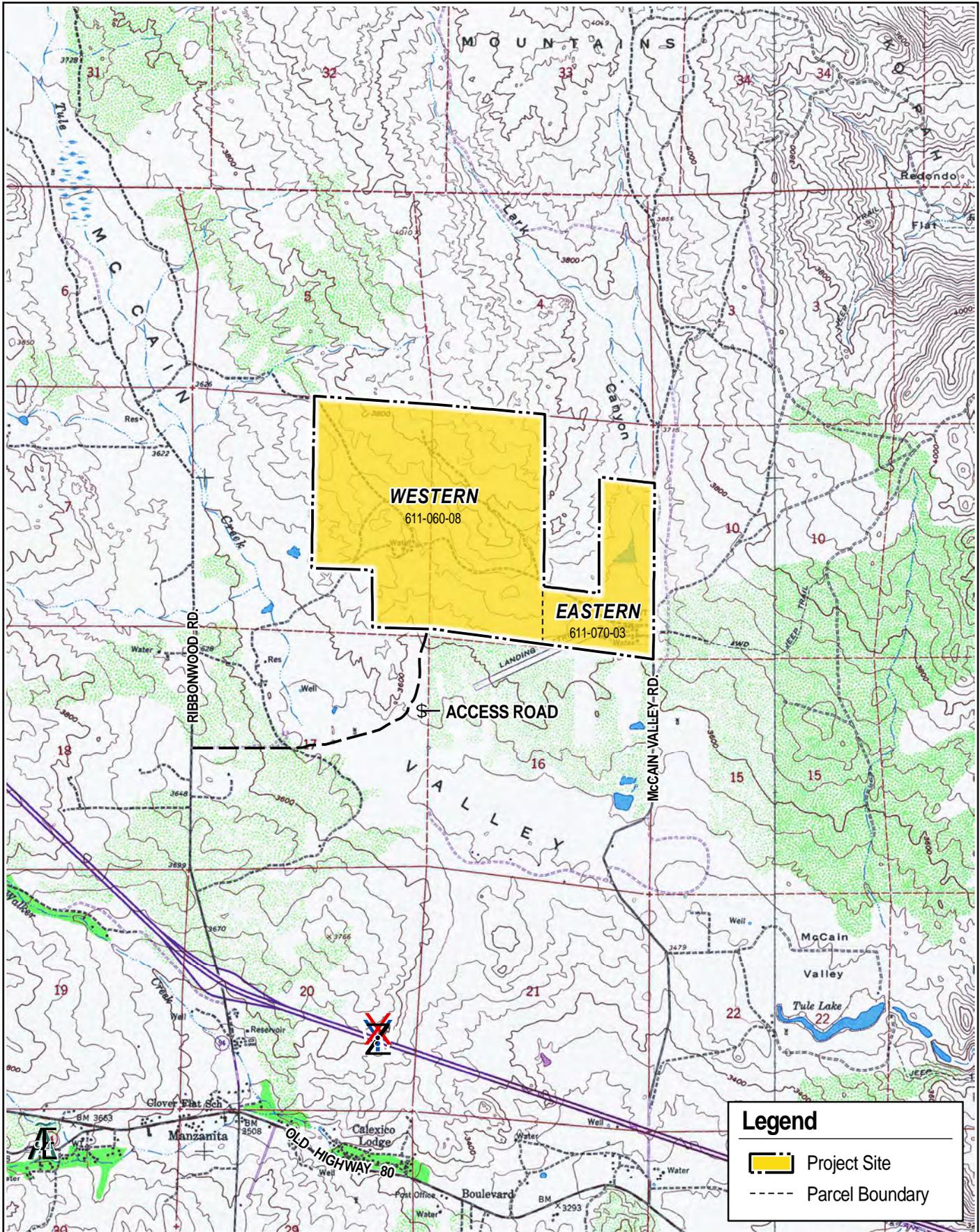
Appendix A

Figures



REC Regional Location Map



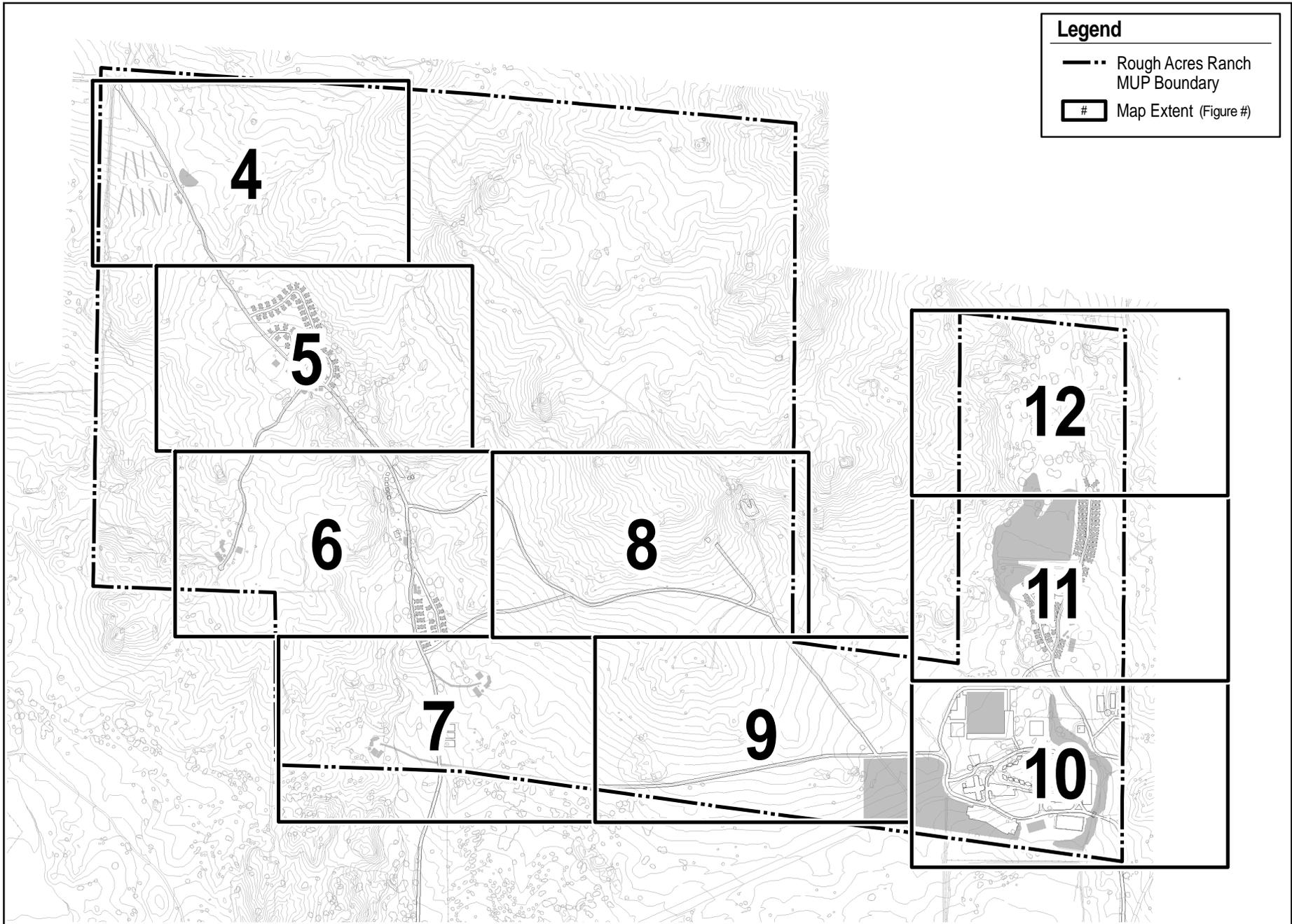


REC Major Use Permit Project Area

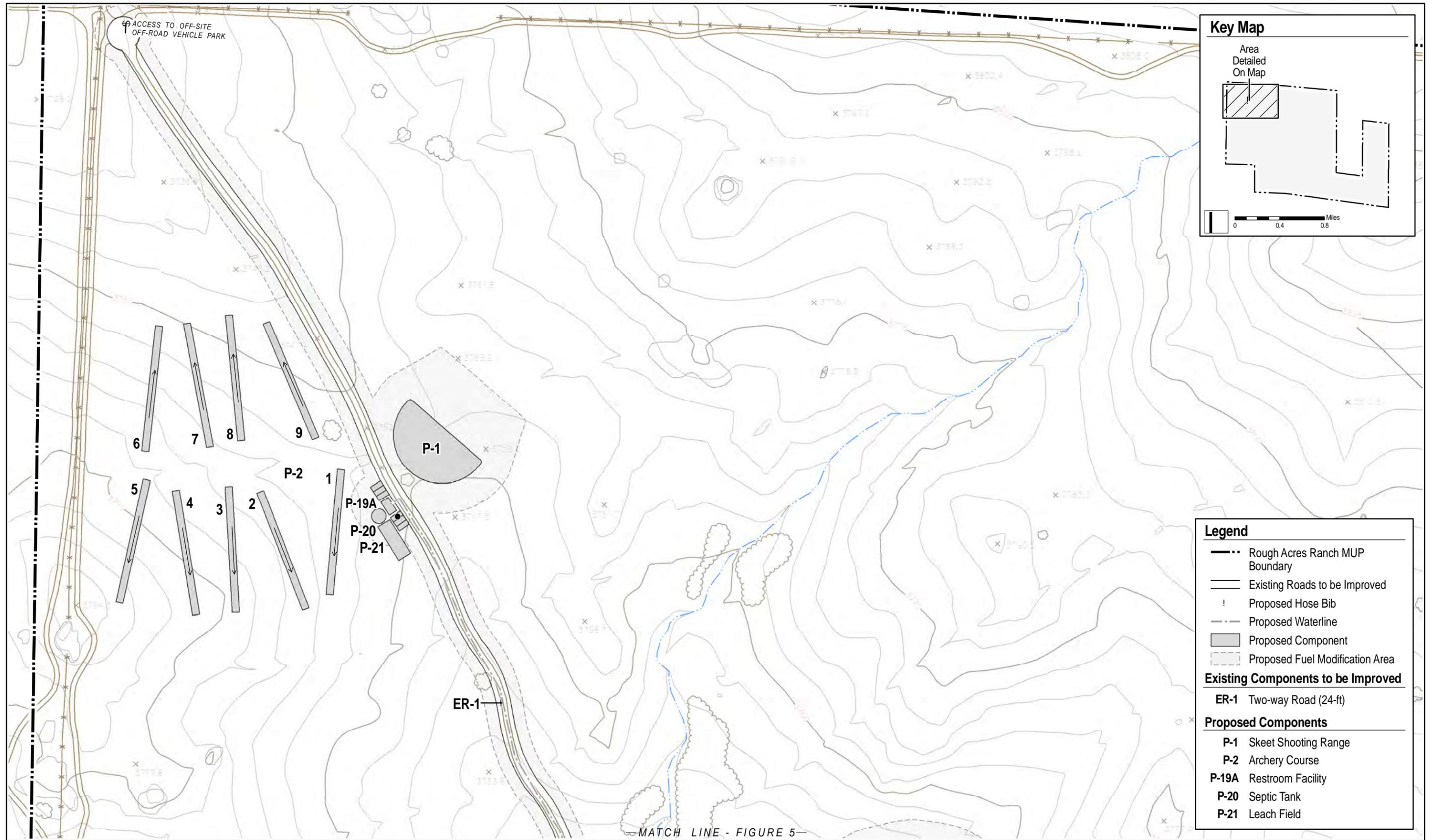
Consultants, Inc. ROUGH ACRES RANCH - MAJOR USE PERMIT #12-021 / LOG NO. 12-21-005

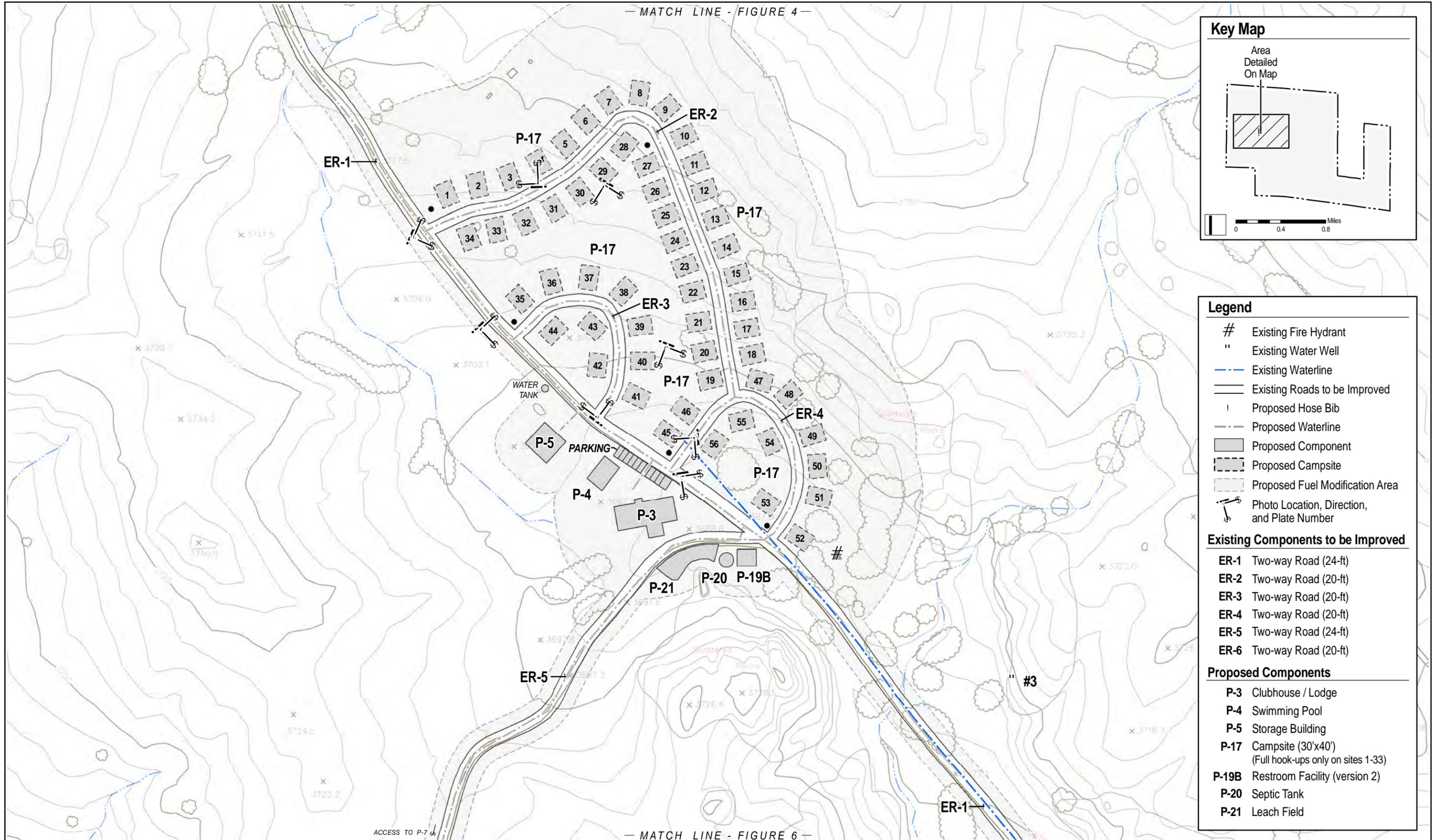


FIGURE 2



REC Figure Index





MATCH LINE - FIGURE 5 -

MATCH LINE - FIGURE 7 -

MATCH LINE - FIGURE 8 -

Legend

- Rough Acres Ranch MUP Boundary
- " Existing Water Well
- - - Existing Waterline
- Existing Component
- Existing Roads to be Improved
- ! Proposed Hose Bib
- - - Proposed Waterline
- Proposed Component
- Proposed Campsite
- Proposed Fuel Modification Area
- Photo Location, Direction, and Plate Number

Existing Components

- E-1 Restroom Facility
- E-2 Corrals
- E-14 Septic Tank
- E-15 Leach Field

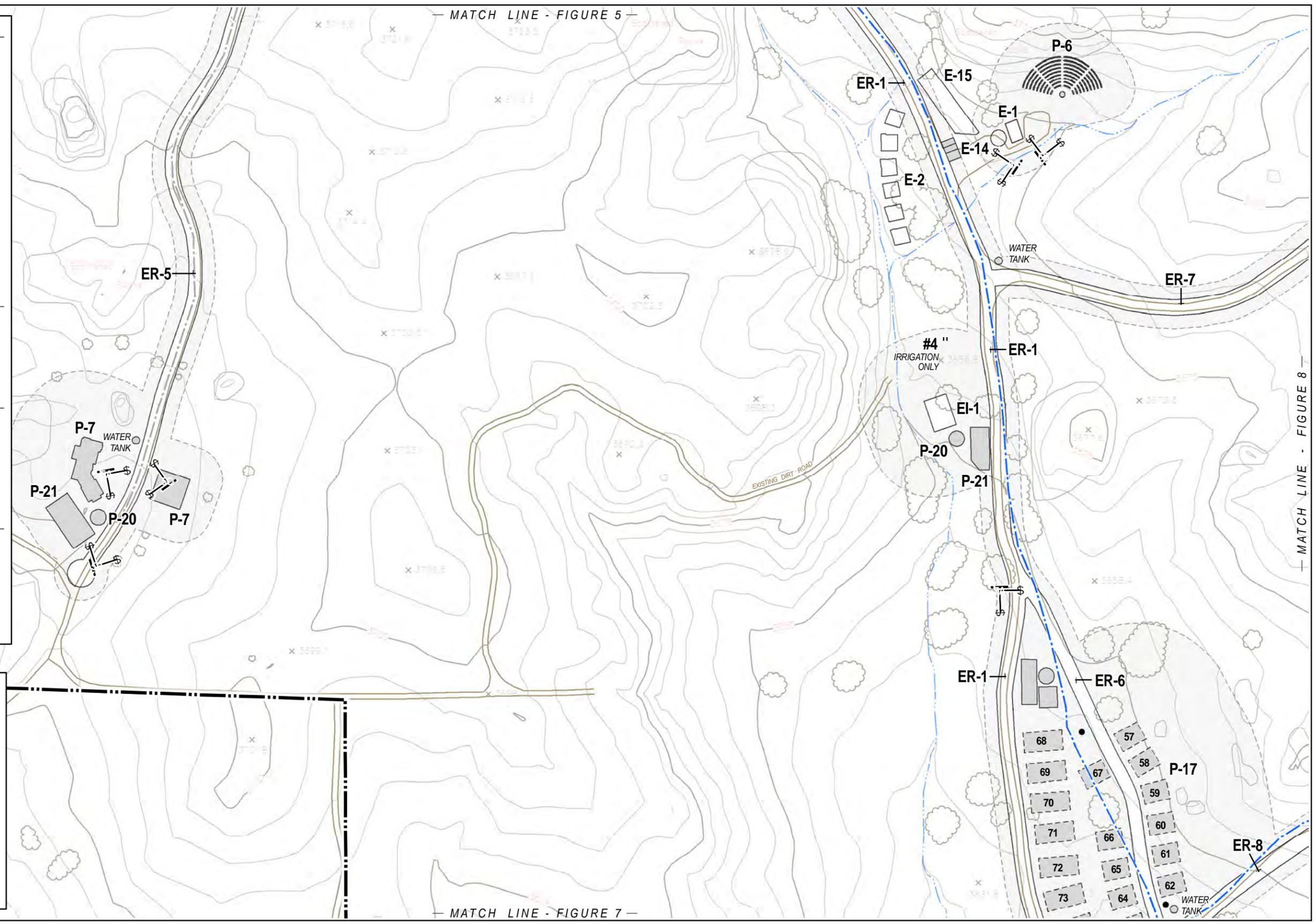
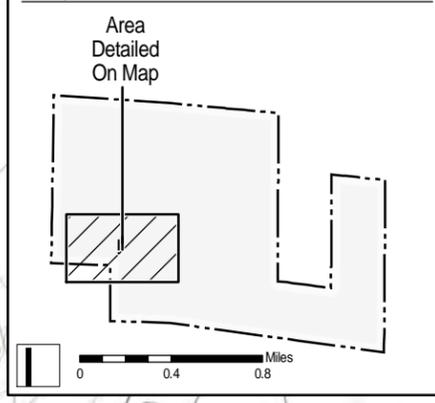
Existing Components to be Improved

- EI-1 Existing Guesthouse to be Rebuilt
- ER-1 Two-way Road (24-ft)
- ER-5 Two-way Road (24-ft)
- ER-7 Two-way Road (24-ft)
- ER-8 Two-way Road (24-ft)

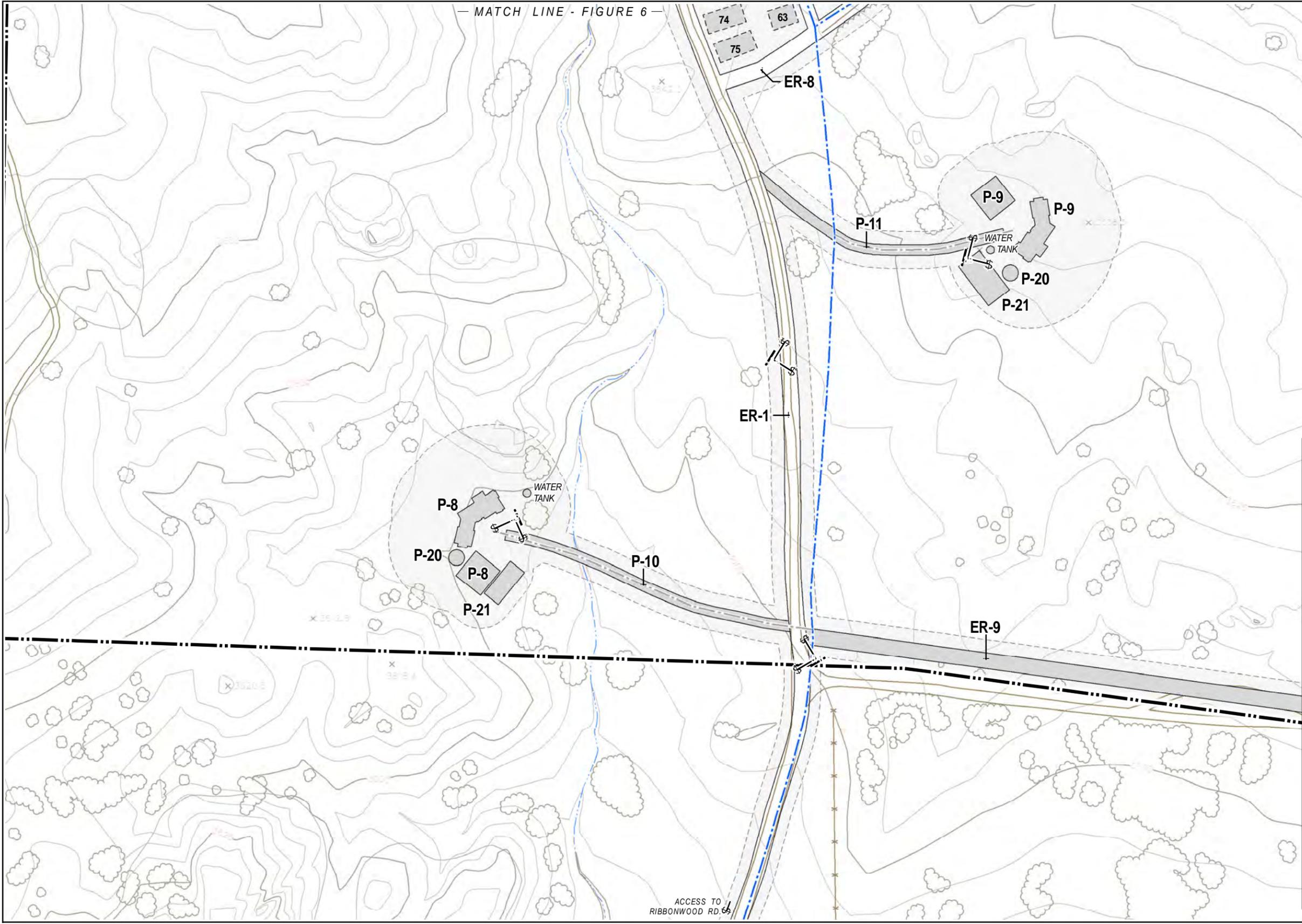
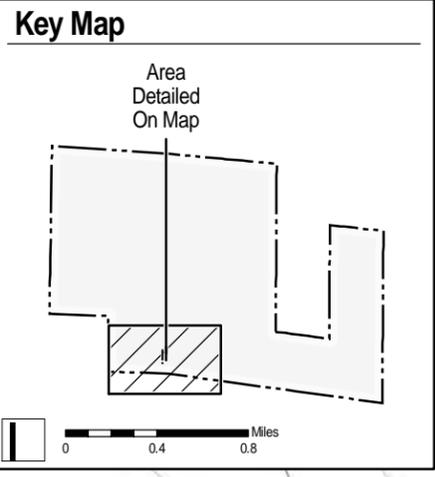
Proposed Components

- P-6 Amphitheater
- P-7 Ranch Residence and Storage Building
- P-17 Campsite (30'x40')
- P-20 Septic Tank
- P-21 Leach Field

Key Map



— MATCH LINE - FIGURE 6 —



Legend

- Rough Acres Ranch MUP Boundary
- Existing Waterline
- Existing Roads to be Improved
- Proposed Waterline
- Proposed Component
- Proposed Fuel Modification Area
- ⊗ Photo Location, Direction, and Plate Number

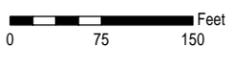
Existing Components to be Improved

- ER-1 Two-way Road (24-ft)
- ER-8 Two-way Road (24-ft)
- ER-9 Two-way Road (24-ft)

