Part XIV
Ramona Community Plan
San Diego County General Plan

Adopted
October 5, 1978
Amended
May 10, 2006
GPA 05-007

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CERTIFICATE OF ADOPTION

I hereby certify that this is the text, of the **Ramona Community Plan**, Section II, Part XIV, of the San Diego County General Plan, as amended by the General Plan Amendment (GPA) 05-007, and that it was considered by the San Diego County Planning Commission on the 18th day of November 2005 and approved the San Diego County Board of Supervisors on the 10th day of May 2006.

Attest: Gary L. Pryor, Director
Department of Planning and Land Use

Text
Adopted October 5, 1978, as part of GPA 78-02
Latest Amendment May 10, 2006, as part of GPA 05-007

A complete history of the amendments to this Plan, both map and text, is available at the Department of Planning and Land Use

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STATEMENT OF INTENT

The term "goal" as used herein refers to aims and purposes which are general and timeless and do not readily lend themselves to measurement.

The term "policy" as used herein refers to those principles which guide the allocation of County resources toward prescribed outcomes consistent with the goals.

The goals and policies which follow reflect a thoughtful analysis by the Ramona Community Planning Organization. They are a statement by the citizens and the Board of Supervisors as to the kind of total living environment that should be achieved.