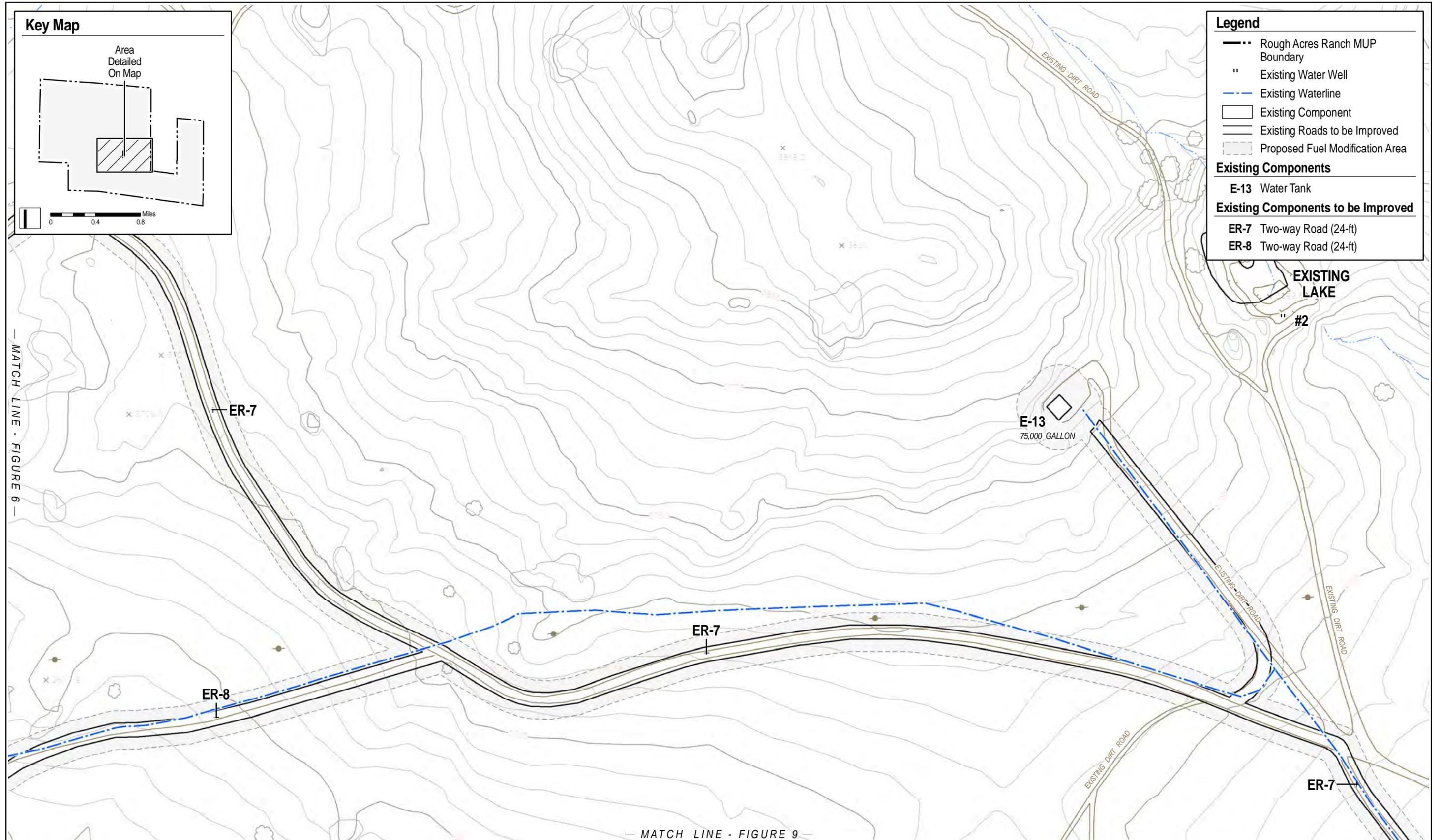
Proposed Components

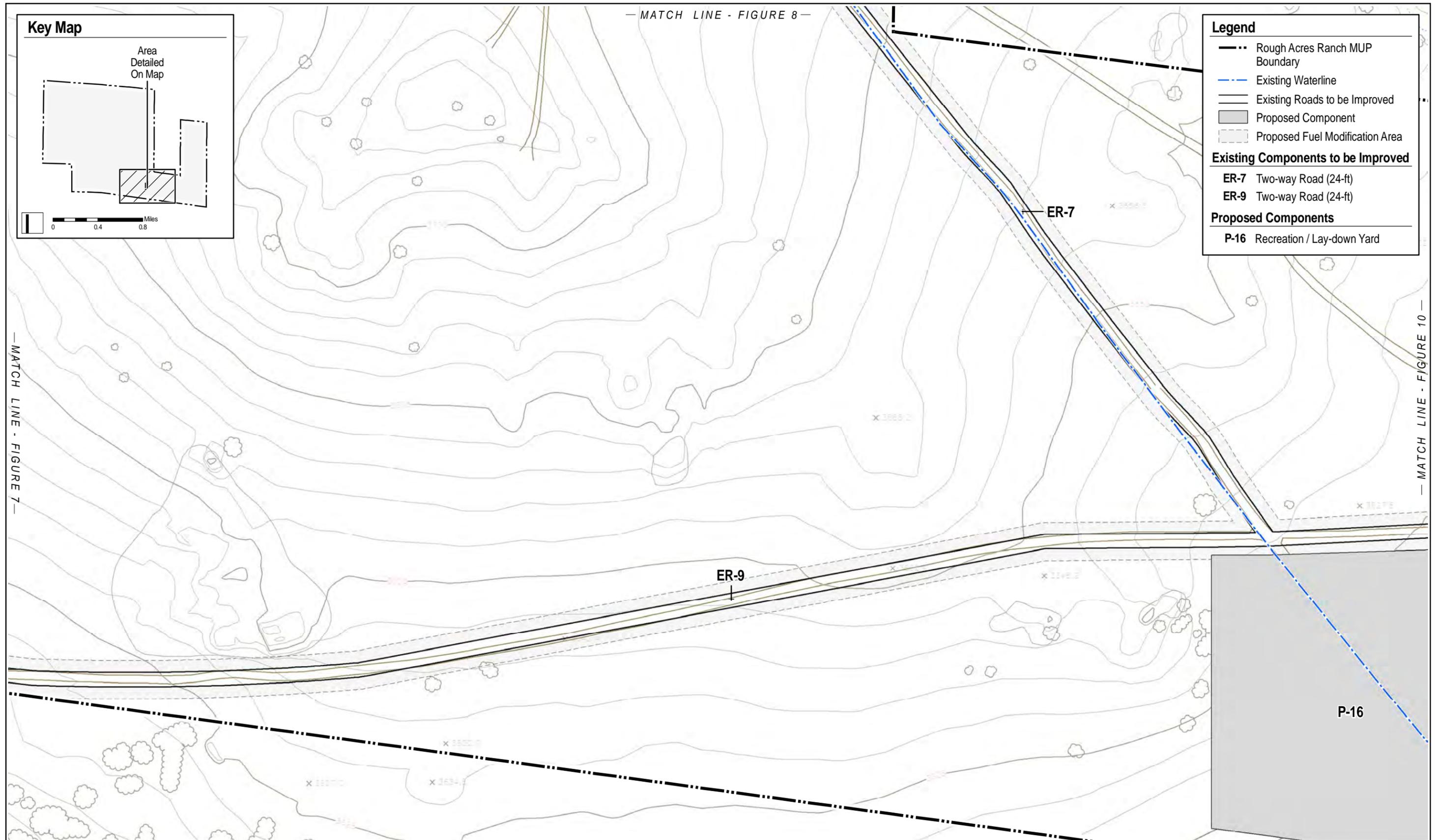
- P-8 Ranch Residence and Storage Building
- P-9 Ranch Residence and Storage Building
- P-10 Driveway (16-ft)
- P-11 Driveway (16-ft)
- P-17 Campsite (30'x40')
- P-20 Septic Tank
- P-21 Leach Field

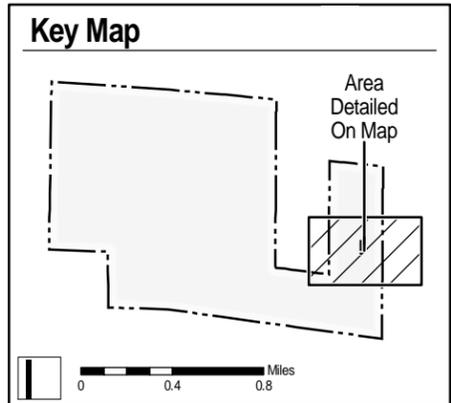
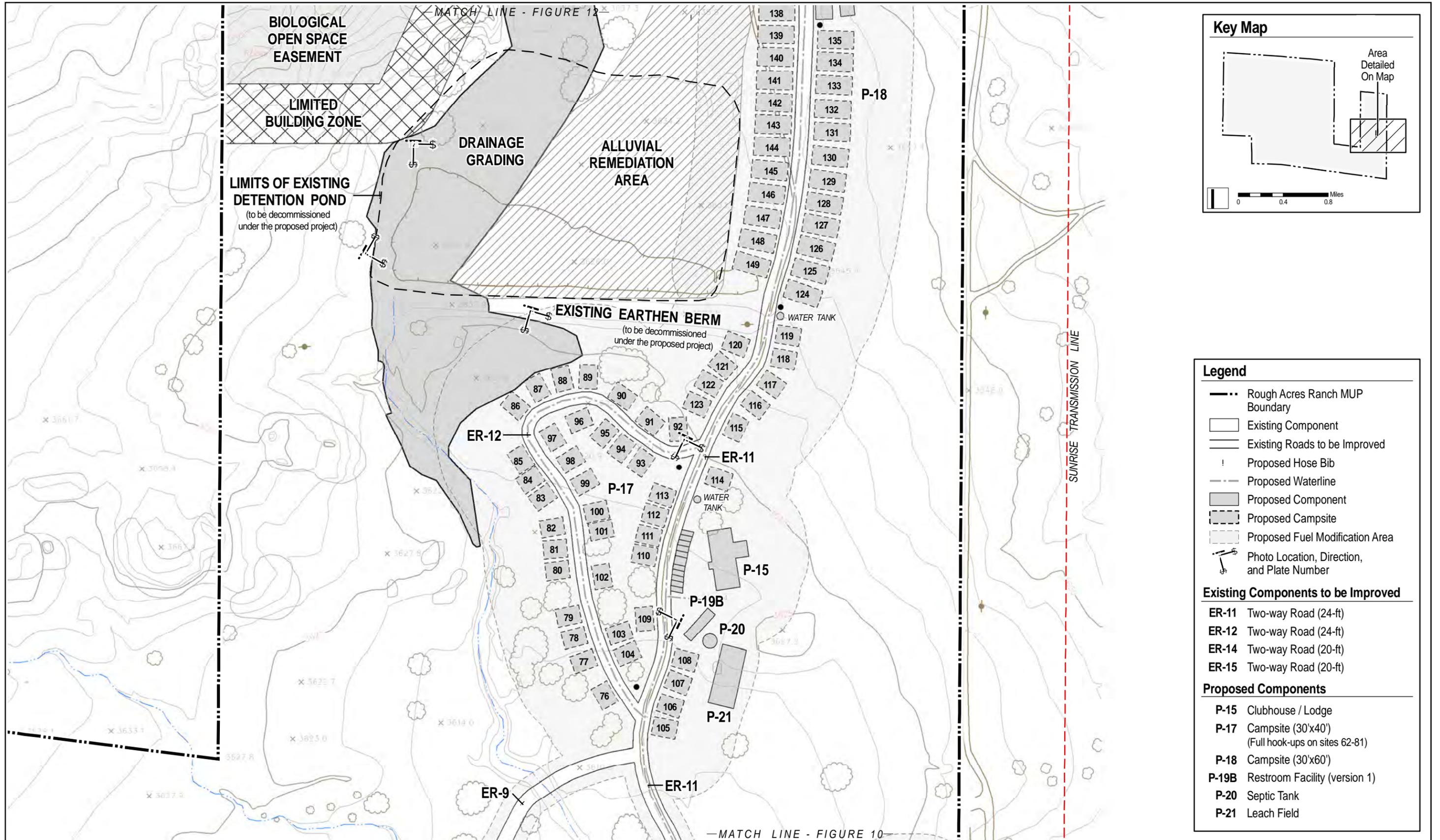
ACCESS TO RIBBONWOOD RD. 66



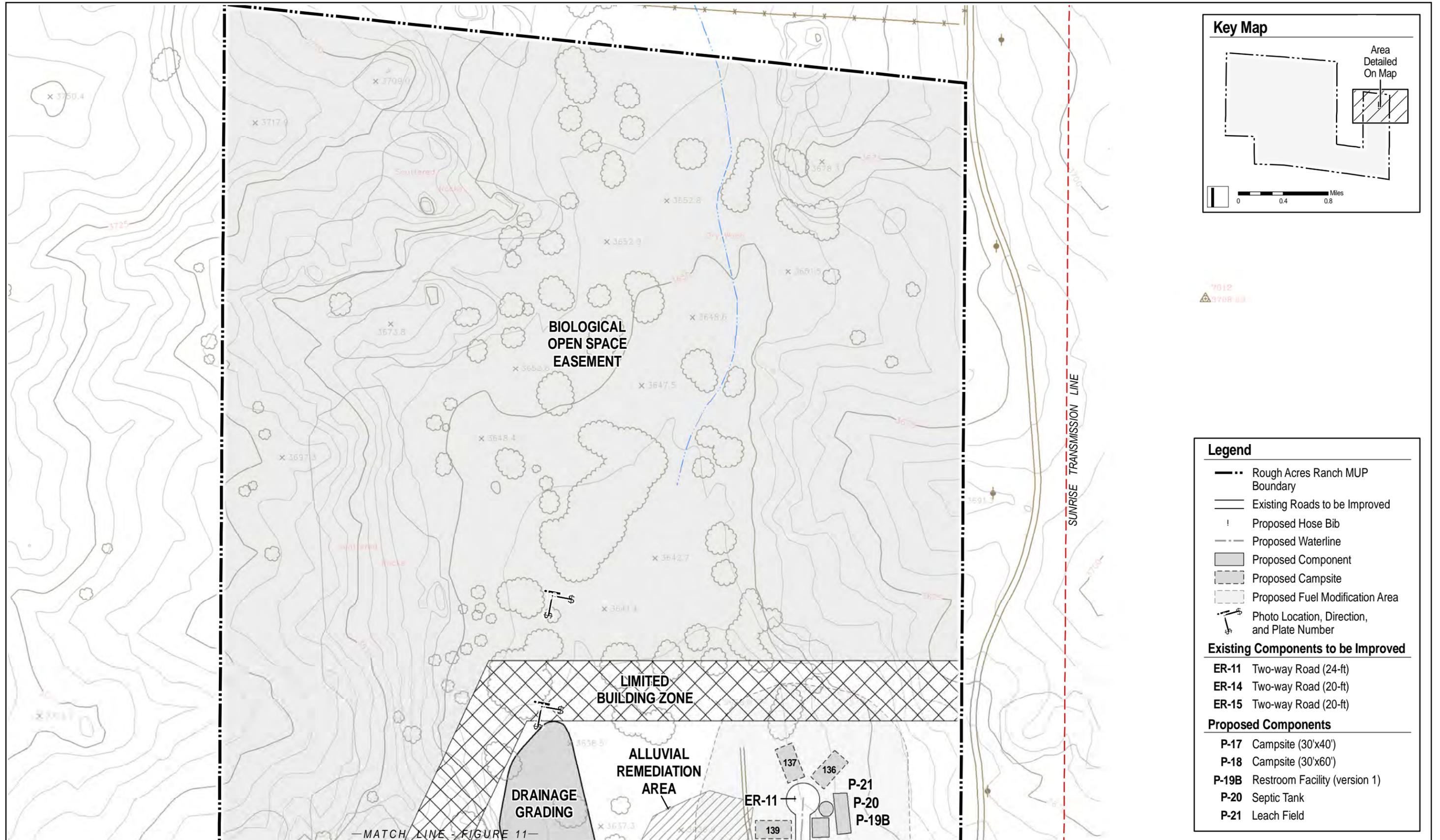
— MATCH LINE - FIGURE 9 —

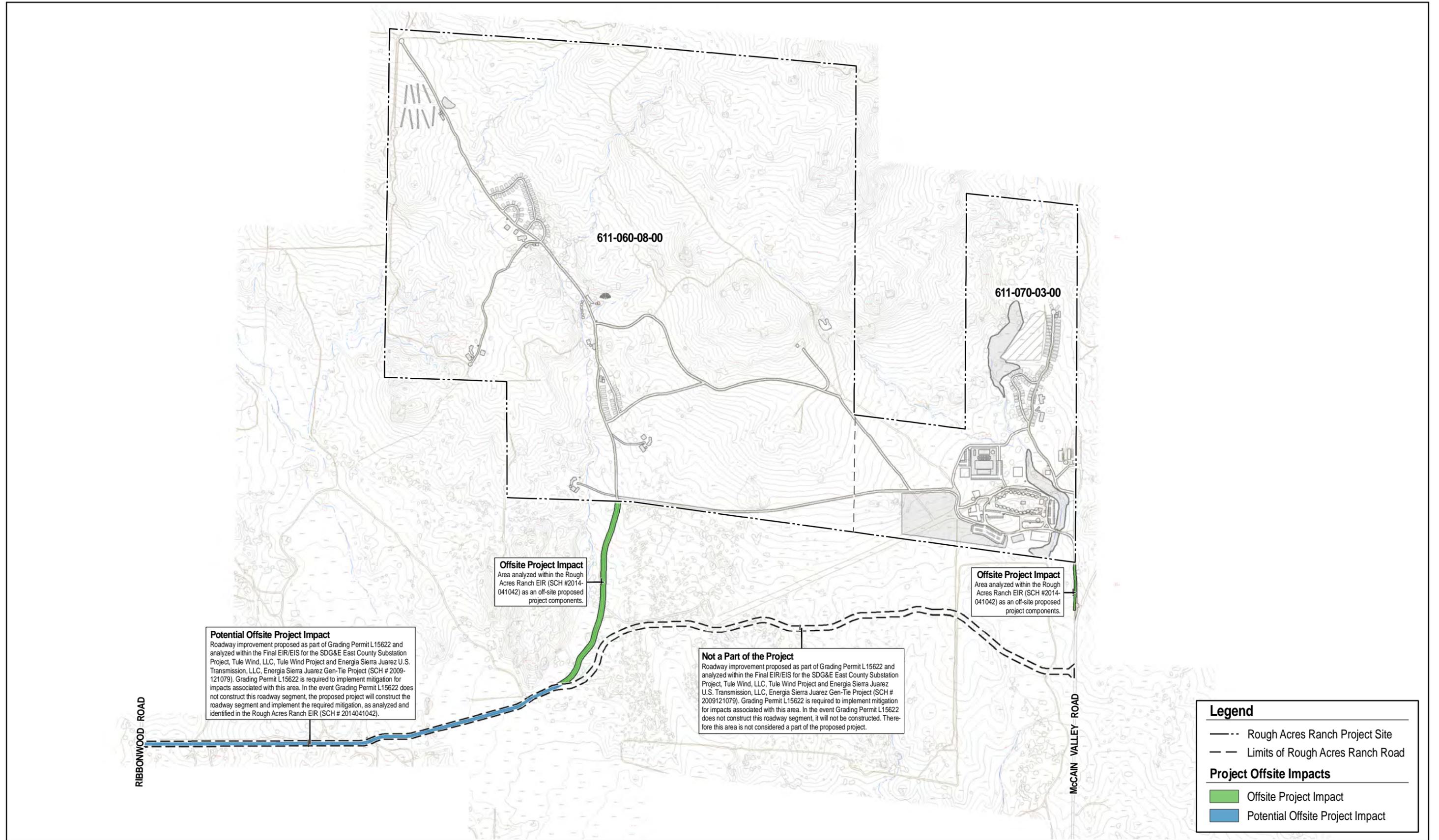


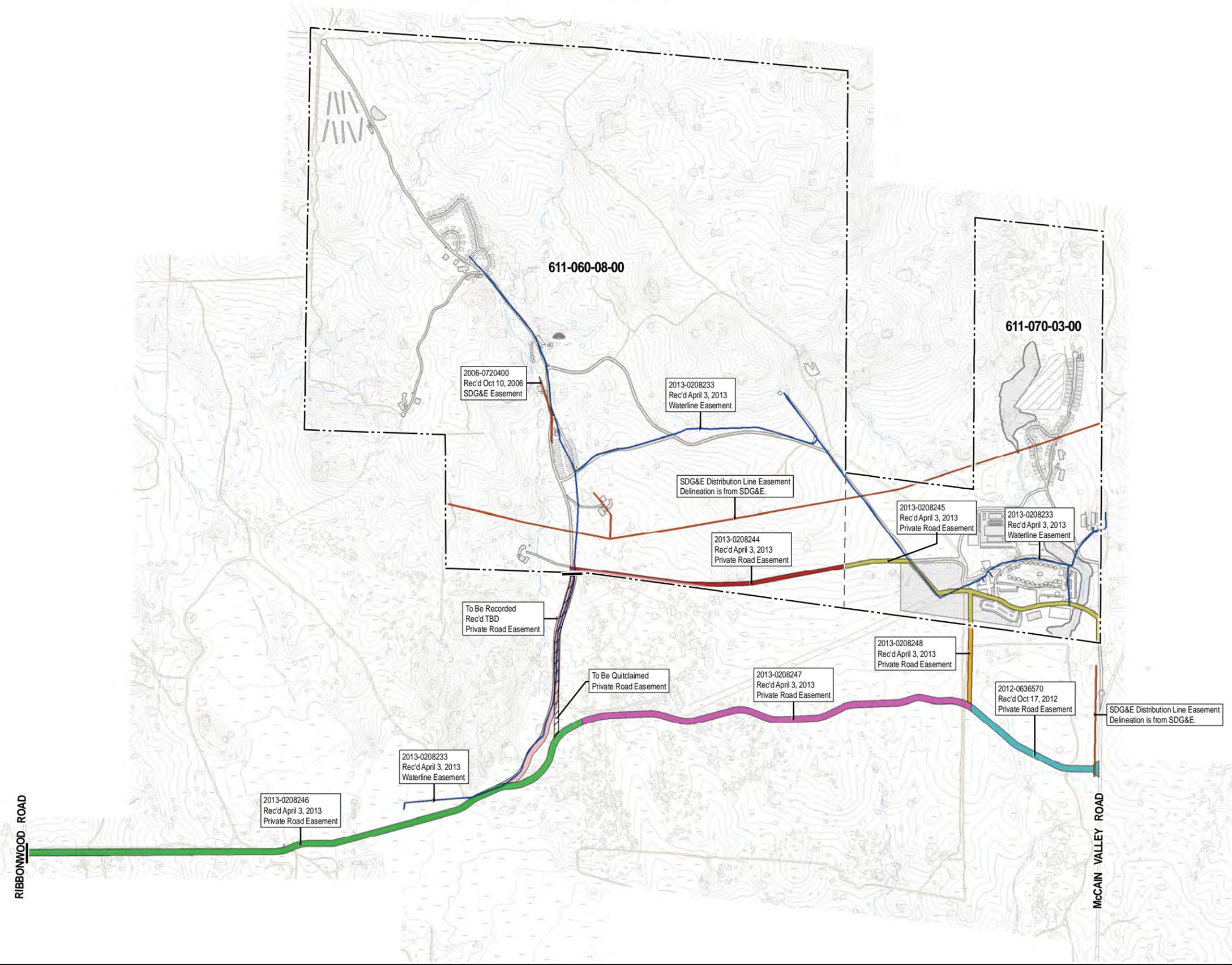




- Legend**
- Rough Acres Ranch MUP Boundary
 - Existing Component
 - Existing Roads to be Improved
 - Proposed Hose Bib
 - Proposed Waterline
 - Proposed Component
 - Proposed Campsite
 - Proposed Fuel Modification Area
 - Photo Location, Direction, and Plate Number
- Existing Components to be Improved**
- ER-11 Two-way Road (24-ft)
 - ER-12 Two-way Road (24-ft)
 - ER-14 Two-way Road (20-ft)
 - ER-15 Two-way Road (20-ft)
- Proposed Components**
- P-15 Clubhouse / Lodge
 - P-17 Campsite (30'x40')
(Full hook-ups on sites 62-81)
 - P-18 Campsite (30'x60')
 - P-19B Restroom Facility (version 1)
 - P-20 Septic Tank
 - P-21 Leach Field







Legend

--- Rough Acres Ranch MUP Boundary

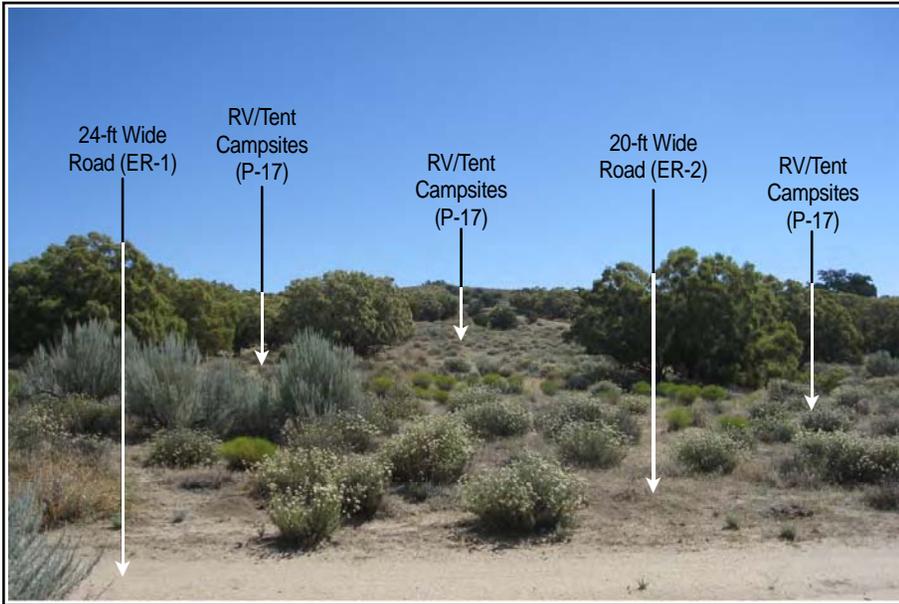
Unplottable Easements

A 2010-0164071
Rec'd April 2, 2010
SDG&E Easement

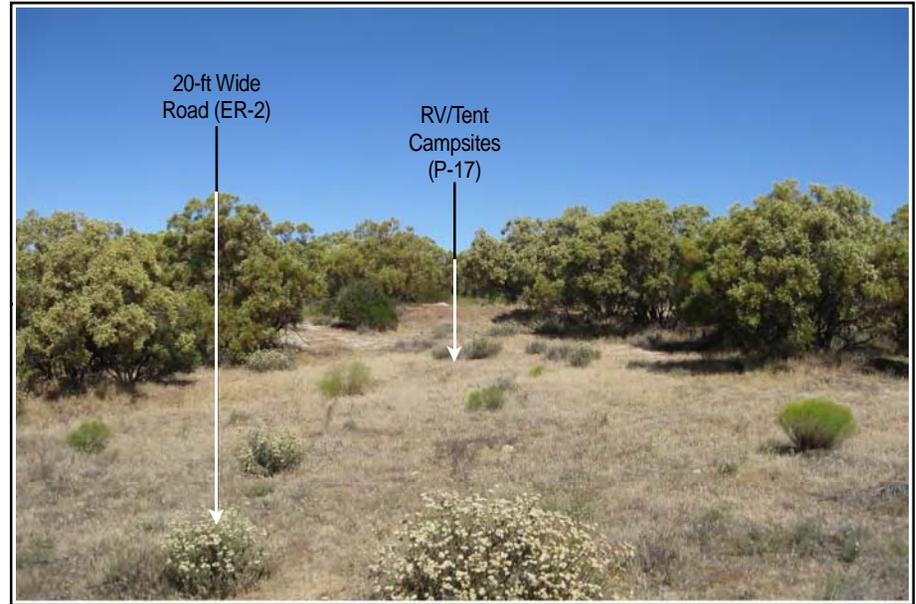
B 1971-73714
Rec'd March 11, 1971
SDG&E / Mtn Empire Electric Easement

Appendix B

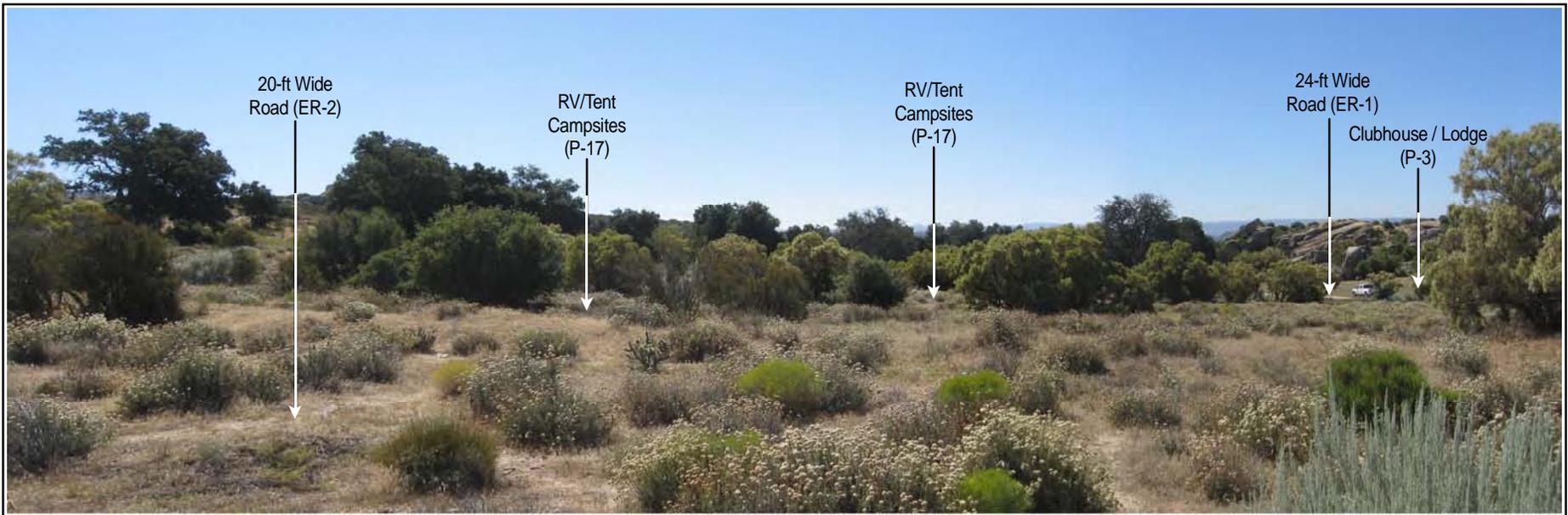
Photographs of Project Components



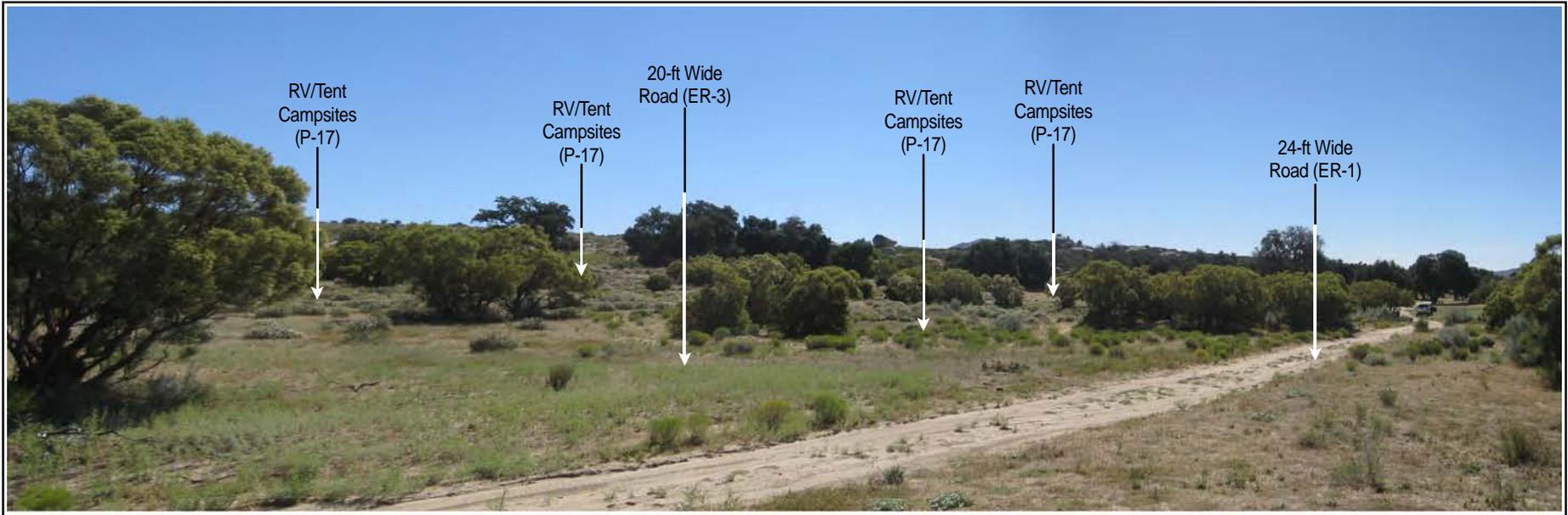
A. Eastern view of proposed RV/Tent Campsites (P-17).



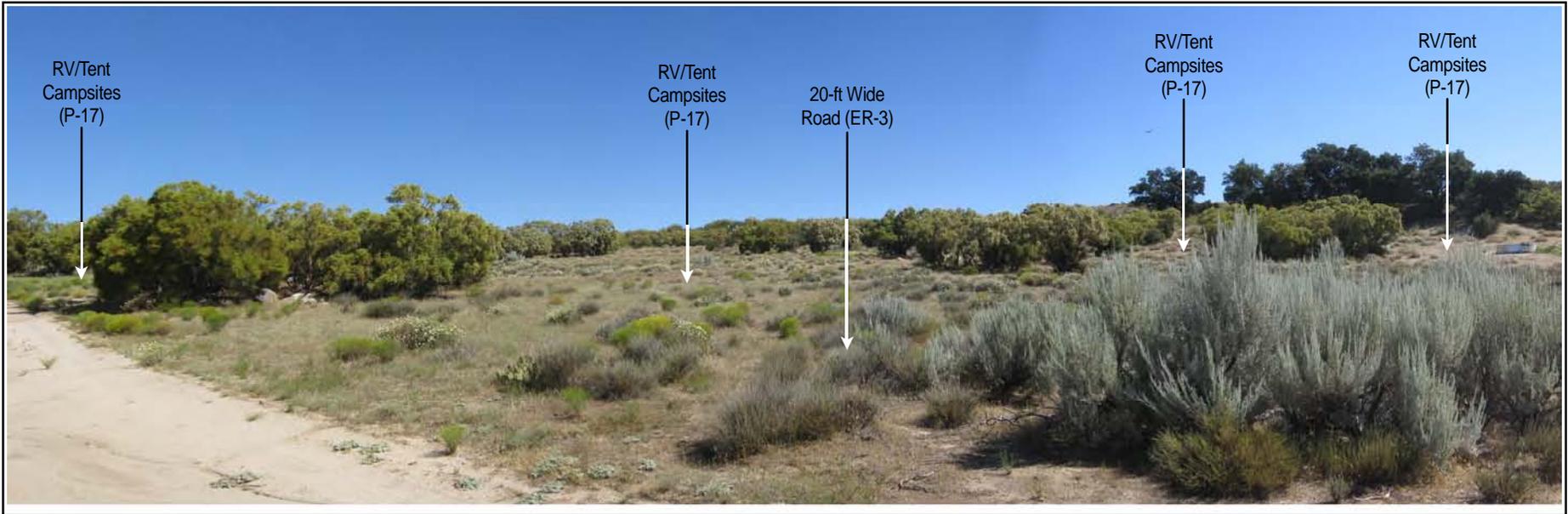
B. Northwestern view of proposed RV/Tent Campsites (P-17).



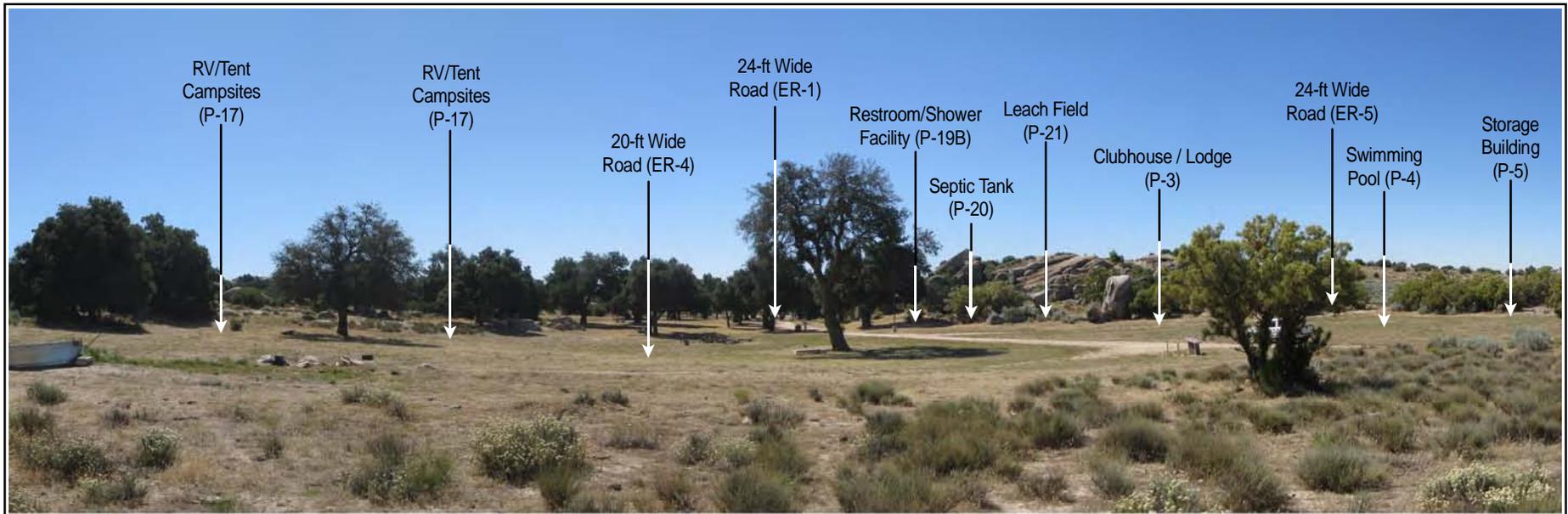
C. Southern view of proposed RV/Tent Campsites (P-17) and Western Project Area Clubhouse / Lodge (P-3).



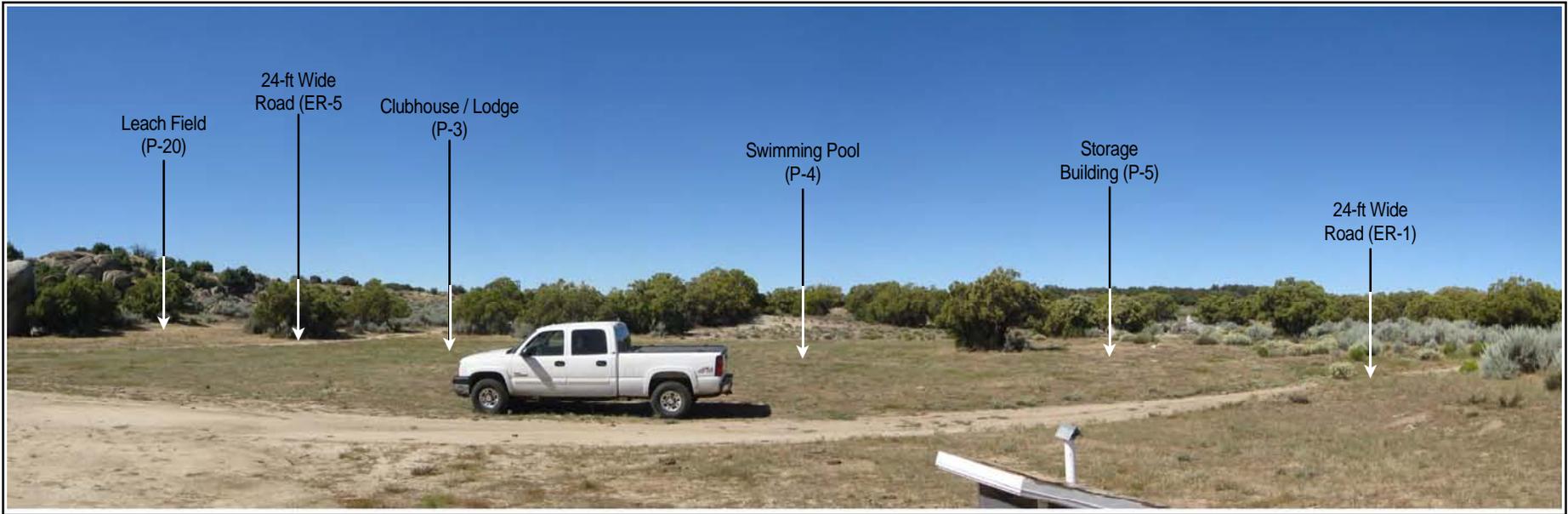
A. Northern view of proposed RV/Tent Campsites (P-17).



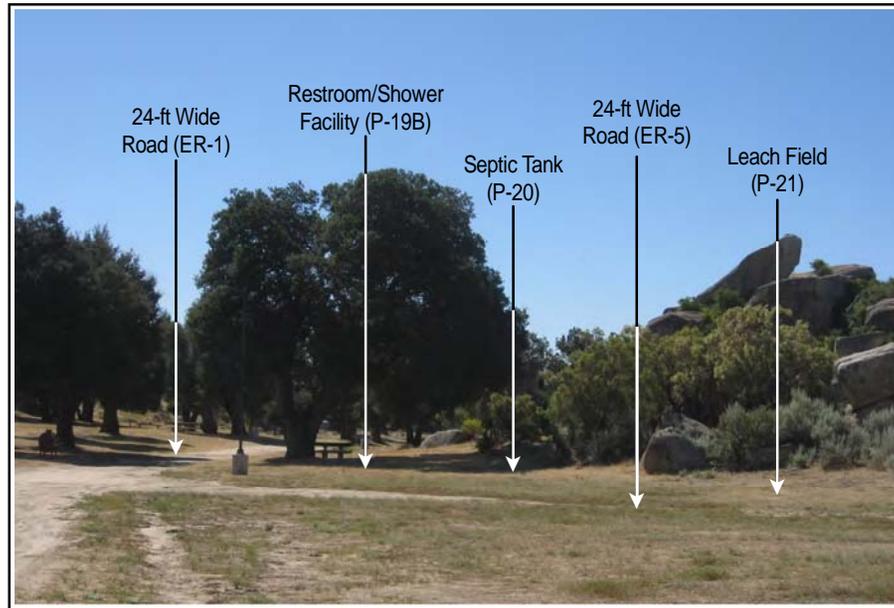
B. Eastern view of proposed RV/Tent Campsites (P-17).



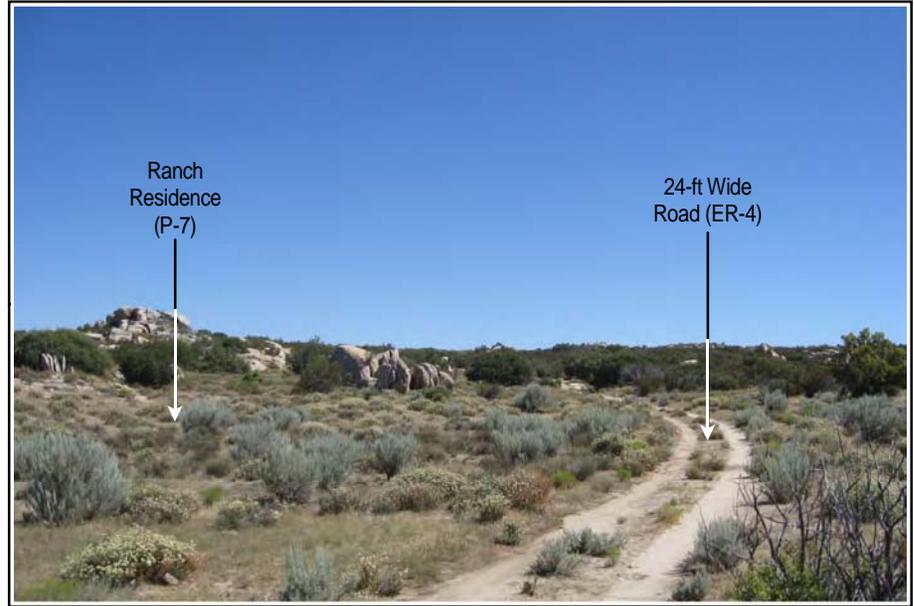
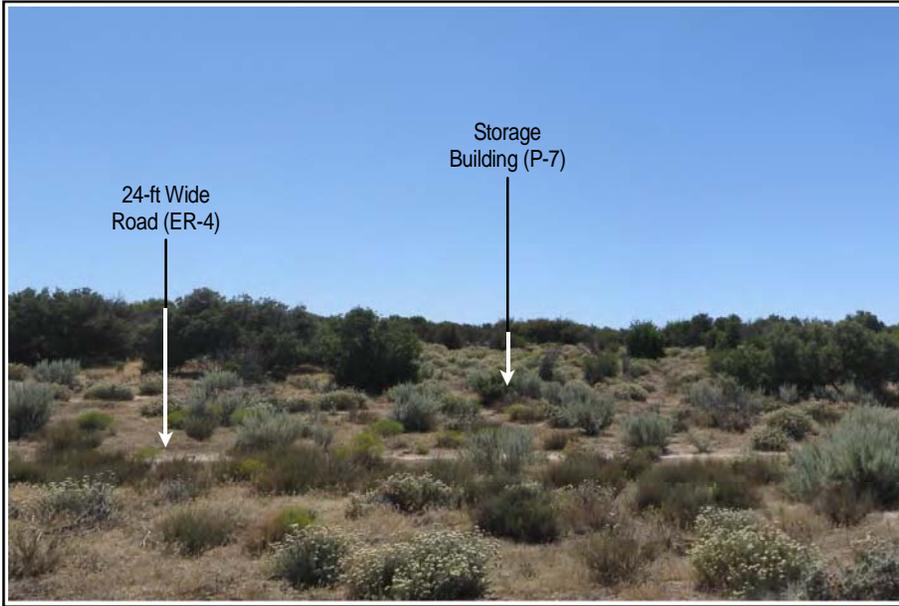
A. Southern view of various proposed components of the Western Project Area.



A. Southwestern view of proposed Western Project Area Clubhouse / Lodge (P-3), Swimming Pool (P-4), and Storage Building (P-5).

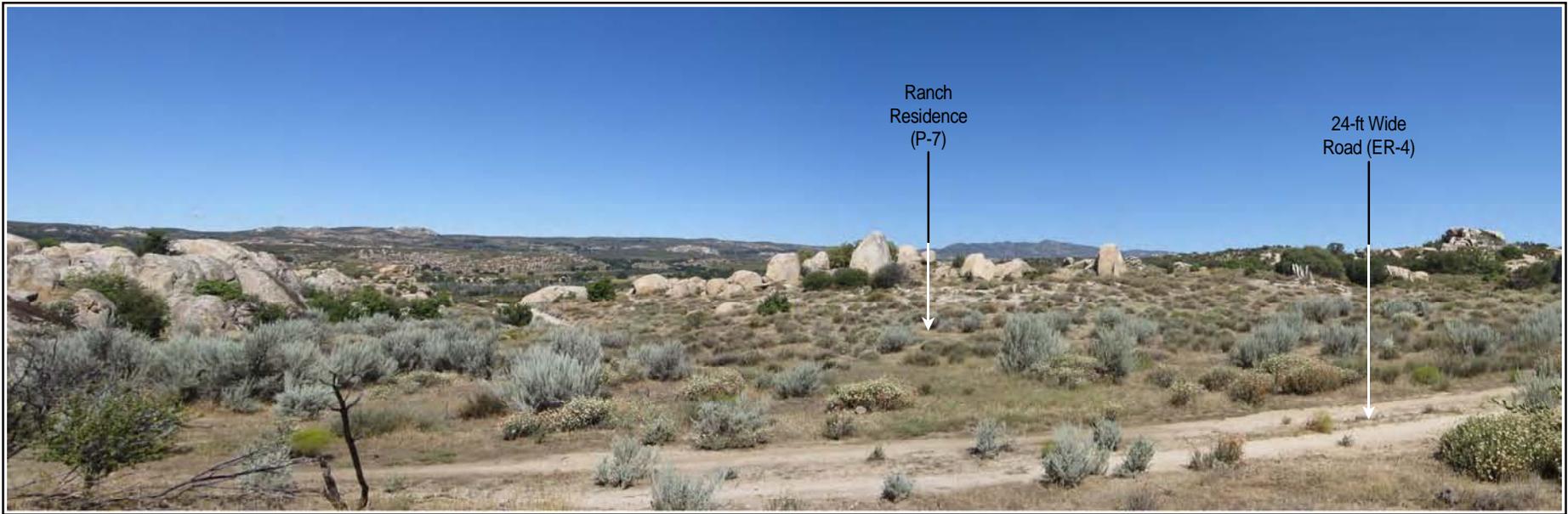


B. Southeastern view of proposed West Protect Area Bathroom/Shower Facility (P-19B) and associated septic tank (P-20) and leach field (P-21).



A. Eastern view of proposed Storage Building (P-7).

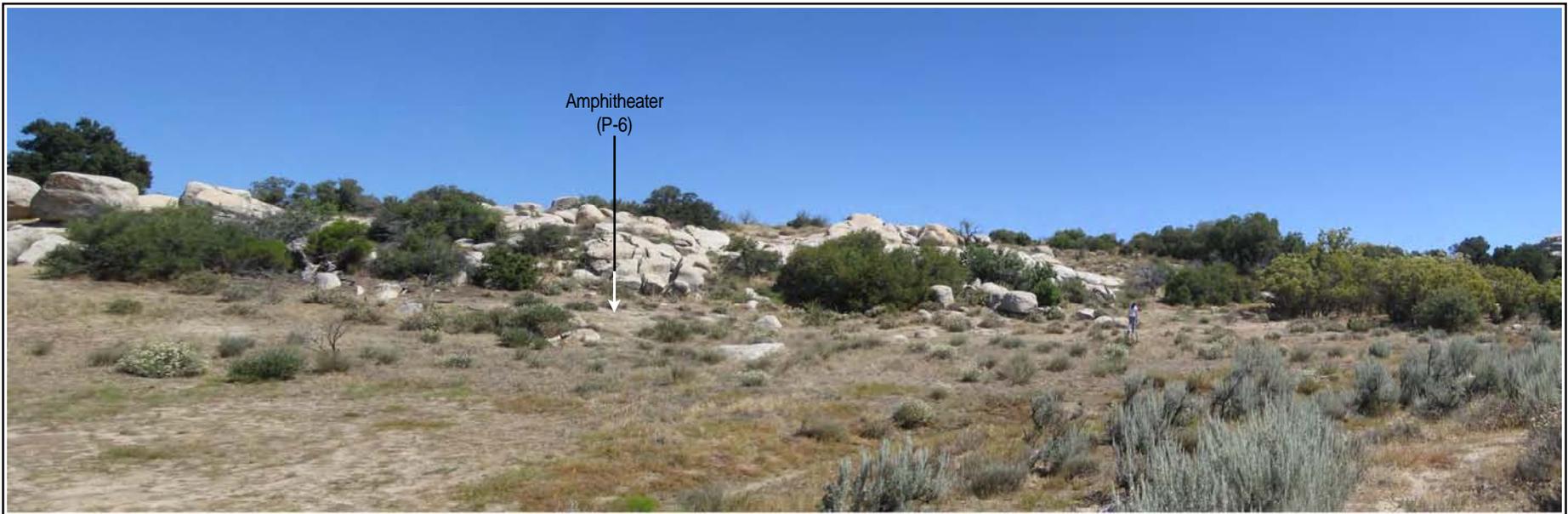
B. Northern view of proposed Ranch Residence (P-7).



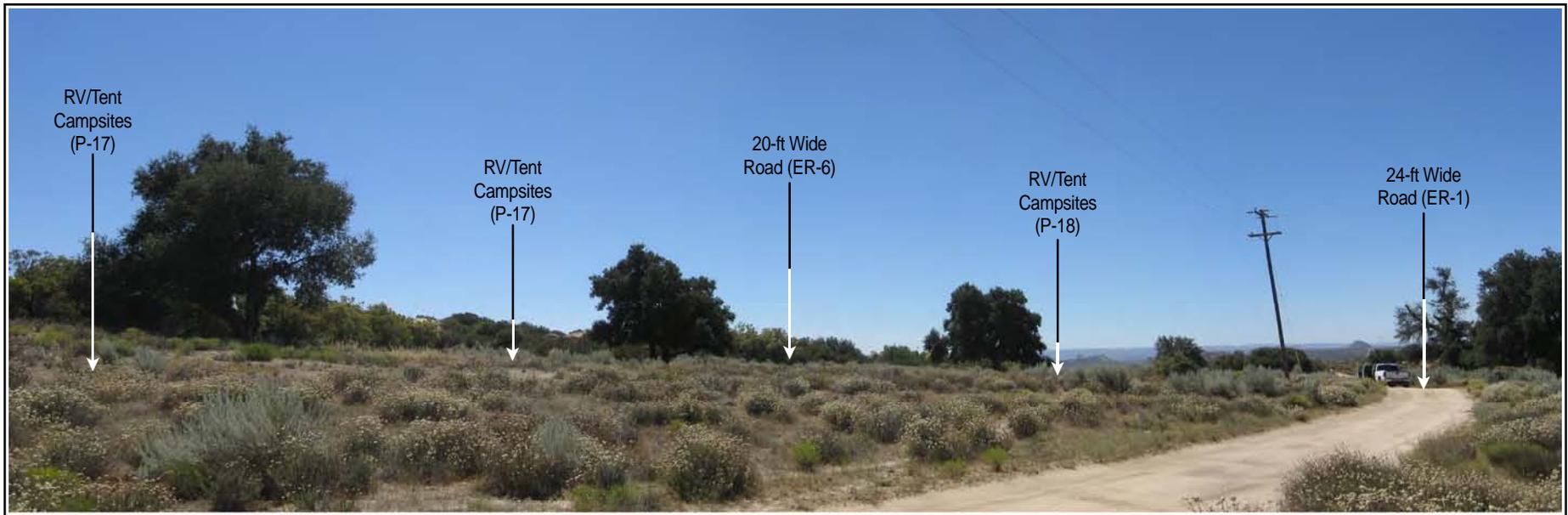
C. Western view of proposed Ranch Residence (P-7).



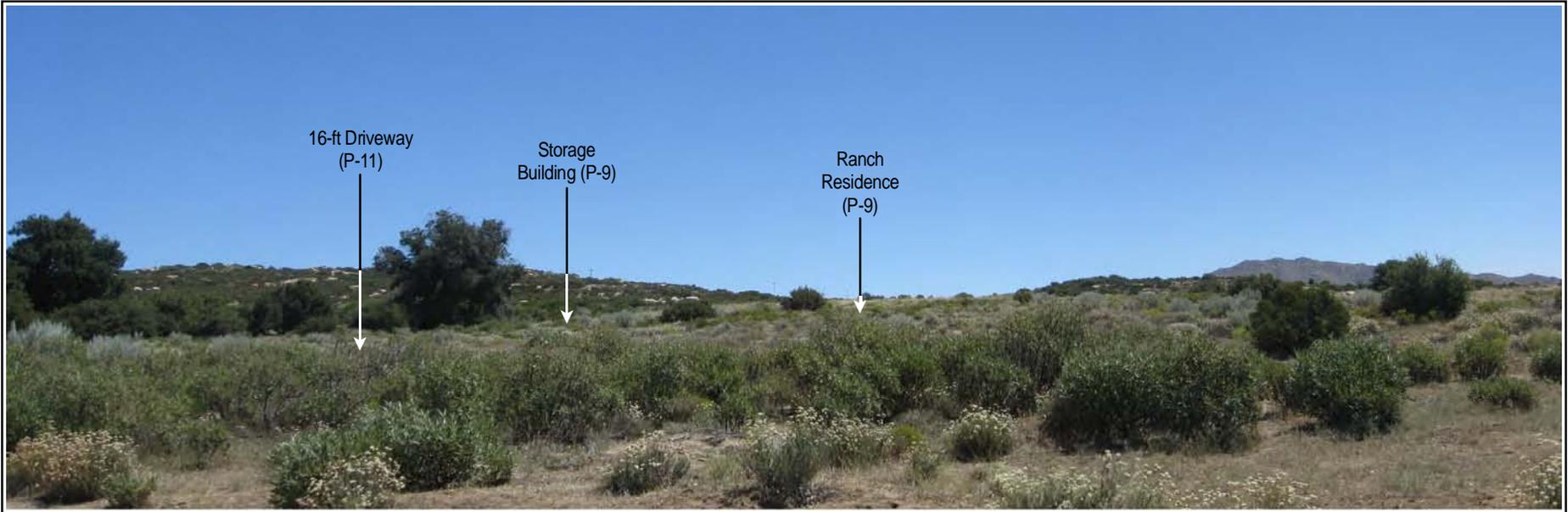
A. Western view of six existing Corrals (E-2), Septic Tank (E-15), and Leach Field (E-16).



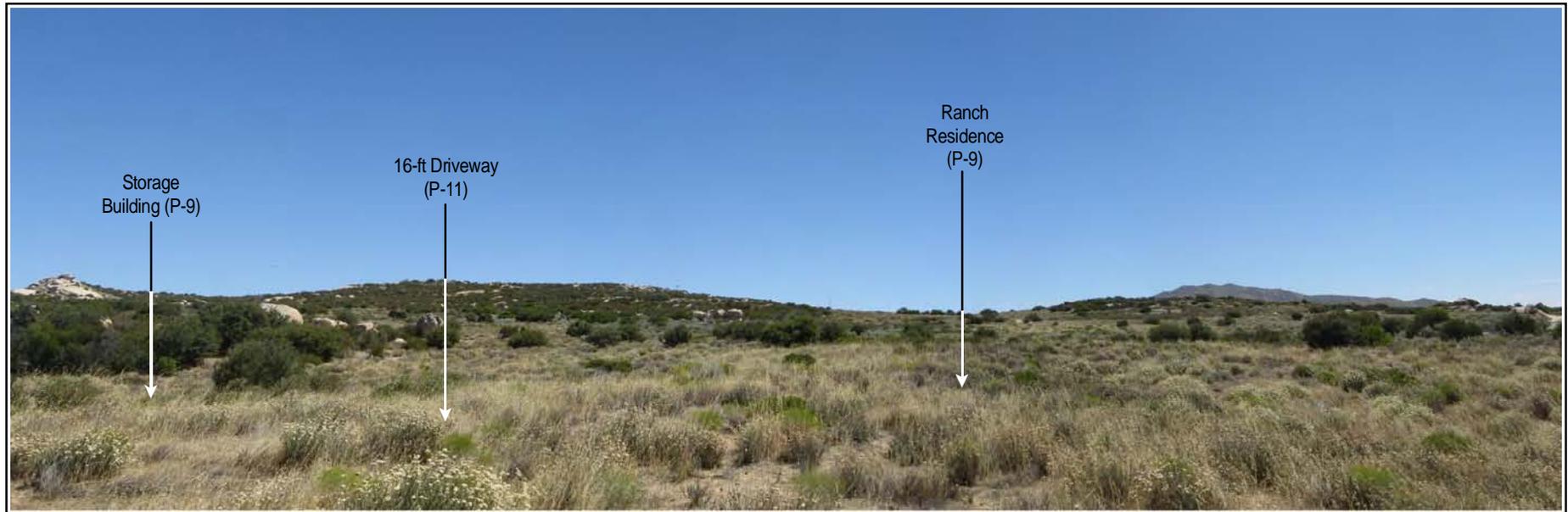
C. Northern view of proposed Amphitheater (P-6).



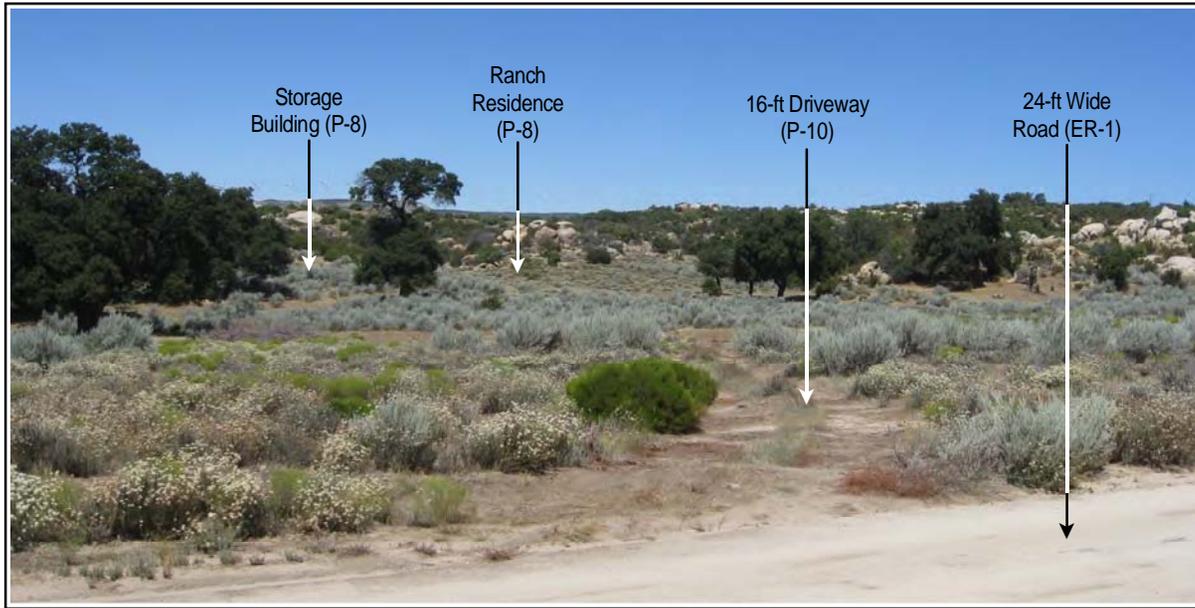
A. Southeastern view of proposed RV/Tent Campsites (P-17).



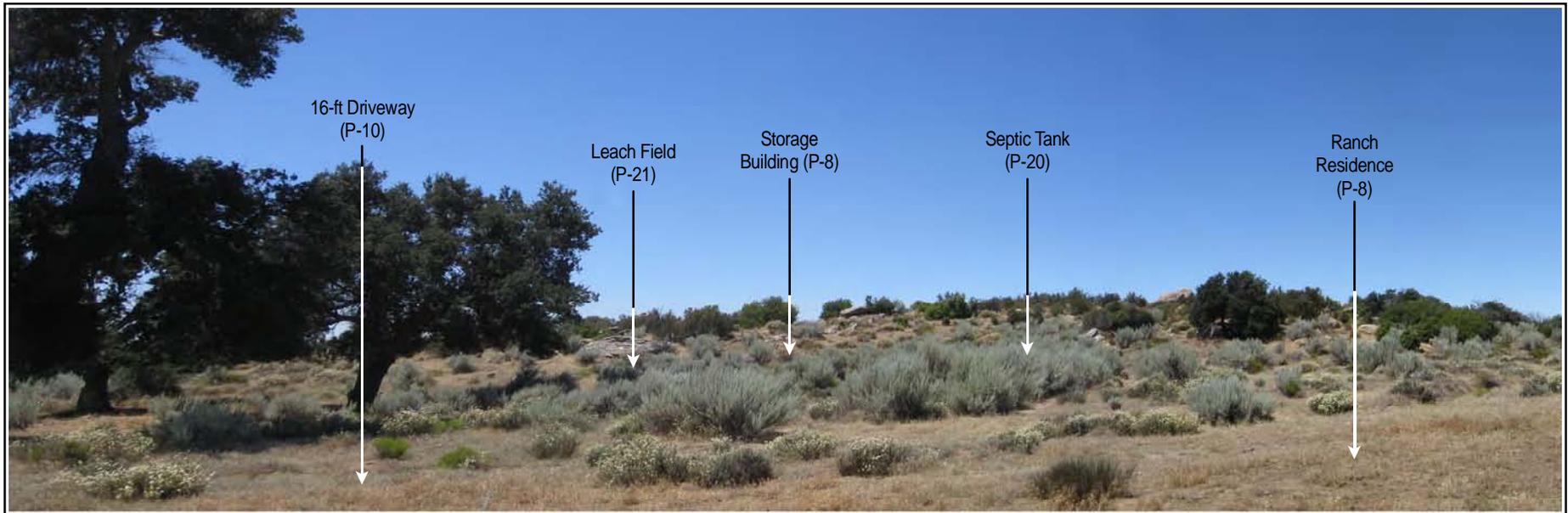
A. Eastern view of proposed Ranch Residence (P-9), Storage Building (P-9) and 16-ft Driveway (P-11).



B. Northeastern view of proposed Ranch Residence (P-9), Storage Building (P-9) and 16-ft Driveway (P-11).



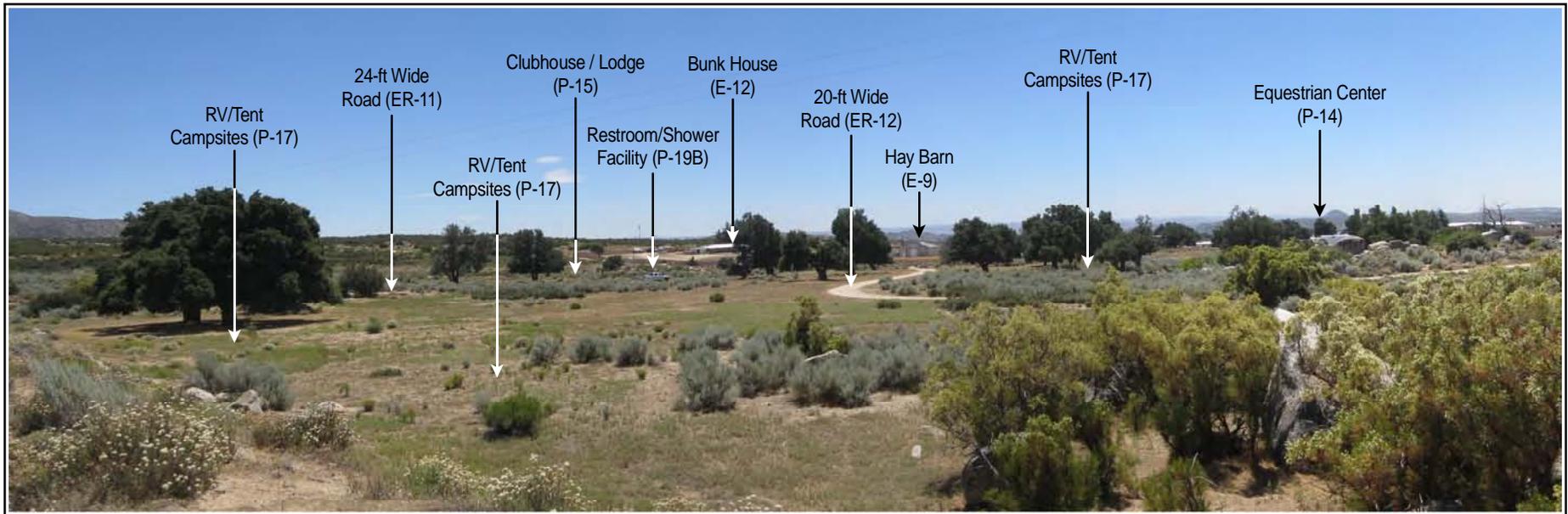
A. Western view of proposed Ranch Residence (P-8), Storage Building (P-8), and 16-ft Driveway (P-10).



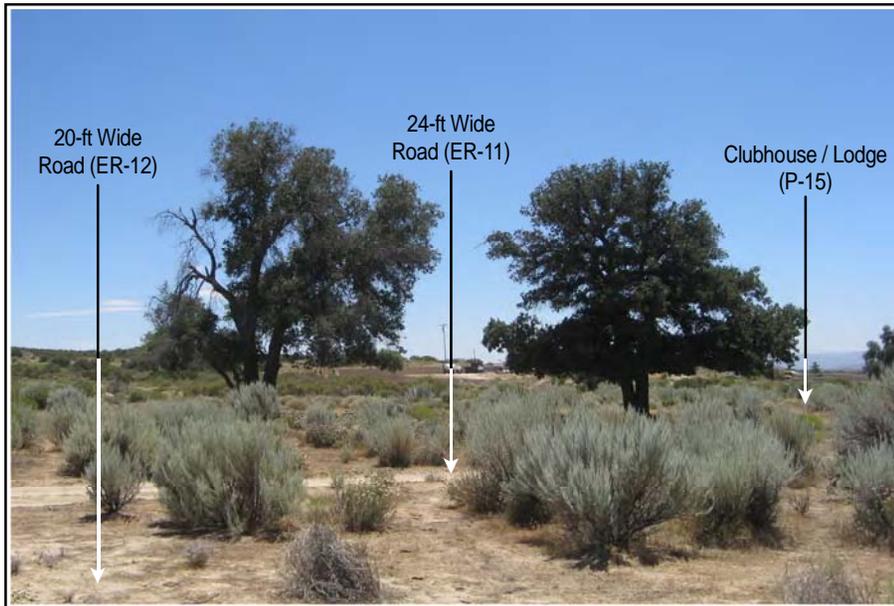
B. Southern view of proposed Ranch Residence (P-8), Storage Building (P-8), Septic Tank (P-20), Leach Field (P-21) and 16-ft Driveway (P-10).



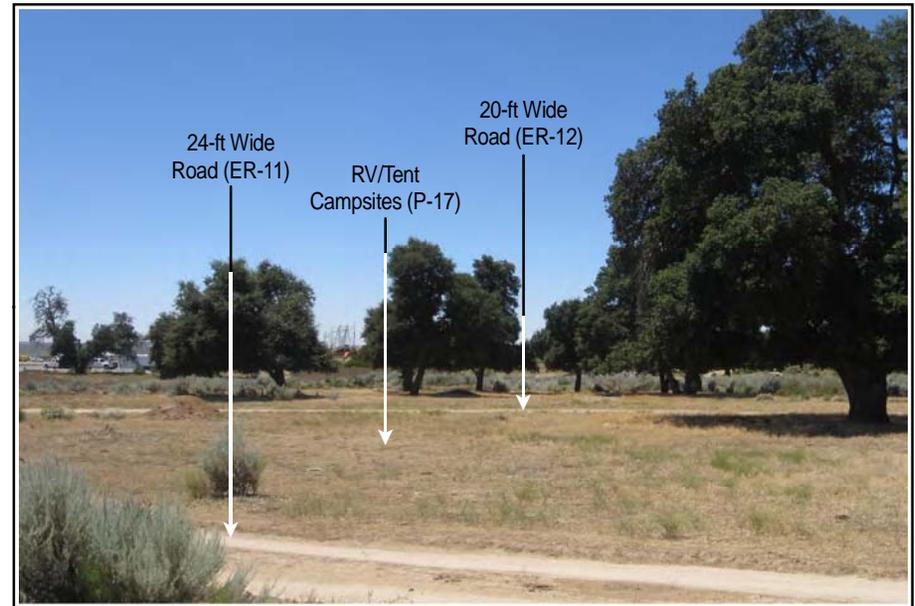
A. Southwestern view of various existing and proposed components in the Eastern Project Area.



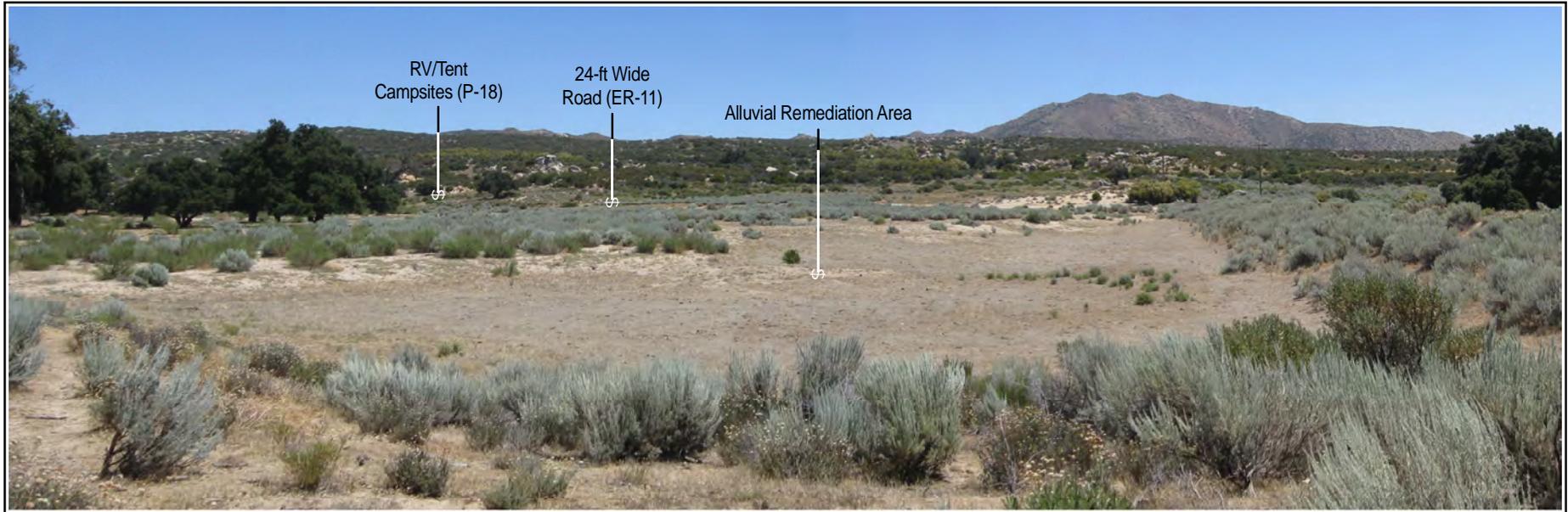
A. Southeastern view of proposed East Project Area Clubhouse / Lodge (P-15), Restroom/Shower Facility (P-19B), and RV/ Tent Dry Campsites (P-17).



B. Southern view of proposed East Project Area Clubhouse / Lodge (P-15).



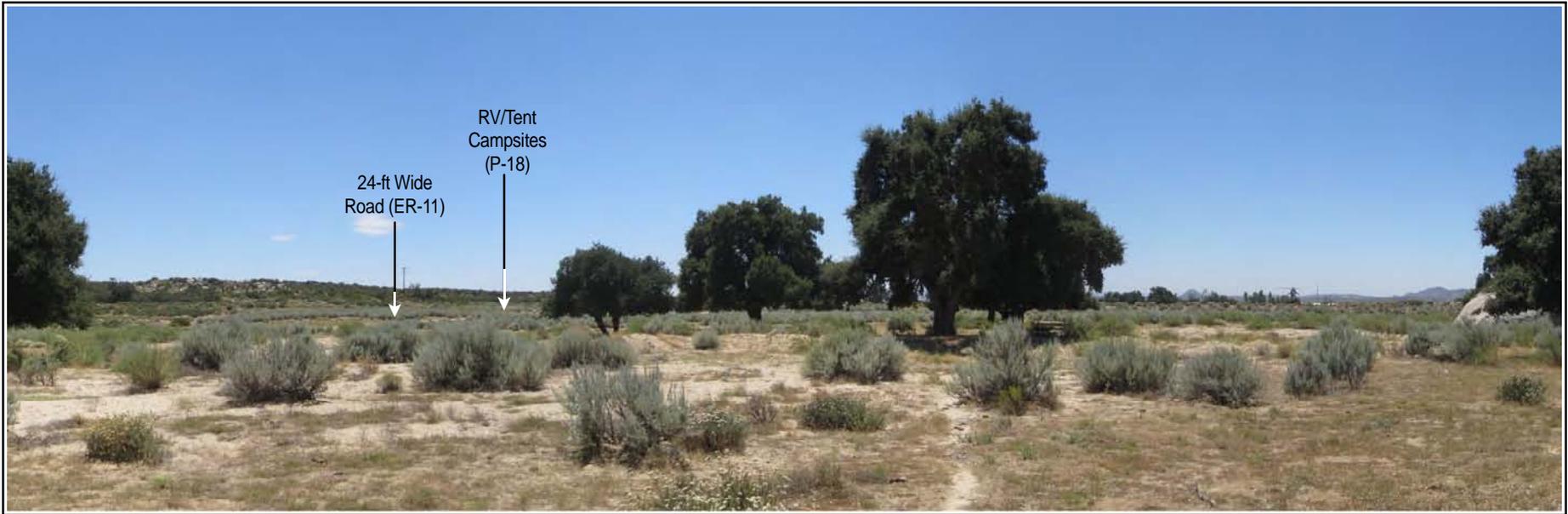
C. Western view of proposed RV/Tent Campsites (P-17).



A. Eastern view of Existing Earthen Berm, Detention Basin and proposed RV/Tent Campsites (P-18).



B. Southern view of Grading Area.



A. Southeastern view of proposed RV/Tent Campsites (P-18).



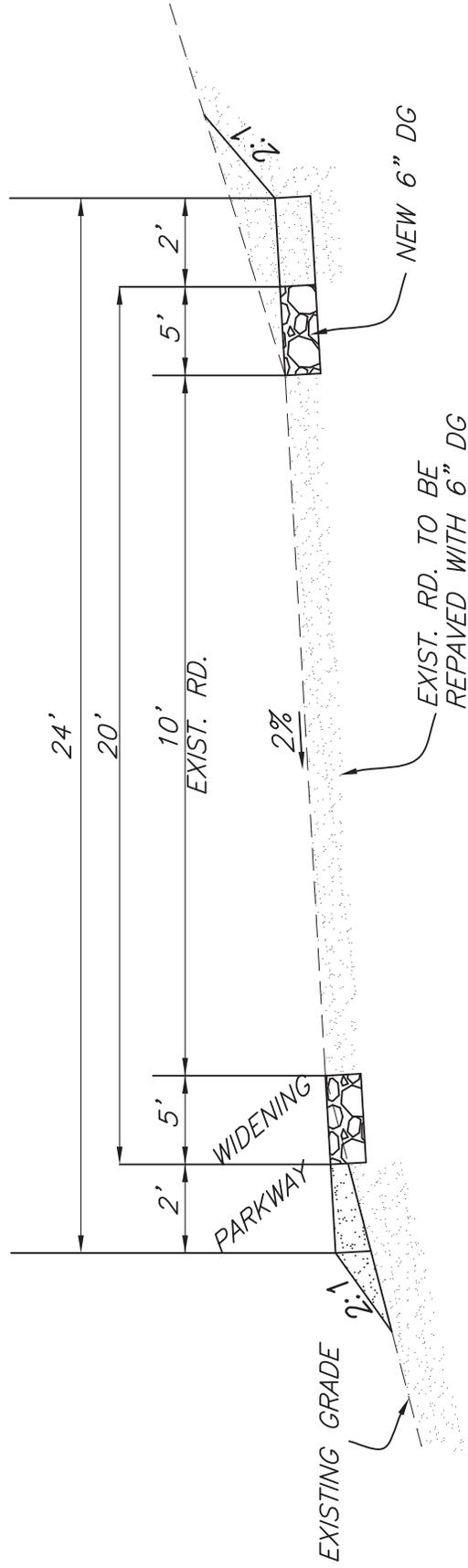
B. Southeastern view of proposed RV/Tent Campsites (P-18).

Appendix C

Road Improvement Cross Sections

ROUGH ACRES RANCH - MUP PROPOSED CROSS-SECTION

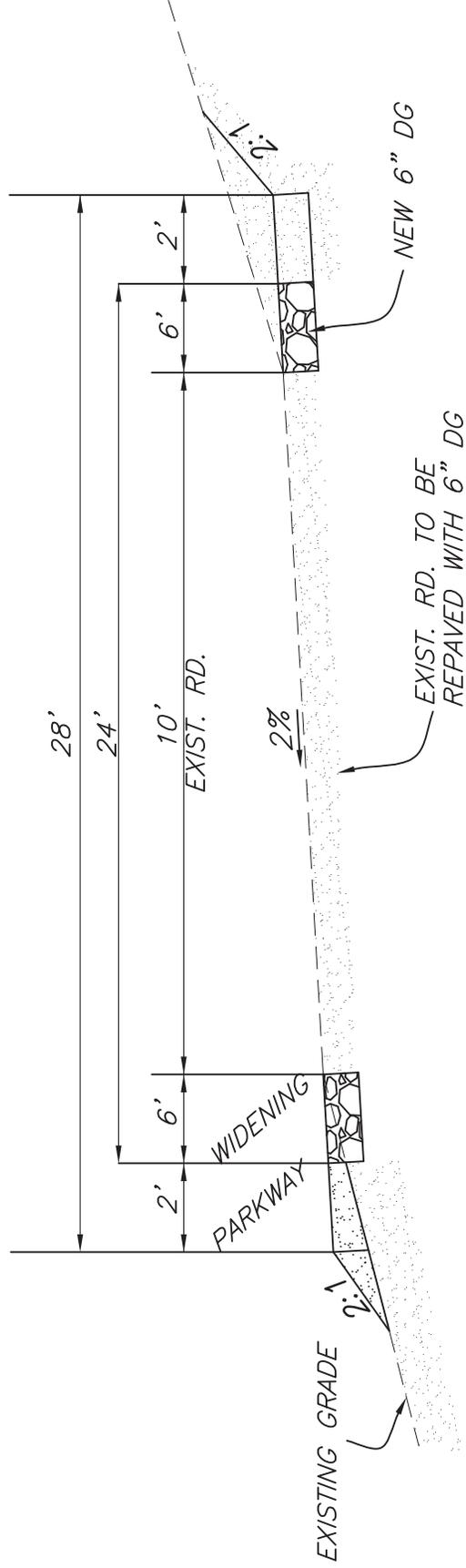
Existing Road - 10' unpaved
Proposed Road - 20' paved / 24' graded



NOT TO SCALE

ROUGH ACRES RANCH - MUP PROPOSED CROSS-SECTION

Existing Road - 10' unpaved
Proposed Road - 24' paved / 28' graded

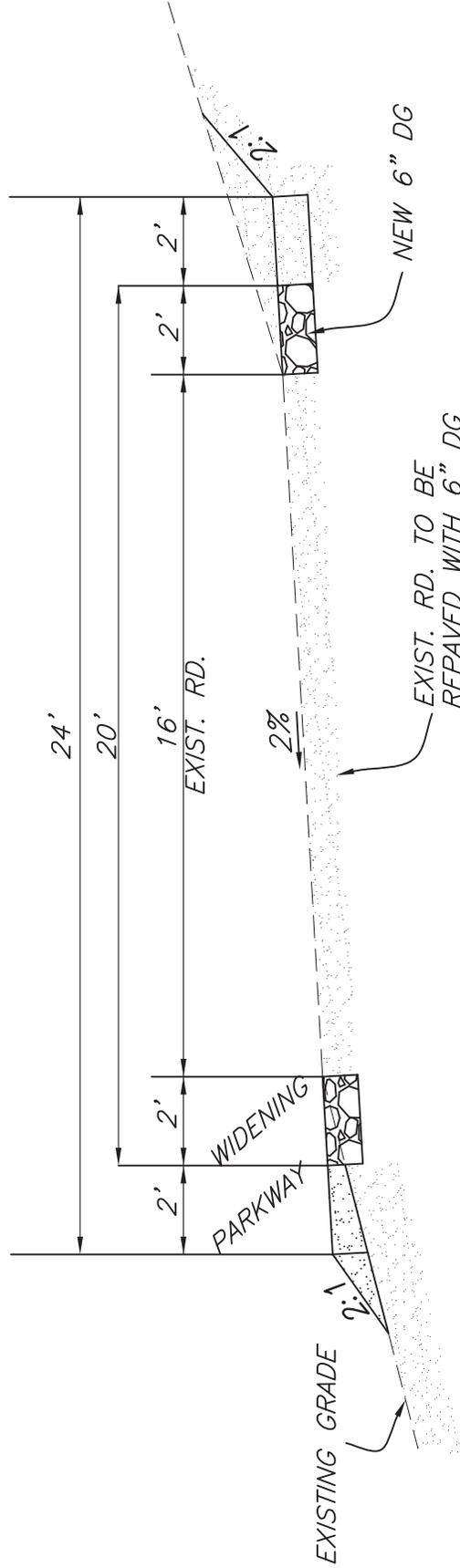


NOT TO SCALE

ROUGH ACRES RANCH – MUP **PROPOSED CROSS-SECTION**

Existing Road - 16' unpaved

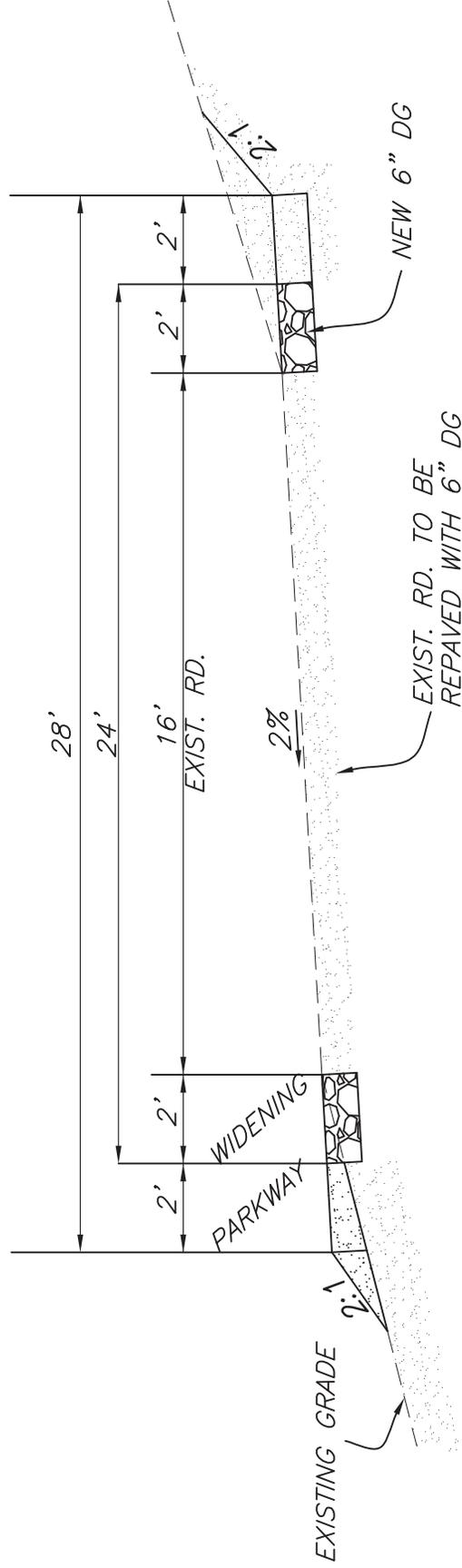
Proposed Road - 20' paved / 24' graded



NOT TO SCALE

ROUGH ACRES RANCH -- MUP **PROPOSED CROSS-SECTION**

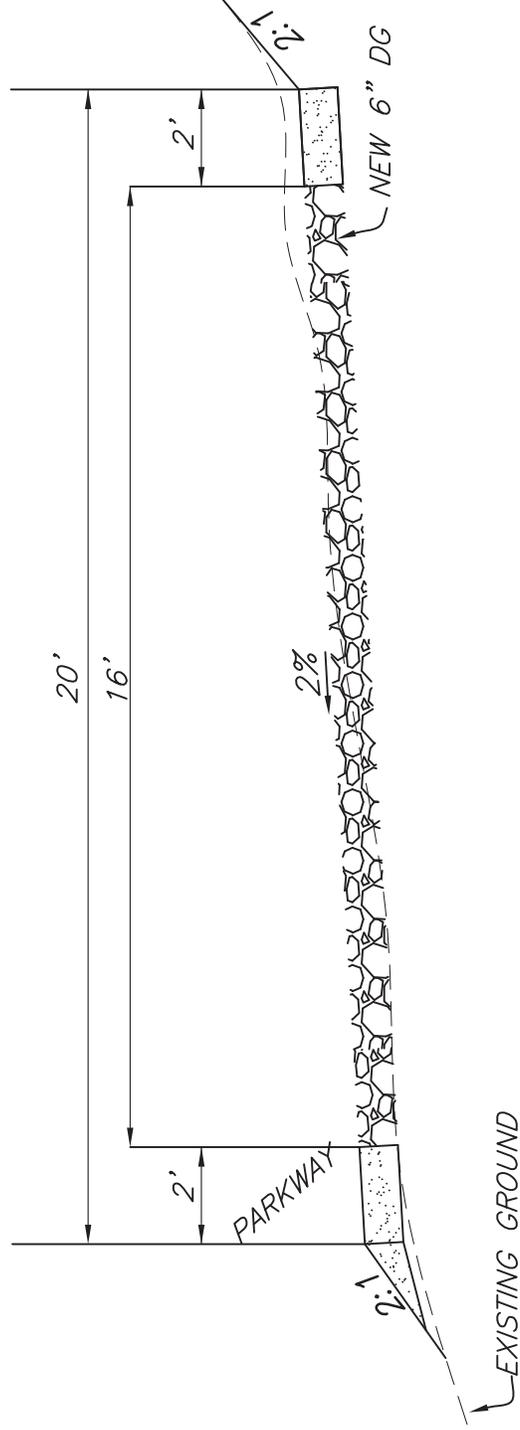
Existing Road - 16' unpaved
Proposed Road - 24' paved / 28' graded



NOT TO SCALE

ROUGH ACRES RANCH -- MUP **PROPOSED CROSS-SECTION**

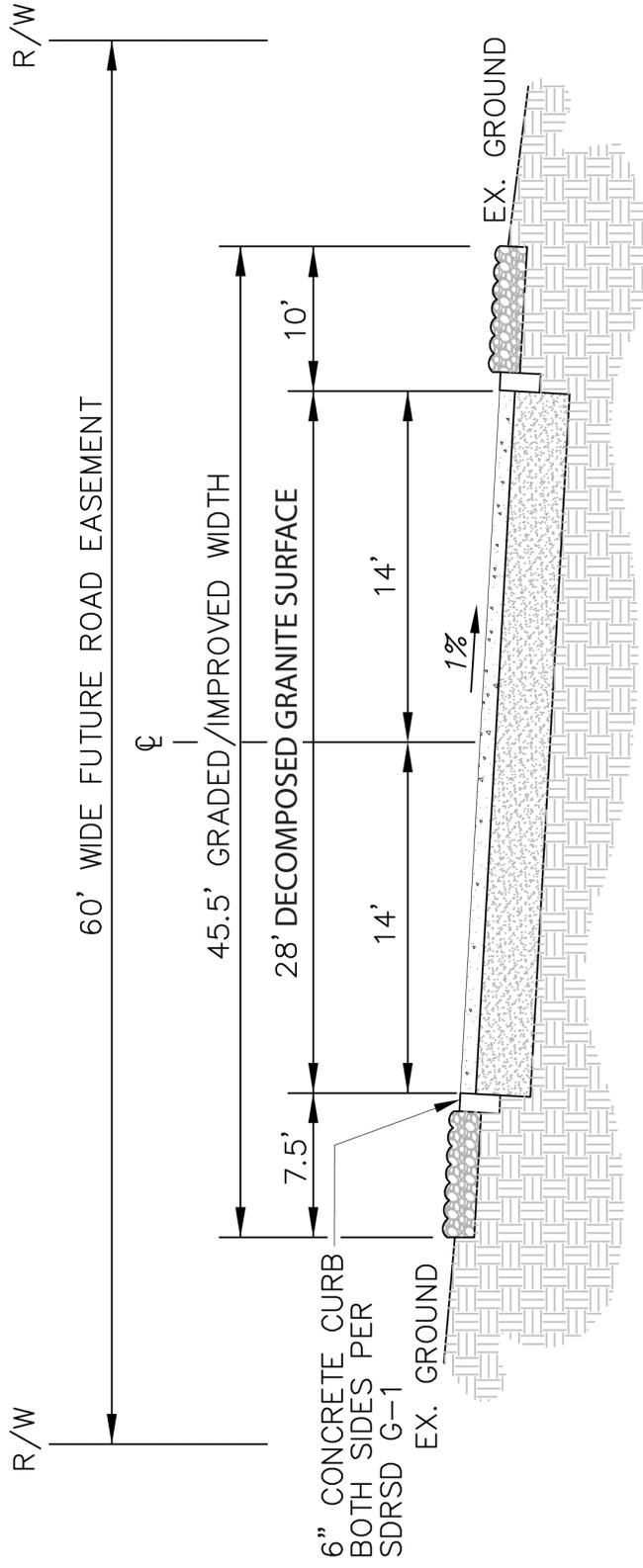
Proposed Driveway - 16' paved / 20' graded



NOT TO SCALE

ROUGH ACRES RANCH – MUP PROPOSED CROSS-SECTION

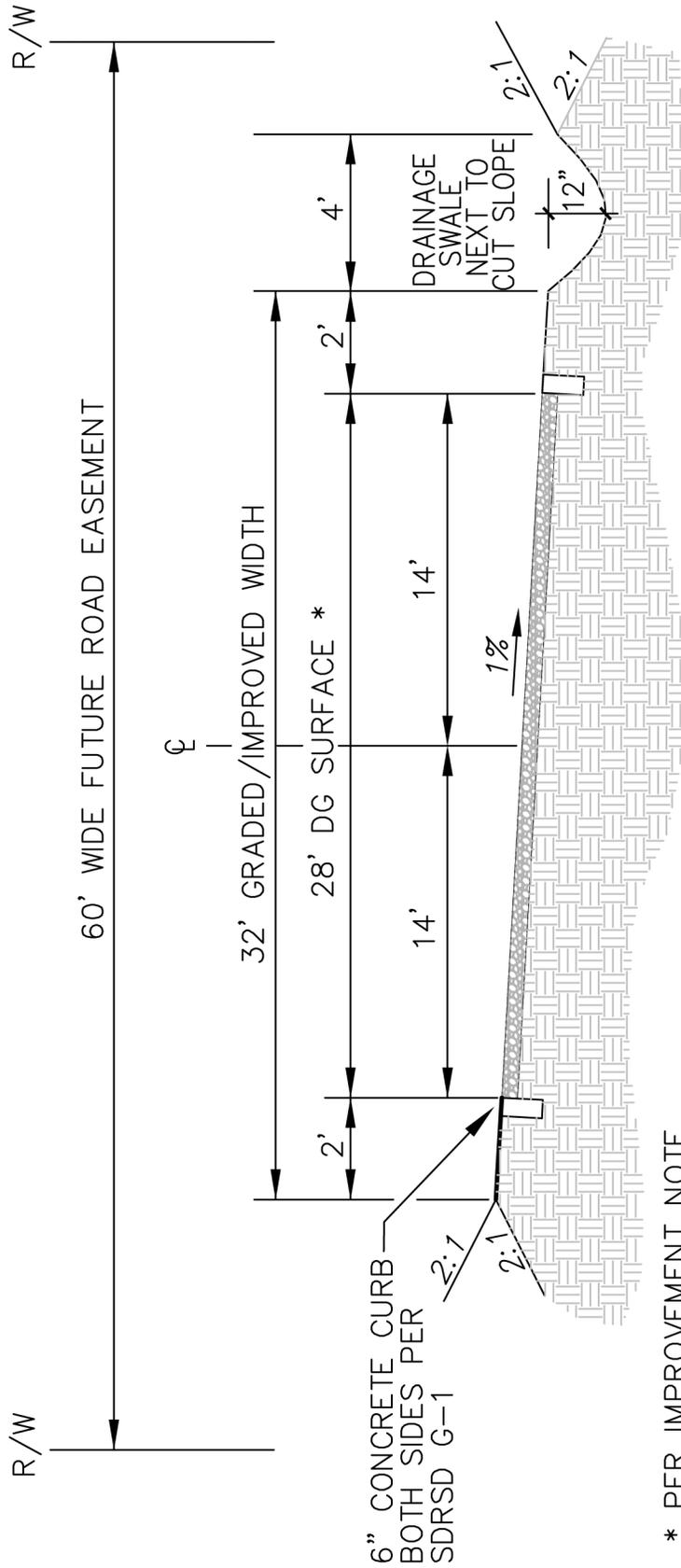
Proposed Road - 28' paved / 32' graded



PROPOSED OFFSITE PRIVATE ROAD AT WATER CROSSINGS
(NOT TO SCALE)

ROUGH ACRES RANCH – MUP PROPOSED CROSS-SECTION

Proposed Road - 28' paved / 32' graded

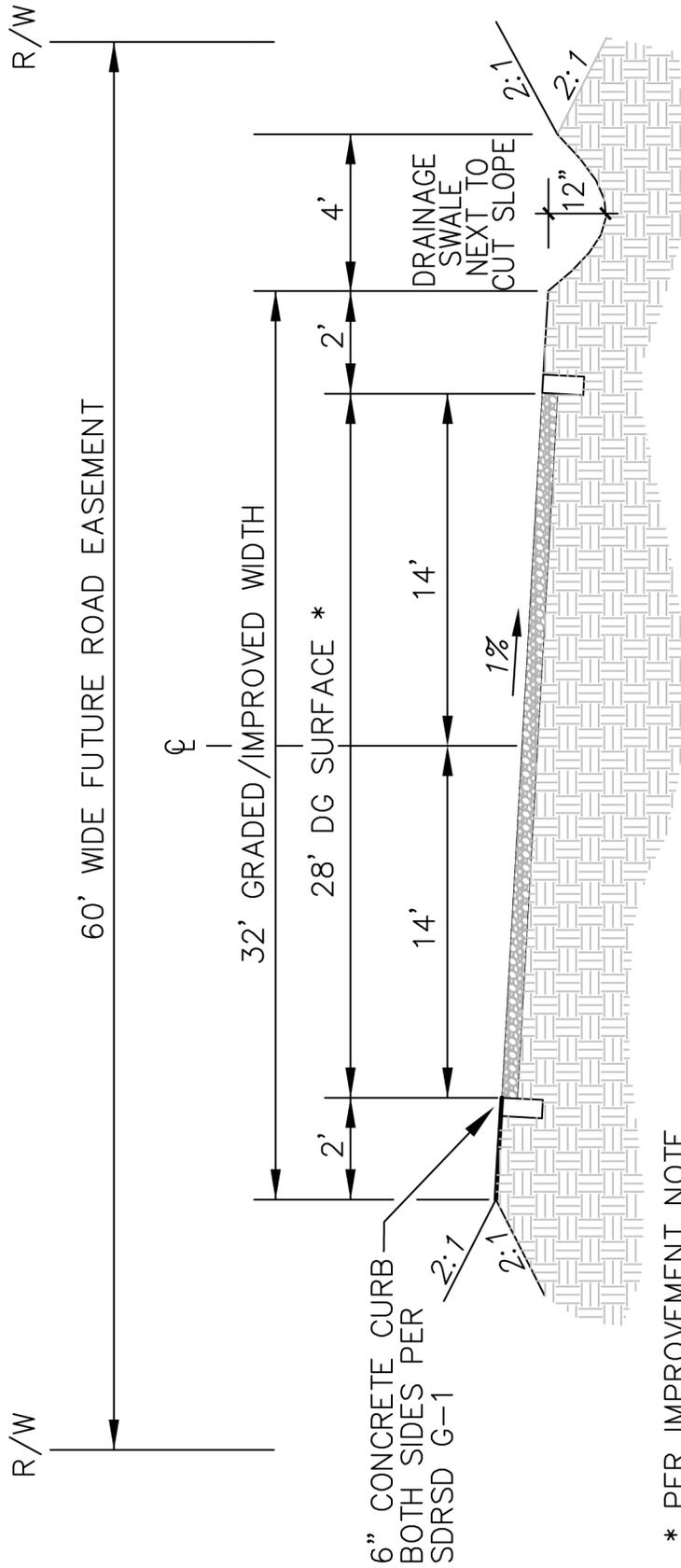


* PER IMPROVEMENT NOTE NUMBER 2 (SHEET 1)

PROPOSED OFFSITE PRIVATE ROAD
(NOT TO SCALE)

ROUGH ACRES RANCH – MUP PROPOSED CROSS-SECTION

Proposed Road - 28' paved / 32' graded



* PER IMPROVEMENT NOTE NUMBER 2 (SHEET 1)

PROPOSED OFFSITE PRIVATE ROAD
(NOT TO SCALE)

Appendix E

Architectural Drawings

Appendix E

Architectural Drawing Index

Map ID	Component	Architectural Drawing
EXISTING COMPONENTS		
E-1	Restroom Facility	N/A (no change to existing permitted facility)
E-2	Corrals	N/A (no change to existing permitted facility)
E-3	Lodge	N/A (no change to existing permitted facility)
E-4	Cold Room	N/A (no change to existing permitted facility)
E-5	Bungalows (22 units)	N/A (no change to existing permitted facility)
E-6	Auxiliary Building	N/A (no change to existing permitted facility)
E-7	Residence	N/A (no change to existing permitted facility)
E-8	Agricultural Building	N/A (no change to existing permitted facility)
E-9	Hay Barn	N/A (no change to existing permitted facility)
E-10	Kitchen / Communal Living Area	N/A (no change to existing permitted facility)
E-11	Bunk House	N/A (no change to existing permitted facility)
E-12	Helipad	N/A (no change to existing permitted facility)
E-13	Water Tank	N/A (no change to existing permitted facility)
E-14	Septic Tanks	N/A (no change to existing permitted facility)
E-15	Leach Fields	N/A (no change to existing permitted facility)
EXISTING COMPONENTS TO BE IMPROVED		
EI-1	Existing Guest House to be Rebuilt	No plan available at this time. The Guest House will be rebuilt as a one-story 'stick and stucco' with fiberglass roof shingles and attached two car garage. All building construction materials and methods of construction to meet California Building Code and San Diego County Ignition Resistant requirements.
EI-2	Existing Poultry Coops to be Rebuilt (Three coops)	Example of Poultry Coop to be Rebuilt – the Architectural plans will be finalized at a later date.
EXISTING ROADS TO BE IMPROVED		
ER-1	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 24' paved (28' graded) road. Proposed cross-section available in Appendix C.
ER-2	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-3	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-4	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-5	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-6	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-7	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-8	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 24' paved (28' graded) road. Proposed cross-section available in Appendix C.

Appendix E

Architectural Drawing Index

Map ID	Component	Architectural Drawing
ER-9	Widening of Existing Unpaved Road	Widen from 16' unpaved road to 24' paved (28' graded) road. Proposed cross-section available in Appendix C.
ER-10	Widening of Existing Unpaved Road	Widen from 16' unpaved road to 24' paved (28' graded) road. Proposed cross-section available in Appendix C.
ER-11	Widening of Existing Unpaved Road	Widen from 16' unpaved road to 24' paved (28' graded) road. Proposed cross-section available in Appendix C.
ER-12	Widening of Existing Unpaved Road	Widen from 16' unpaved road to 24' paved (28' graded) road. Proposed cross-section available in Appendix C.
ER-13	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-14	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
ER-15	Widening of Existing Unpaved Road	Widen from 10' unpaved road to 20' paved (24' graded) road. Proposed cross-section available in Appendix C.
PROPOSED COMPONENTS		
P-1	Skeet Shooting Range	Example of Skeet Shooting Range to be built – the design will be finalized at a later date.
P-2	Archery Course	Layout and design of Archery Course provided.
P-3	Clubhouse / Lodge	Clubhouse / Lodge floor plan provided.
P-4	Swimming Pool	Example of swimming pool to be built – the design will be finalized at a later date.
P-5	Storage Building	Storage Building floor plan provided. This plan represents all Storage Buildings proposed for this project (including P-5, P-7, P-8 and P-9).
P-6	Amphitheater	Example of Amphitheater to be built – the design will be finalized at a later date. There will be no grading or subsurface impact due to the development of the Amphitheater.
P-7	Ranch Residence & Storage Building	An example of the Ranch Residence floor plan and elevations are provided. The exact design will be finalized at a later date. See Storage Building floor plan provided for component P-5.
P-8	Ranch Residence & Storage Building	An example of the Ranch Residence floor plan and elevations are provided. The exact design will be finalized at a later date. See Storage Building floor plan provided for component P-5.
P-9	Ranch Residence & Storage Building	An example of the Ranch Residence floor plan and elevations are provided. The exact design will be finalized at a later date. See Storage Building floor plan provided for component P-5.
P-10	Proposed Driveway	See proposed cross-section available in Appendix C.
P-11	Proposed Driveway	See proposed cross-section available in Appendix C.
P-12	Multi-Purpose Athletic Field	Multi-purpose athletic field dimensions are provided. Photos are only an example – the exact design will be finalized at a later date.
P-13	Swimming Pool	Example of swimming pool to be built – the design will be finalized at a later date.
P-14	Equestrian Center	Equestrian Center dimensions are provided. Layout and photos are only an example – the exact design will be finalized at a later date.
P-15	Clubhouse / Lodge	Clubhouse / Lodge floor plan provided.
P-16	Recreation Area / Lay down Yard	No plan/layout is available at this time. However, recreation activities, ranch equipment storage, lay down yard and solar panels for existing facilities will be within the limits of the impact area shown in the proposed plan.
P-17	Campsites – 30'x40'	Campsite (30x40) plan/layout provided.
P-18	Oversized Campsites – 30'x60'	Oversized campsite (30x60) plan/layout provided.

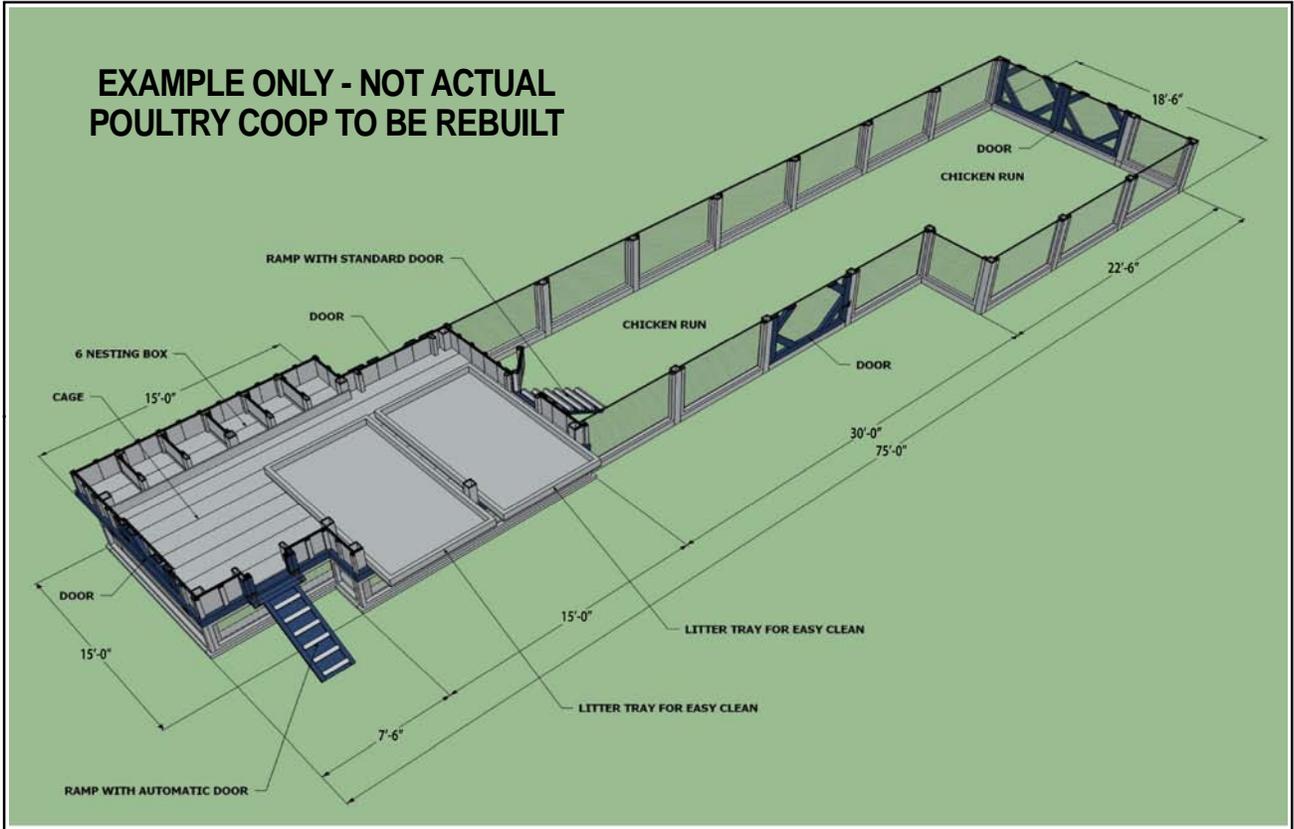
Appendix E
Architectural Drawing Index

Map ID	Component	Architectural Drawing
P-19A	Restroom Facility (no showers)	Restroom Facility floor plan and elevations are provided. This restroom has two separate bathroom stalls.
P-19B	Restroom Facility (with showers)	Restroom Facility floor plan and elevations are provided. This restroom has two separate bathroom stalls.
P-20	Septic Tanks	No plan/layout available at this time.
P-21	Leach Fields	No plan/layout available at this time.

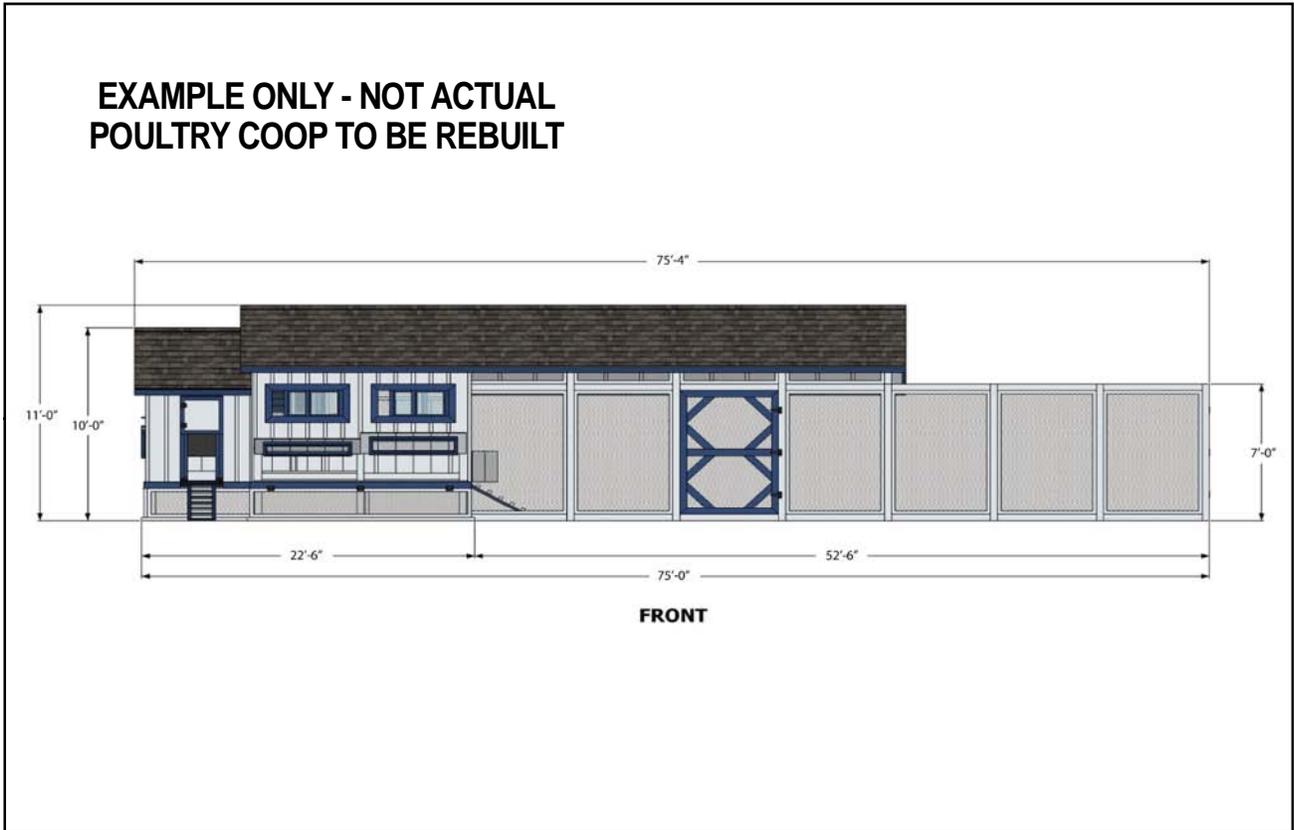
No Plan Available at This Time

The Guest House will be one-story 'stick and stucco' with fiberglass roof shingles and attached two car garage. All building construction materials and methods of construction to meet California Building Code and San Diego County Ignition Resistant requirements.

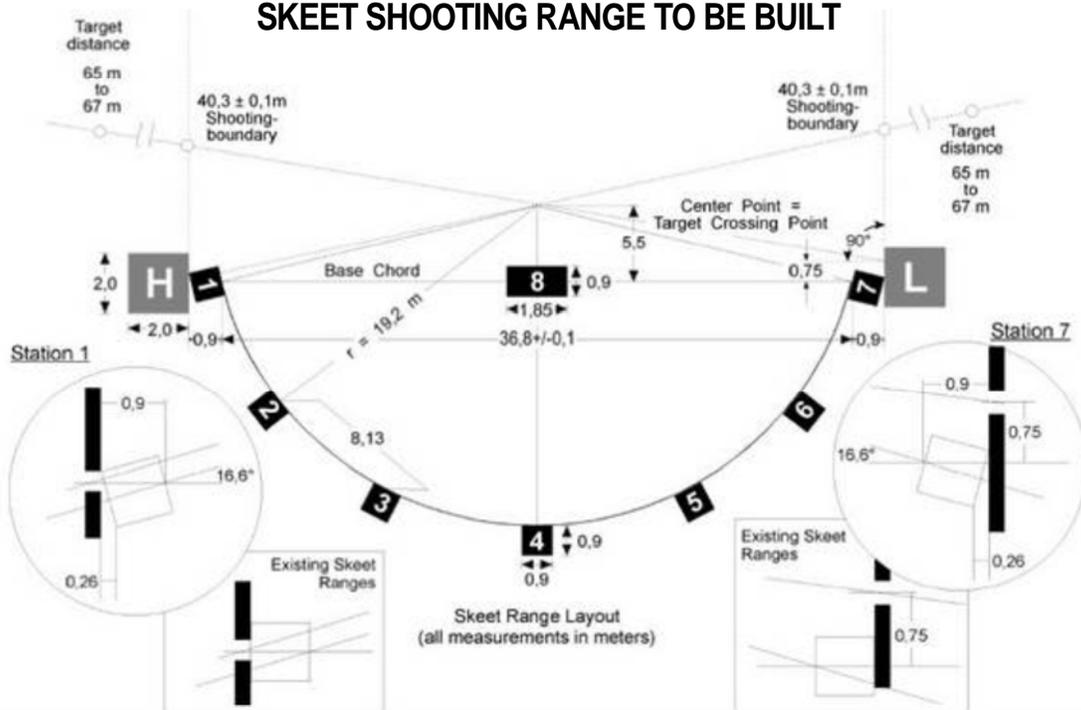
**EXAMPLE ONLY - NOT ACTUAL
POULTRY COOP TO BE REBUILT**



**EXAMPLE ONLY - NOT ACTUAL
POULTRY COOP TO BE REBUILT**

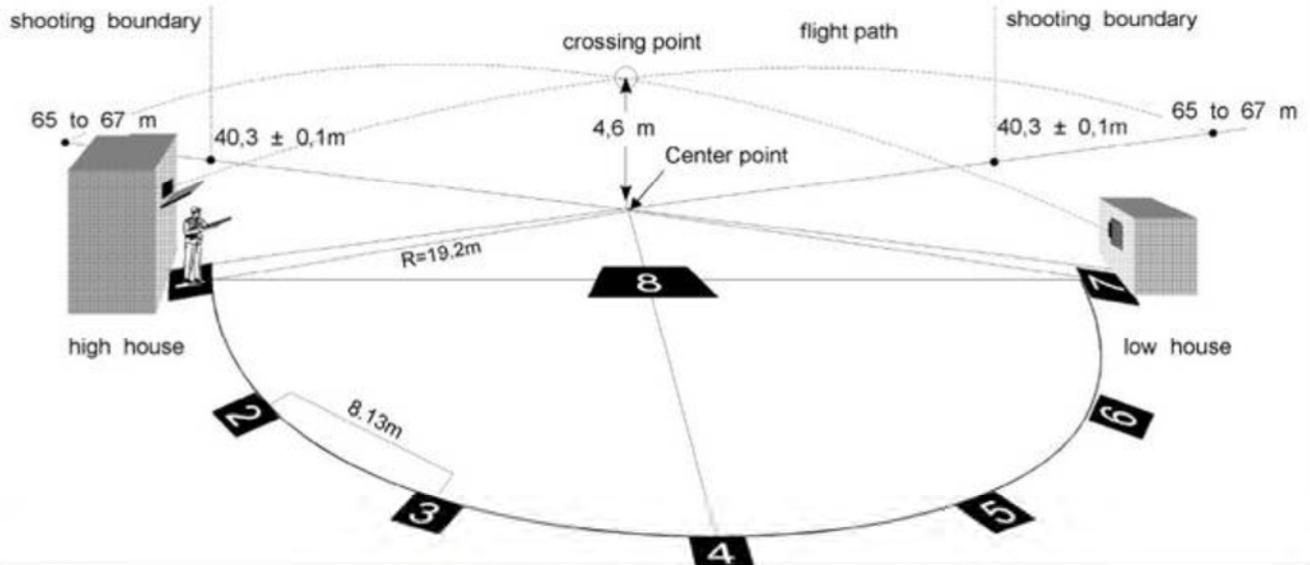


EXAMPLE ONLY - NOT ACTUAL SKEET SHOOTING RANGE TO BE BUILT

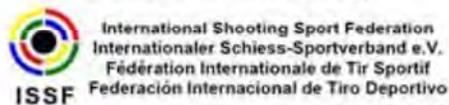


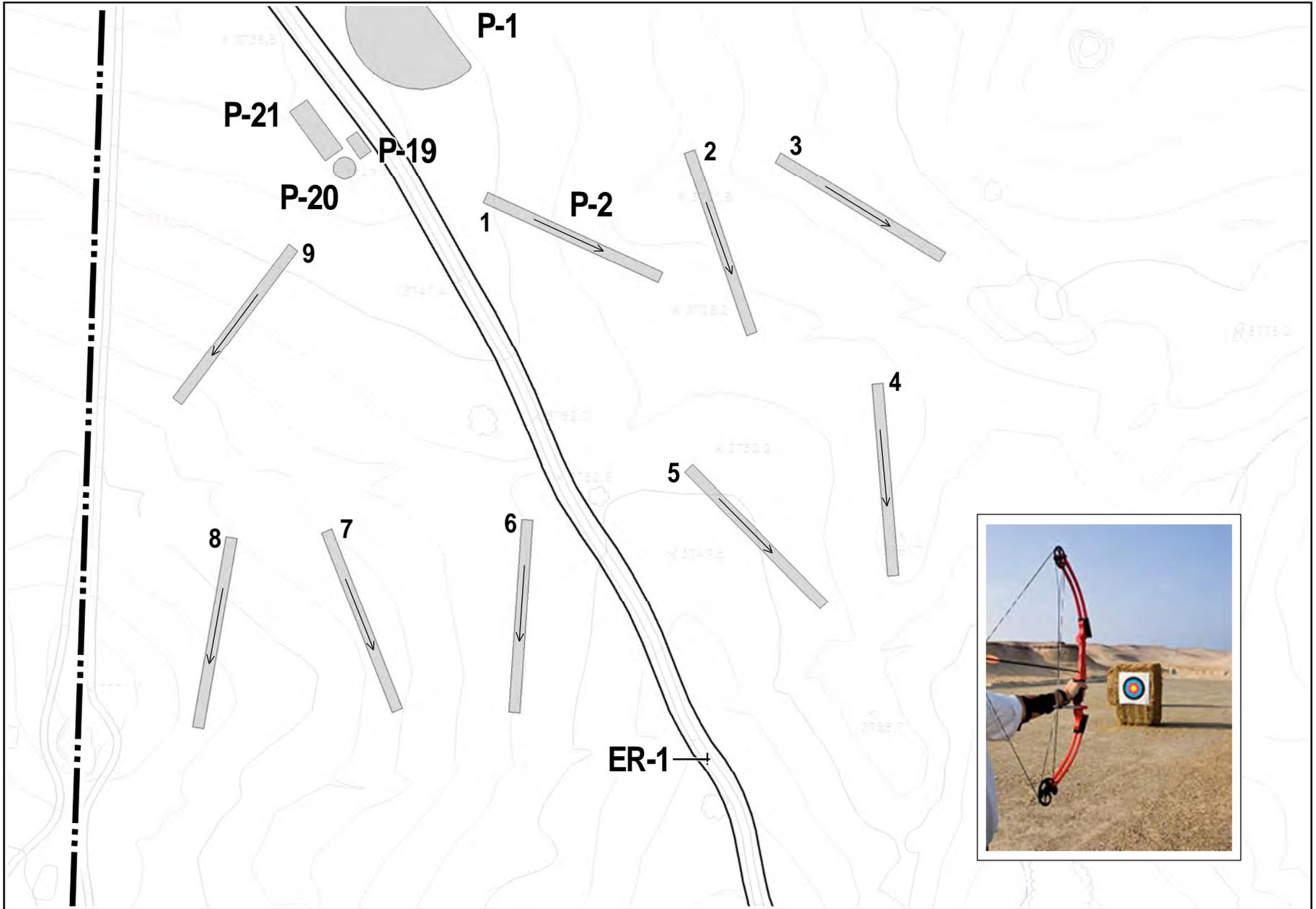
The target crossing point base is 4,6 m above the center point of the circle. A regular target must pass through a ring, 0,90 ± 0,05 m in diameter, with the center of the ring at the target crossing point.

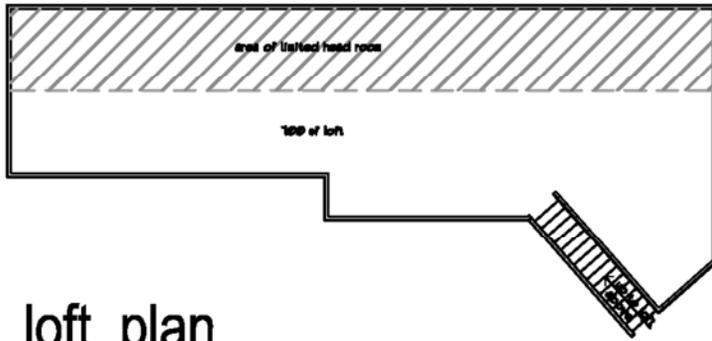
(All measurements in meter)



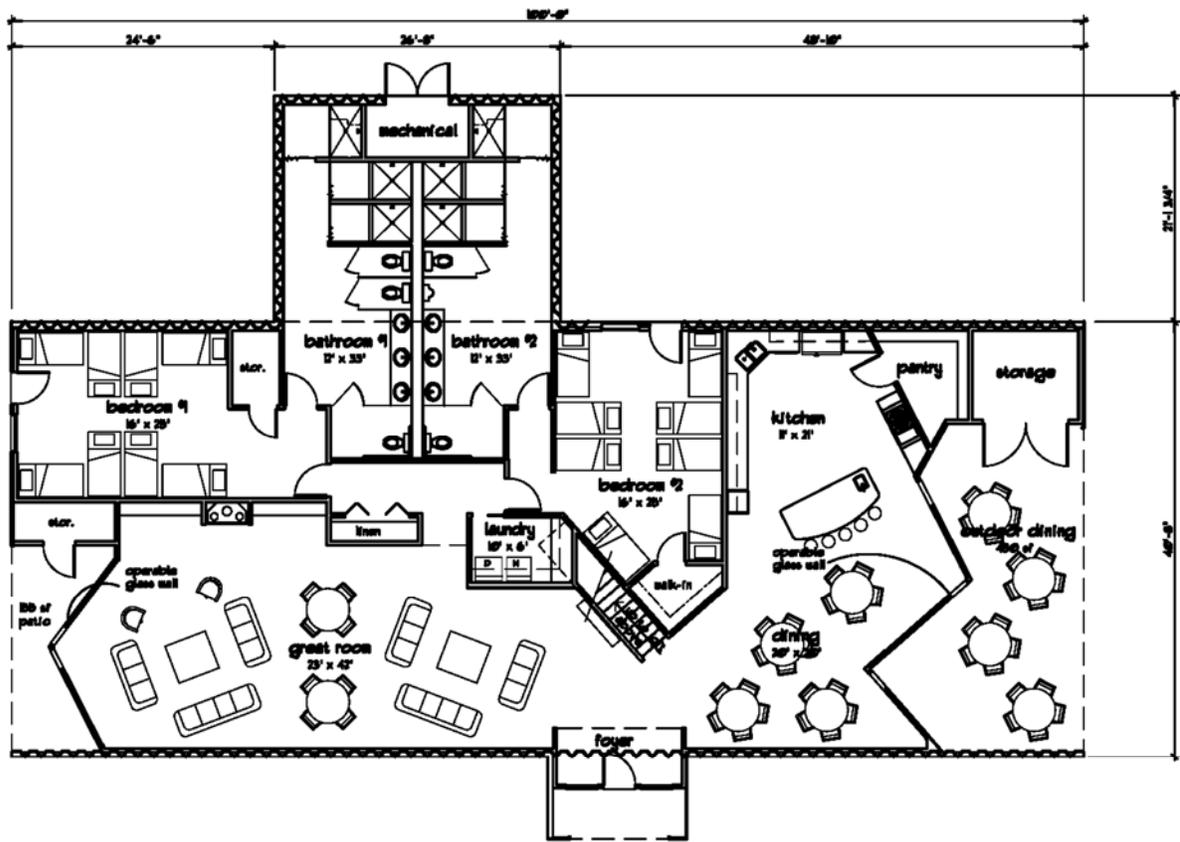
Standards for Skeet Shooting







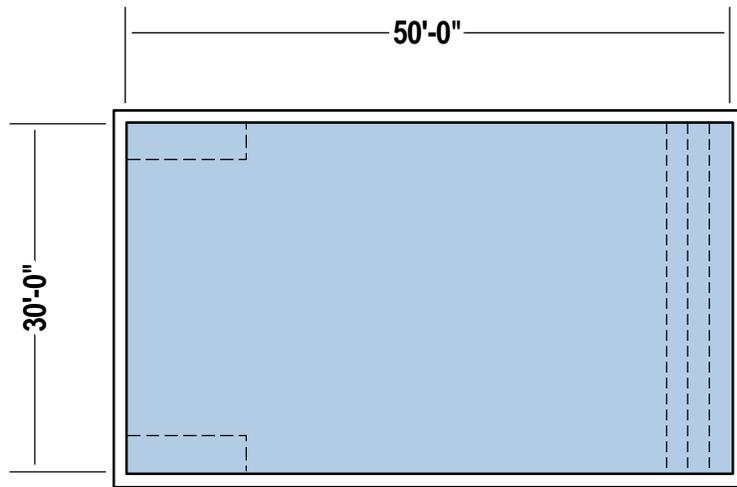
loft plan



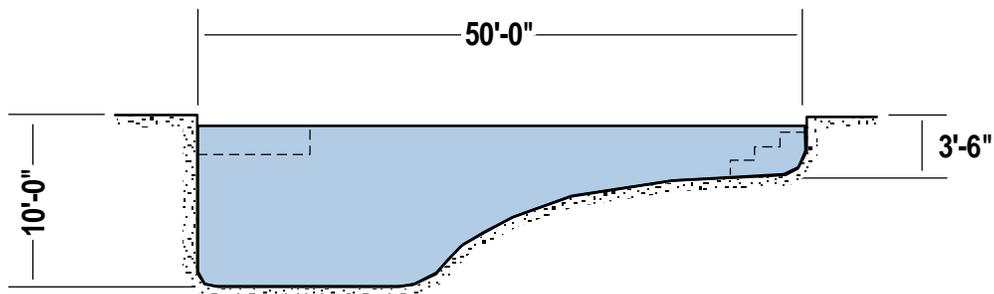
4,050 SF + 700 sf loft = 4,750 sf

clubhouse floor plan
/ lodge





plan view

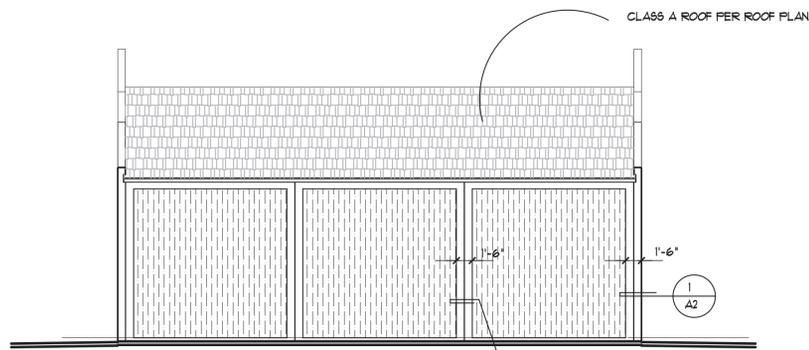


side view

EXAMPLE ONLY - NOT ACTUAL POOL DESIGN.

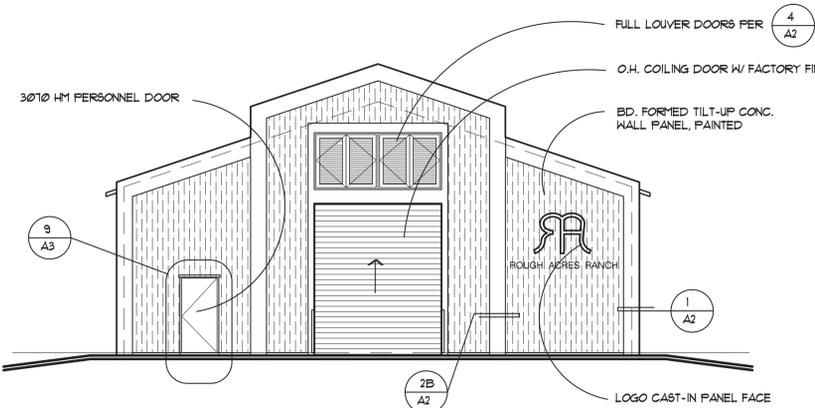


**1,500 sf
pool**



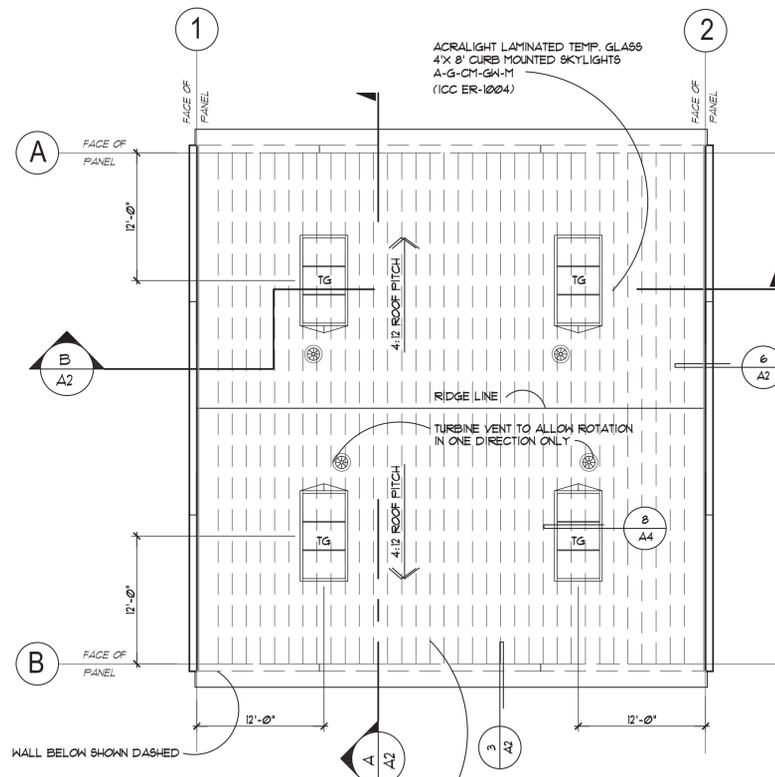
NORTH & SOUTH ELEVATIONS

SCALE: 1/8" = 1'-0"



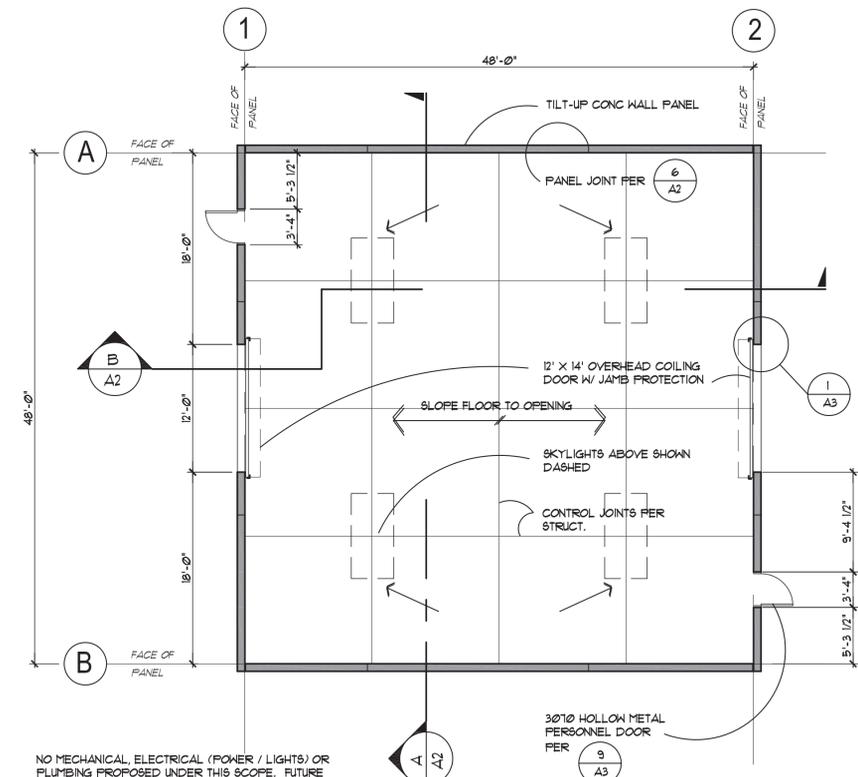
EAST & WEST ELEVATIONS

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"



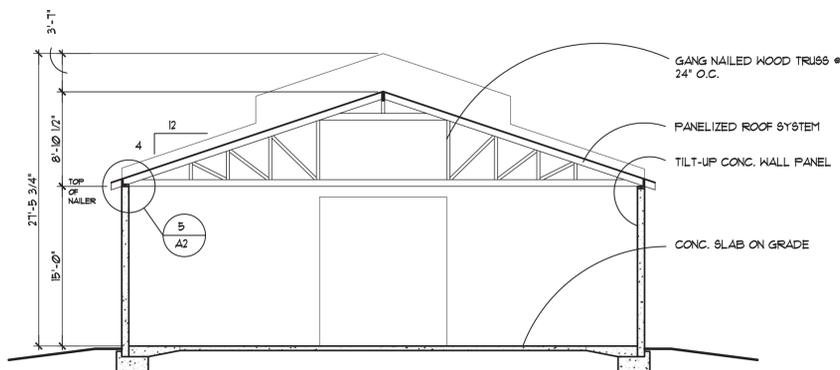
FLOOR PLAN

SCALE: 1/8" = 1'-0"

NO MECHANICAL, ELECTRICAL (POWER / LIGHTS) OR PLUMBING PROPOSED UNDER THIS SCOPE. FUTURE WORK WILL REQUIRE A SEPARATE PERMIT.

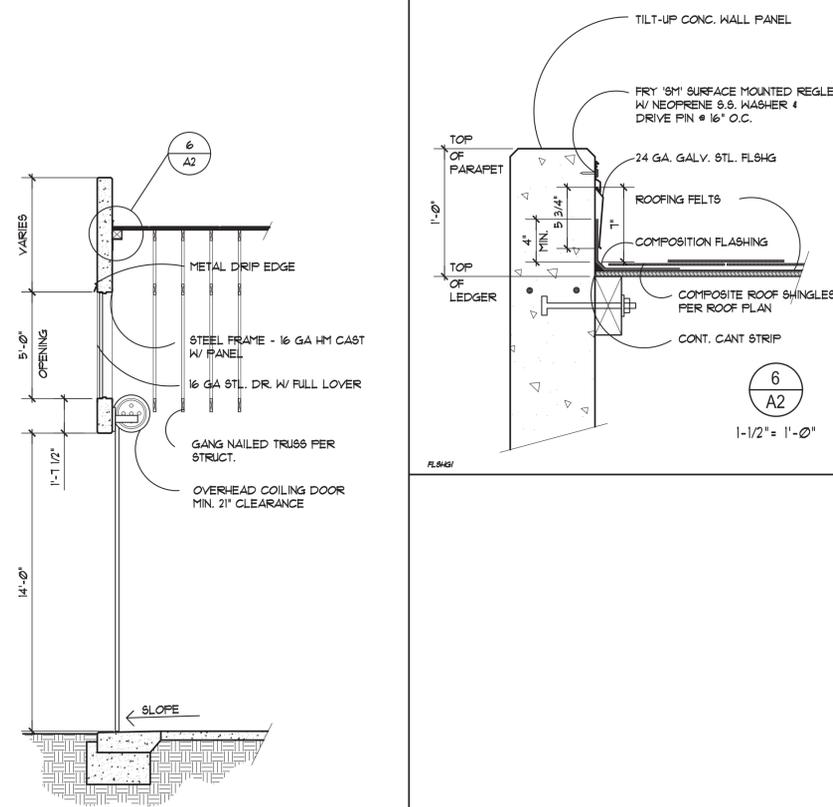
ALL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. EXIT DOORS FROM GROUP A OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE.

2,304 SF NET FLOOR AREA



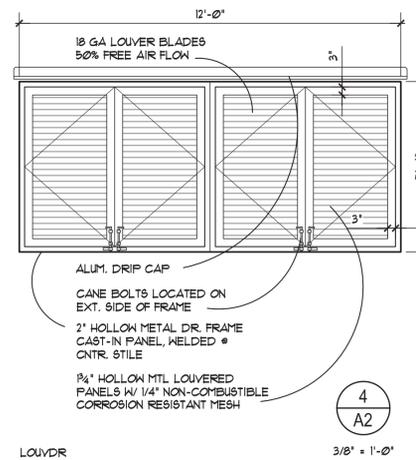
SECTION A

SCALE: 1/8" = 1'-0"



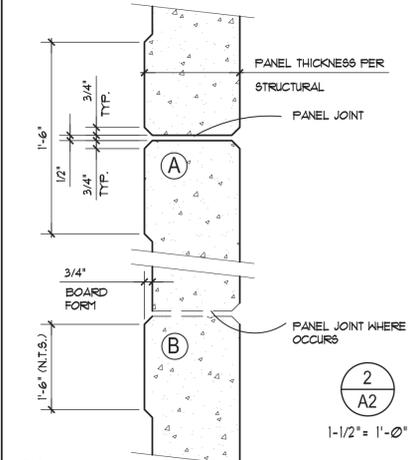
6
A2

1-1/2" = 1'-0"



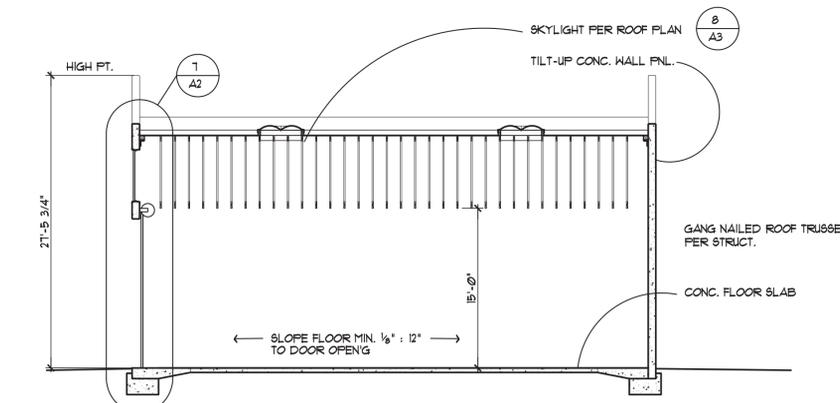
4
A2

3/8" = 1'-0"



2
A2

1-1/2" = 1'-0"

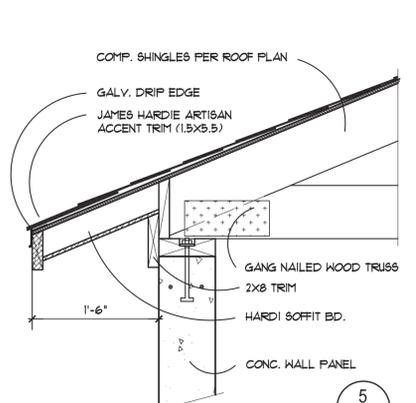


SECTION B

SCALE: 1/8" = 1'-0"

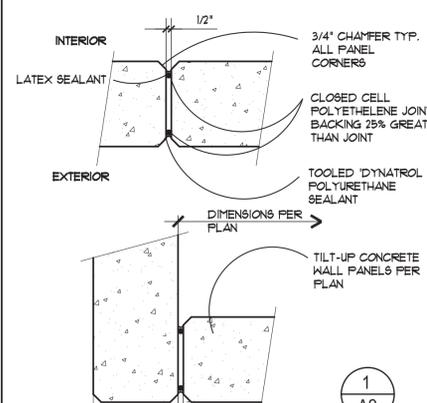
7
A2

1/4" = 1'-0"



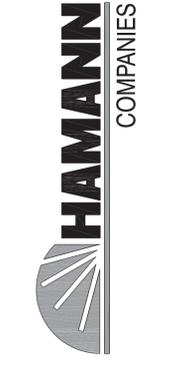
5
A2

1" = 1'-0"



1
A2

1-1/2" = 1'-0"



HAMANN CONSTRUCTION
1000 PIONEER WAY
EL CAJON, CA 92020
619.440.7425
FAX 619.440.8914



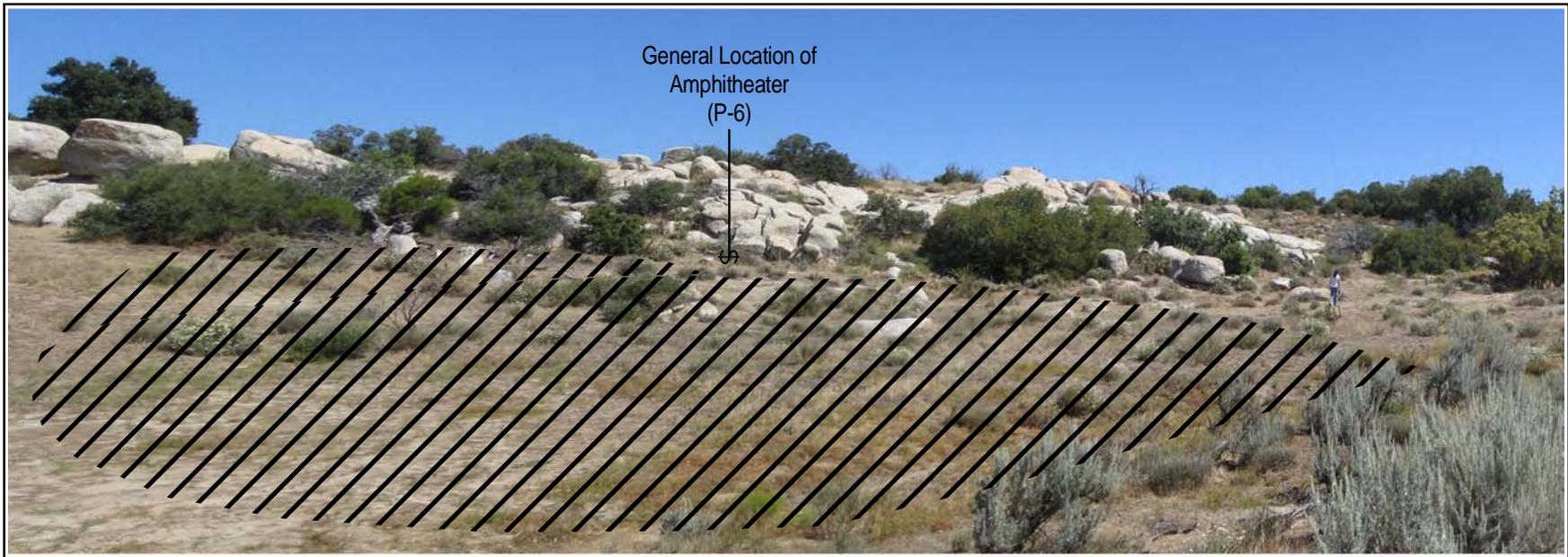
PROJECT ARCHITECT
CHIEF PROJECT COORDINATOR
HAMANN CONSTRUCTION
1000 PIONEER WAY
EL CAJON, CA 92020
(619) 440-7424
FX (619) 440-8914

DATE: AUGUST 11, 2008
JOB NO: FDG
DRAWN BY: FDG
REVISIONS:

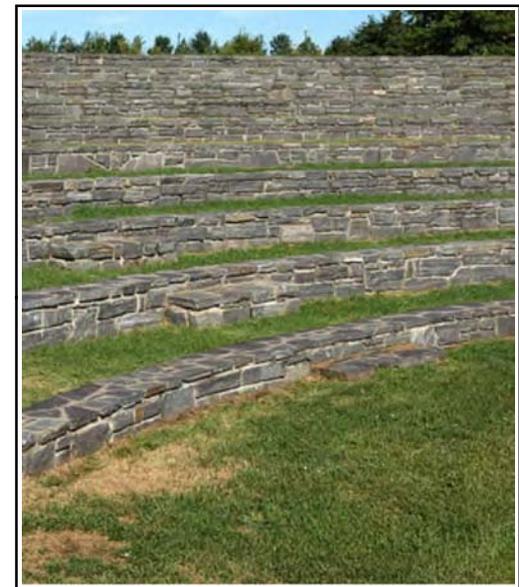
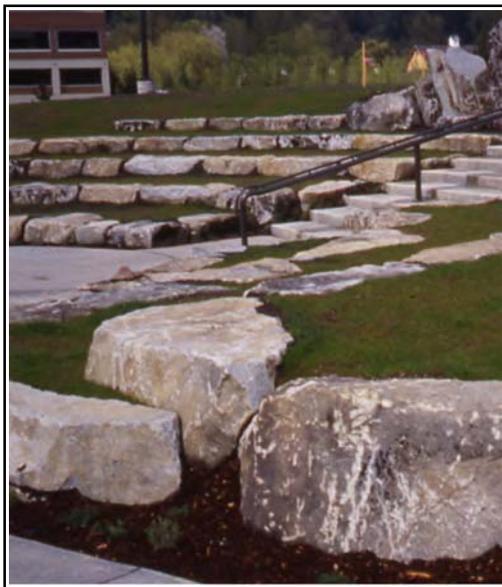
1	SEPTEMBER 29, 2008
2	OCTOBER 16, 2008
3	DECEMBER 23, 2008

ROUGH ACRES RANCH
STORAGE BUILDING
DESIGN FOR PROPOSED AGRICULTURAL BUILDINGS
LOCATED NEAR THE CLUBHOUSES AND RANCH RESIDENCES

**P-5, P-7,
P-8 & P-9**

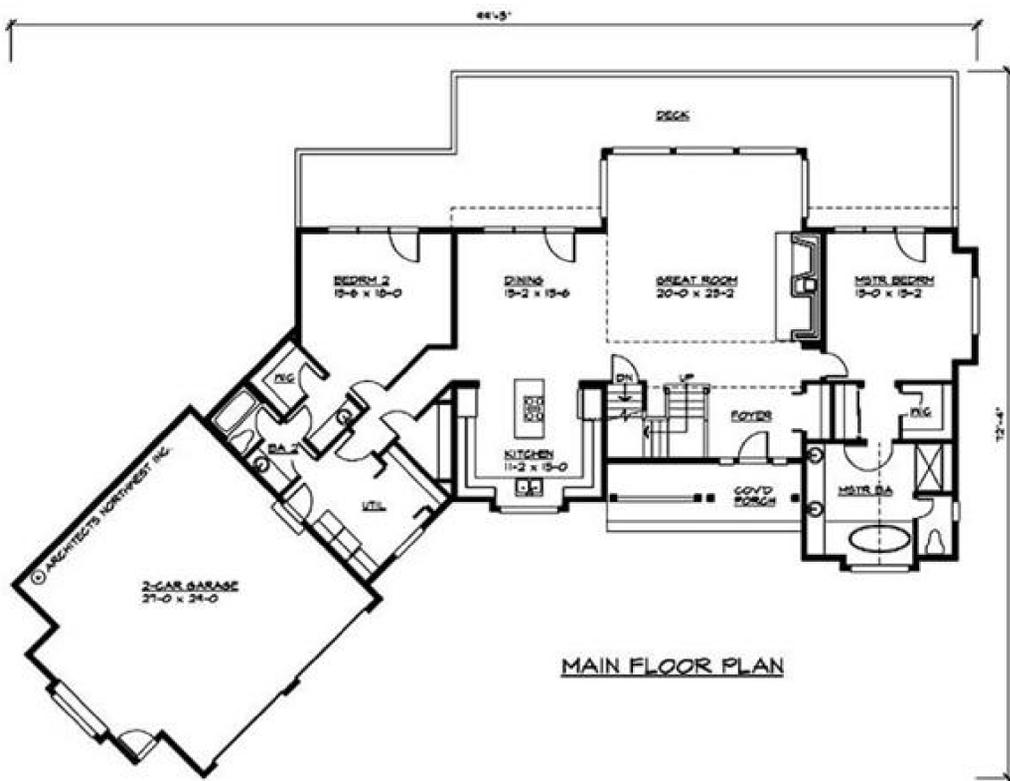
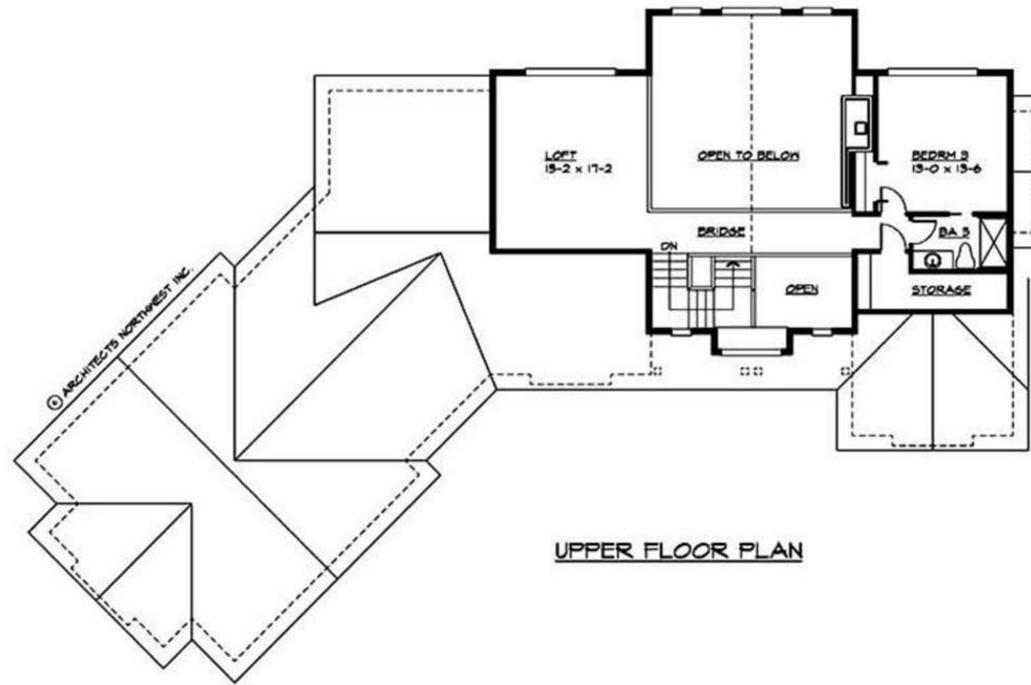


A. General location of Amphitheater (P-6). No grading or building will be required - only vegetation will be removed, where required. Stone seating will be placed on the naturally sloped terrain.



B. Example(s) of stone seating to be used in the Amphitheater. The photographs do not depict the exact look of the Amphitheater and should only be used as a general theme.

EXAMPLE FLOOR PLAN & ELEVATIONS



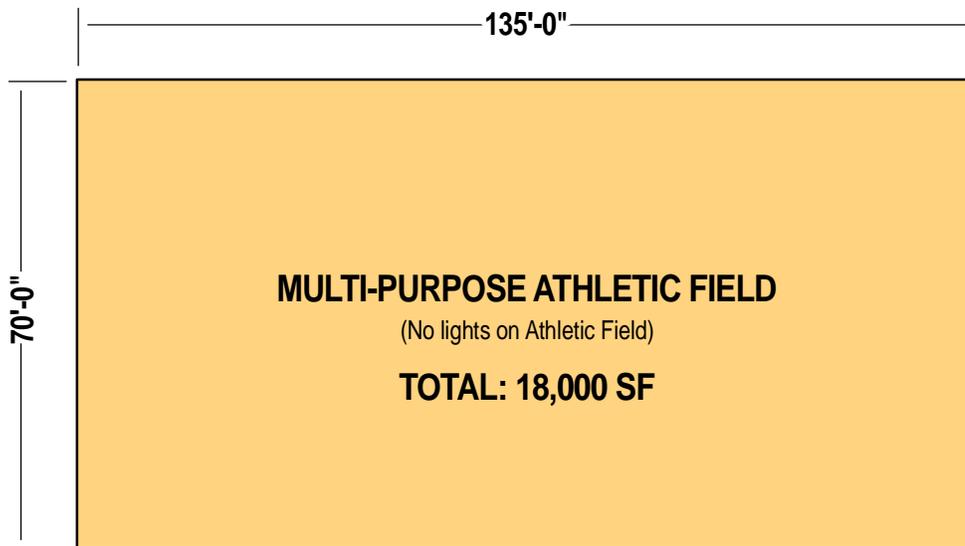
PROJECT ARCHITECT
 CHIEF PROJECT COORDINATOR
 HAMANN CONSTRUCTION
 1000 PIONEER WAY
 EL CAJON, CA 92020
 (619) 440-1424
 FX (619) 440-8914

HAMANN CONSTRUCTION
 1000 PIONEER WAY
 EL CAJON, CA 92020
 619.440.7425
 FAX 619.440.8914

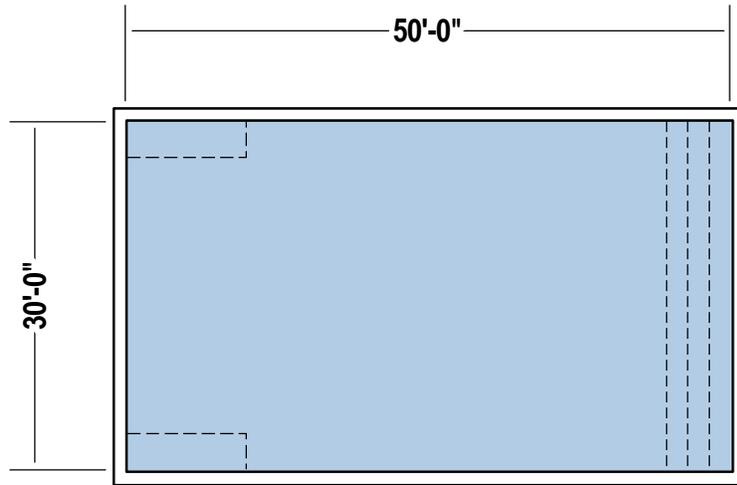
DATE:
 JOB No:
 DRAWN BY:
 CHECKED BY:

- REVISIONS:
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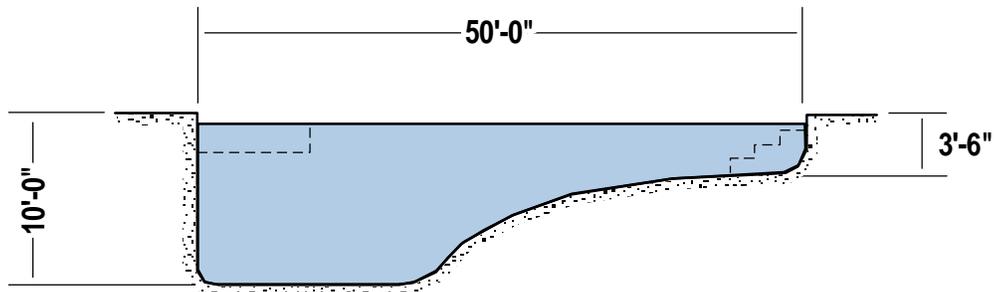
ROUGH ACRES RANCH
 RANCH RESIDENCE
 EXAMPLE DESIGN FOR PROPOSED RANCH RESIDENCES



18,000 sf
multi-purpose athletic field



plan view

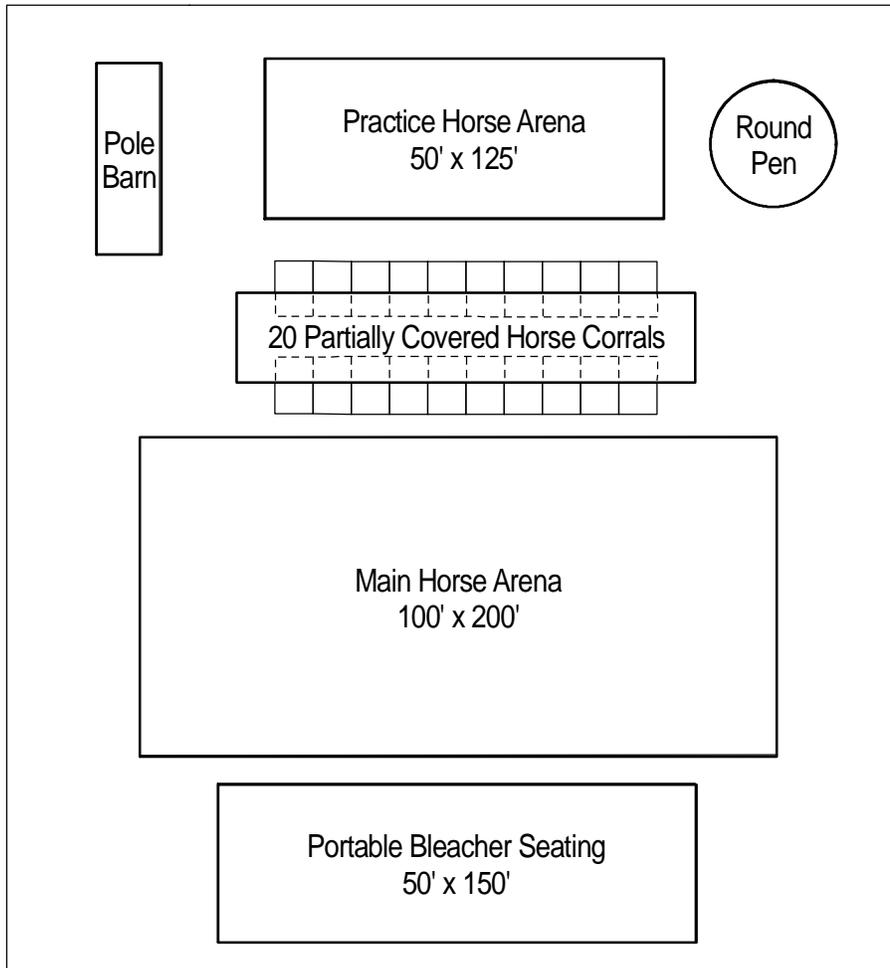


side view

1,500 sf
pool

EXAMPLE ONLY - NOT ACTUAL POOL DESIGN.





horse corral



pole barn

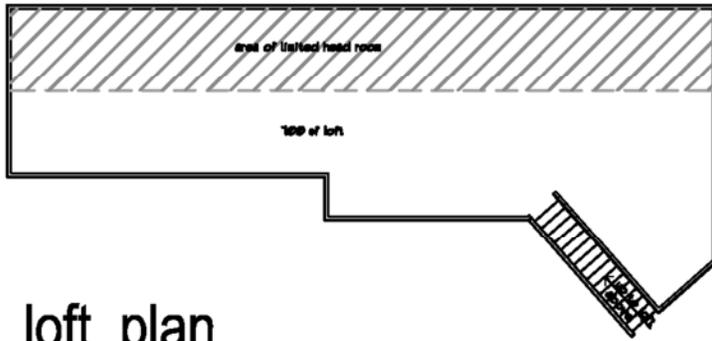


arena

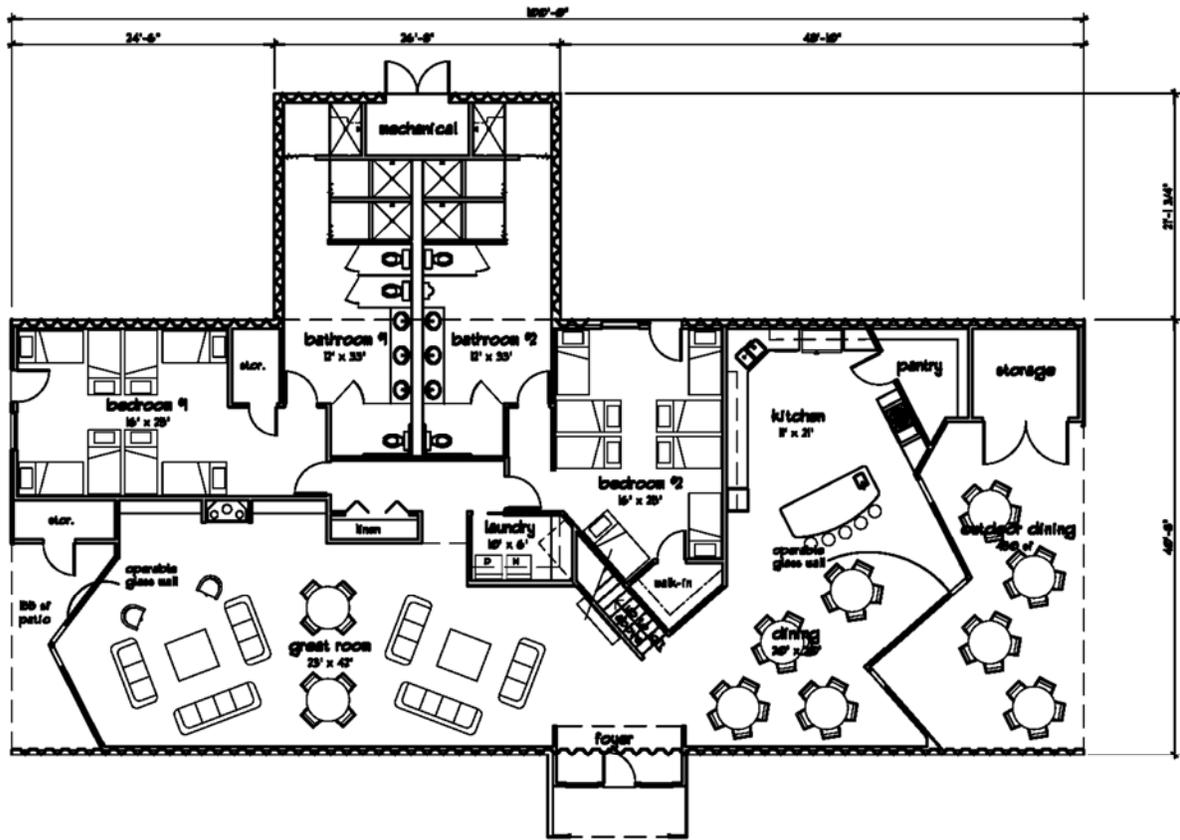
85,000 sf

equestrian center

**EXAMPLE ONLY -
NOT EXACT
EQUESTRAIN CENTER
DESIGN.**



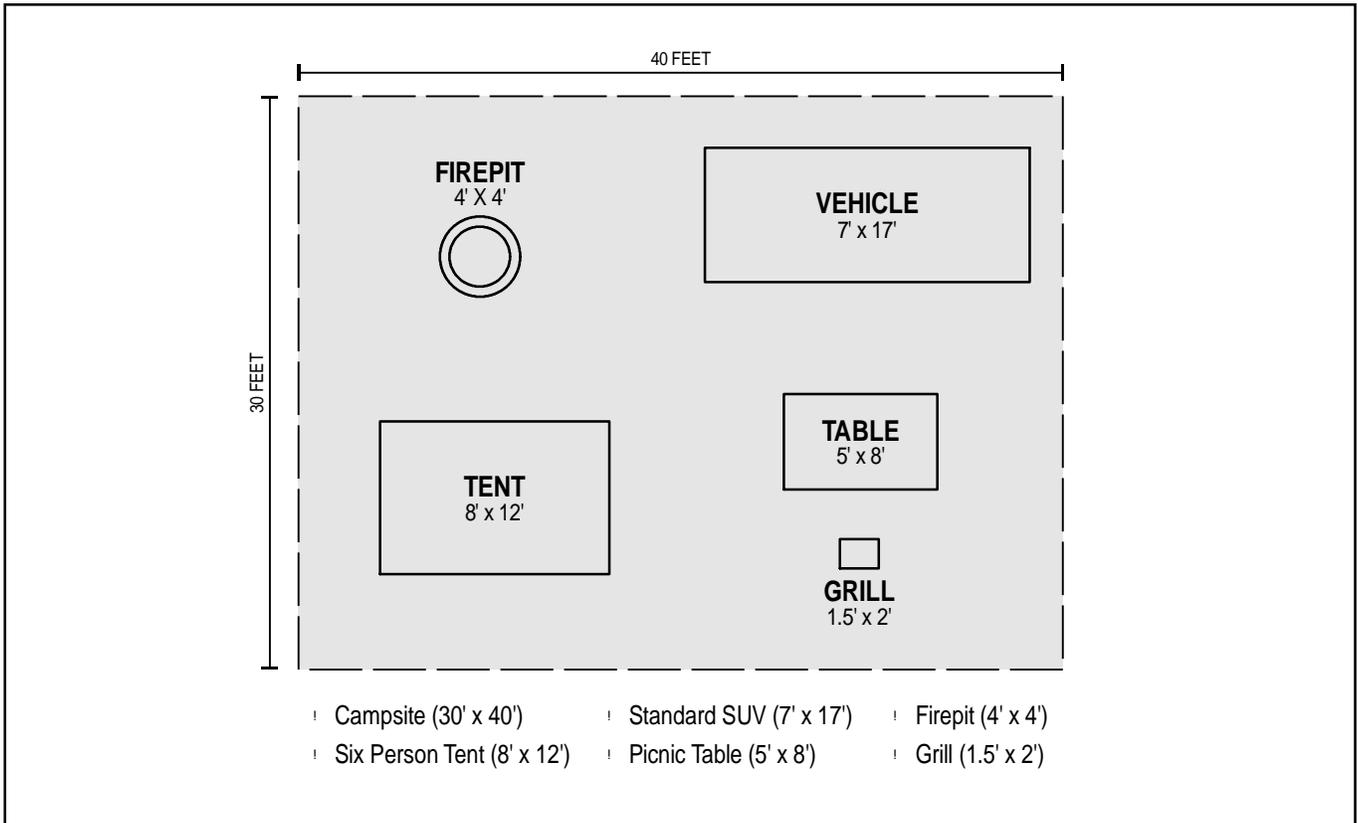
loft plan



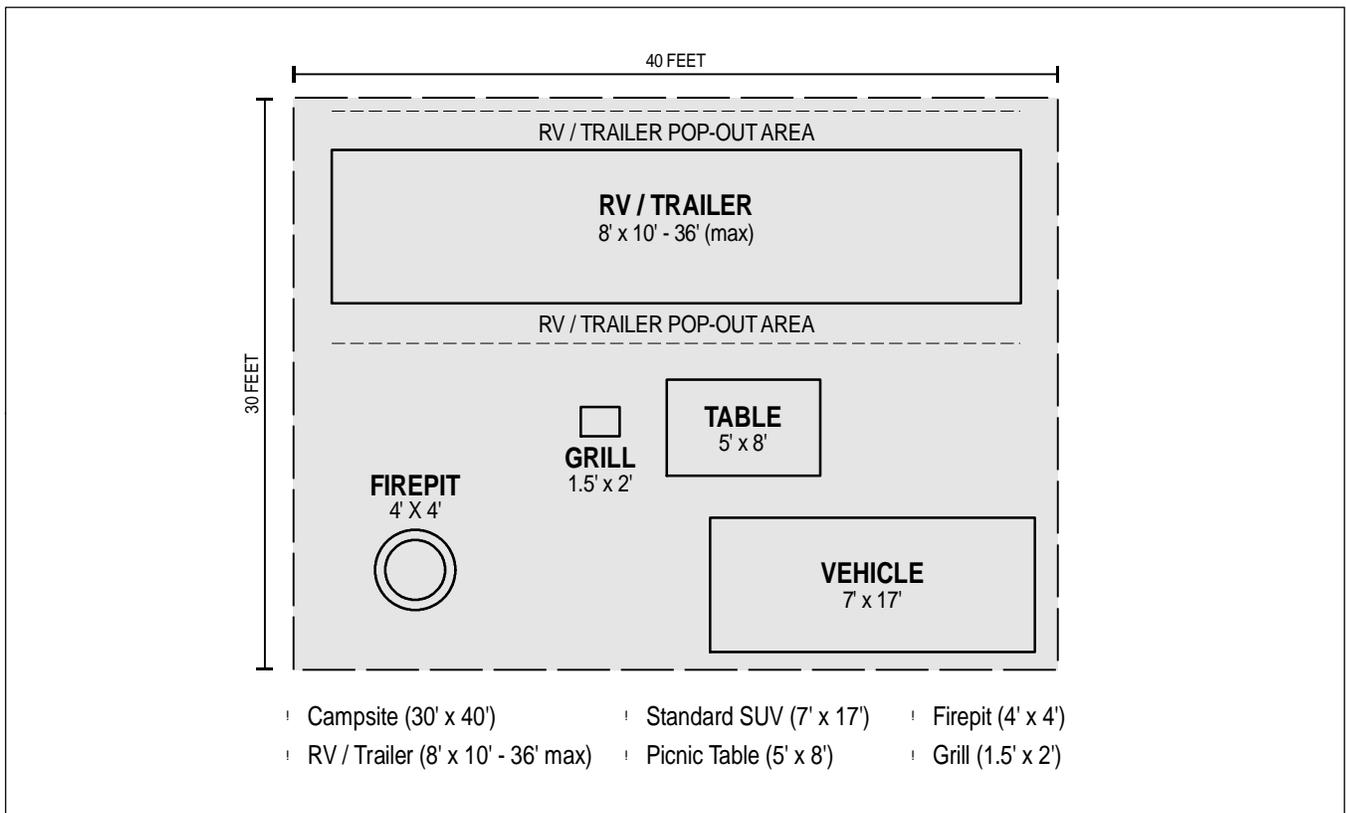
4,050 SF + 700 sf loft = 4,750 sf

clubhouse floor plan / lodge

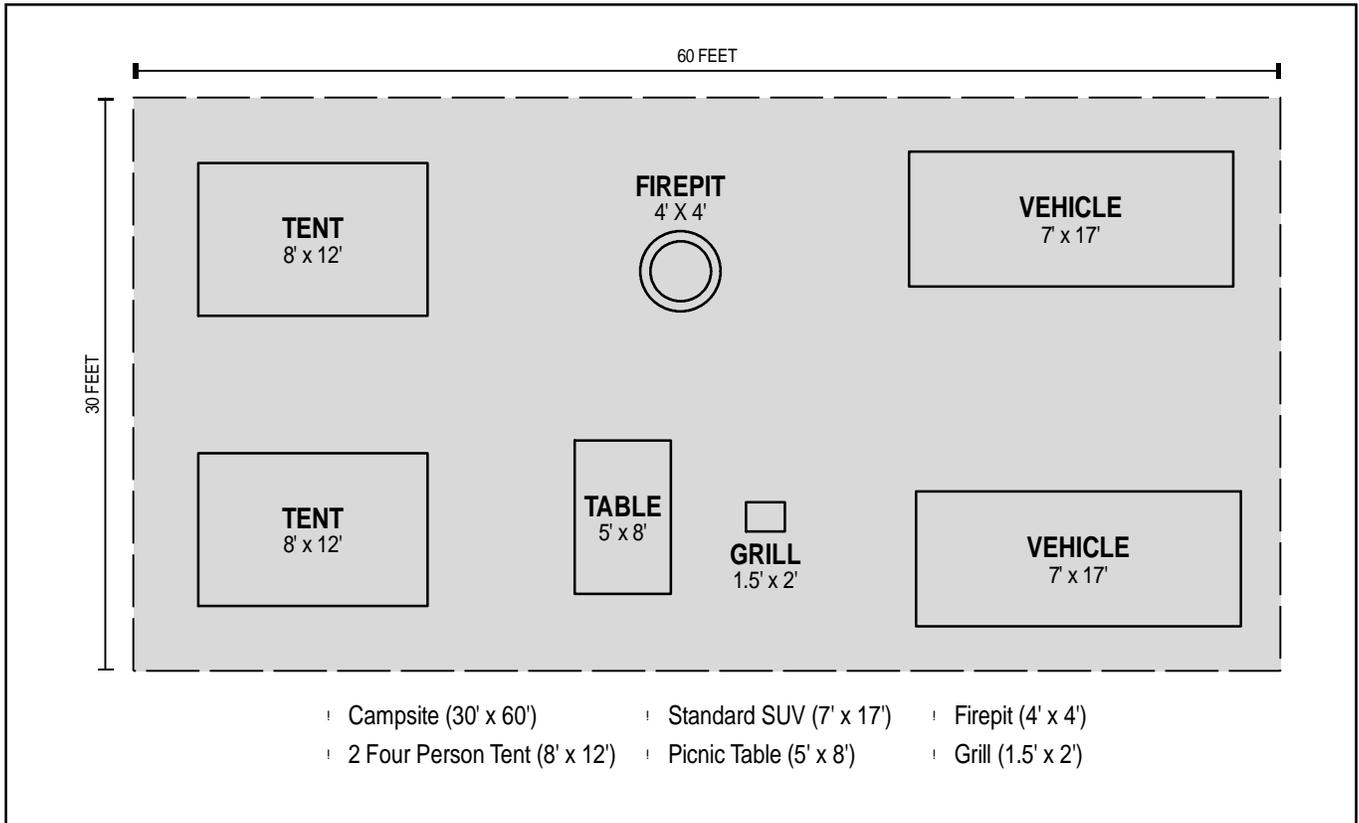




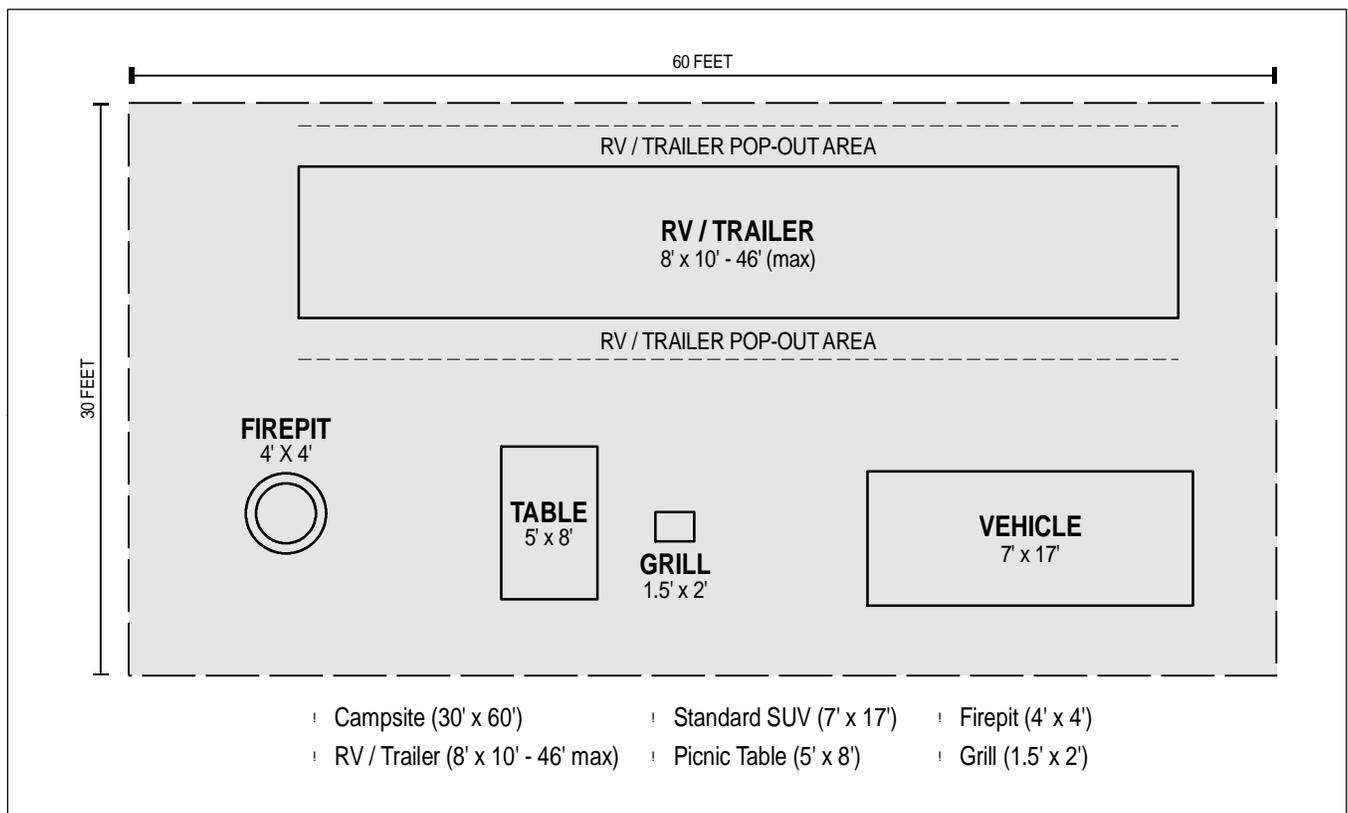
A. Tent Campsite Layout



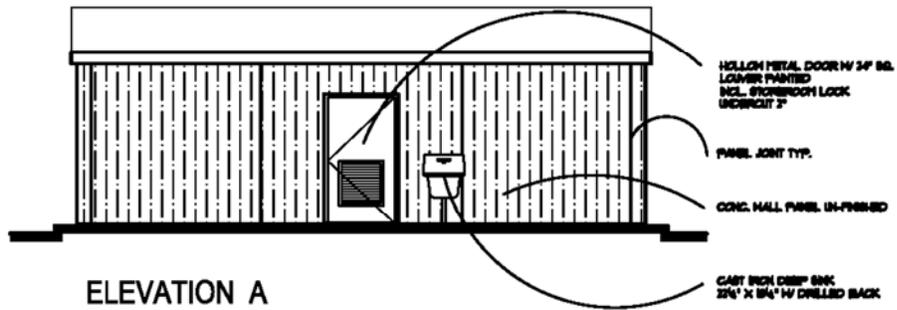
B. Recreational Vehicle (RV) / Trailer Campsite Layout



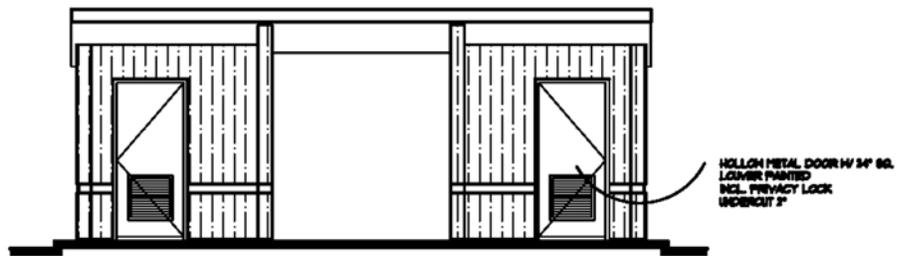
A. Group Tent Campsite Layout



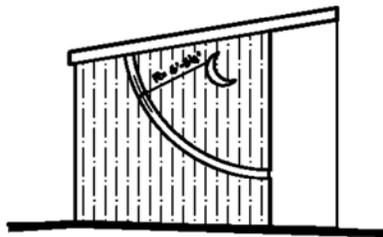
B. Recreational Vehicle (RV) / Trailer Campsite Layout



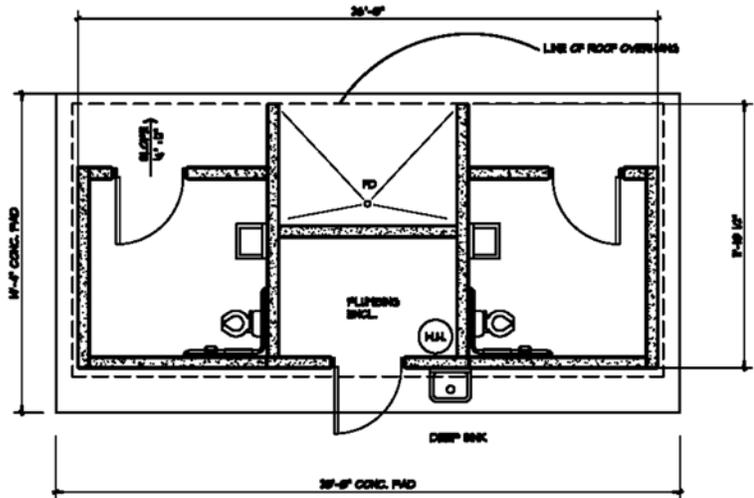
ELEVATION A



ELEVATION B



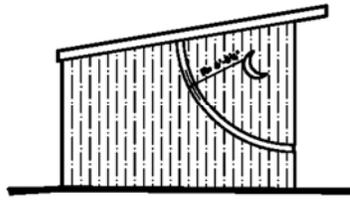
ELEVATIONS C & D



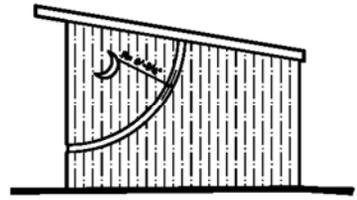
FLOOR PLAN

364 sf
restroom floor plan A

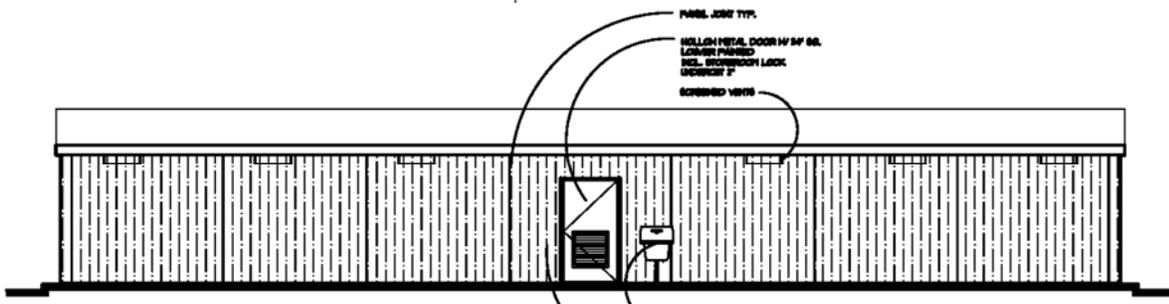




END ELEVATION

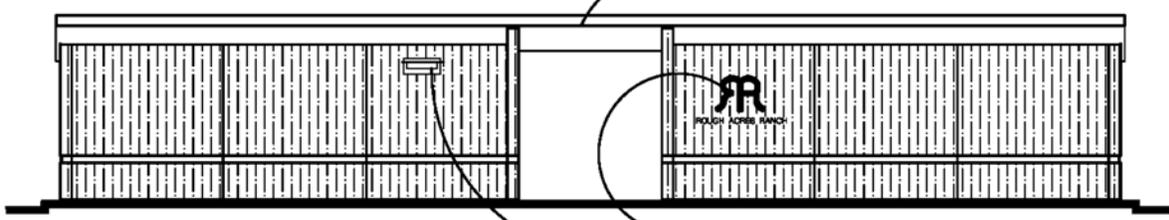


END ELEVATION



ELEVATION rear

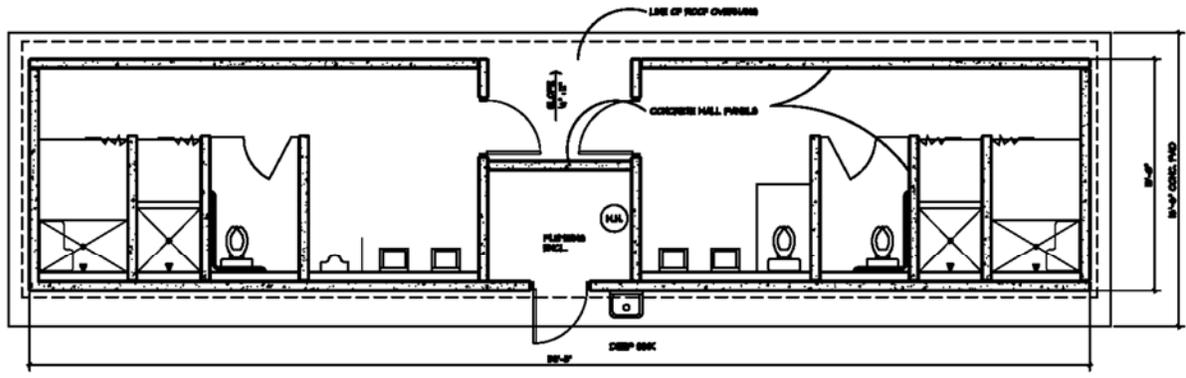
PANEL JOINT TYPE
 HOLLOW METAL DOOR 1/2" MIN. SL.
 LOWER PANEL
 INS. GROUND LOCK
 LOCKSET 2"
 SCREENED VENTS



ELEVATION front

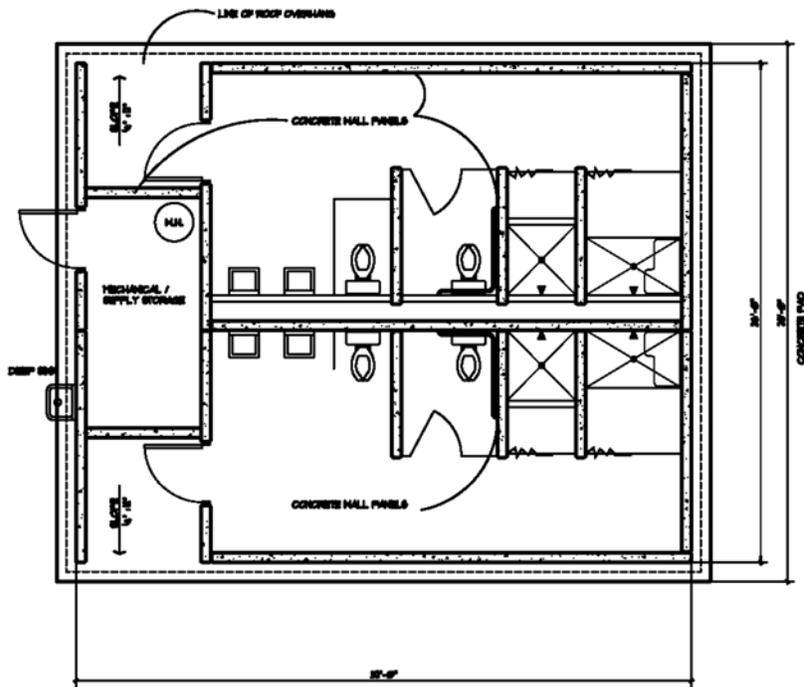
CURTAIN DEEP BRK
 2 1/4" X 2 1/4" 1/4" DRILLED BACK
 CONCL. HALL PANEL 8 1/2" FINISH
 CONCRETE ROOF PANELS

LOGO CURT-IN PANEL FACE
 HALL FINISHED LIGHT FIXTURE



770 sf
 restroom floor plan B (version 1)





832 sf
restroom floor plan B (version 2)





A. Example(s) of proposed Ranch Entrance "Gateway" Monument. The photographs do not depict the exact look of the Entrance Monument and should only be used as a general theme.

REC Entrance "Gateway" Monument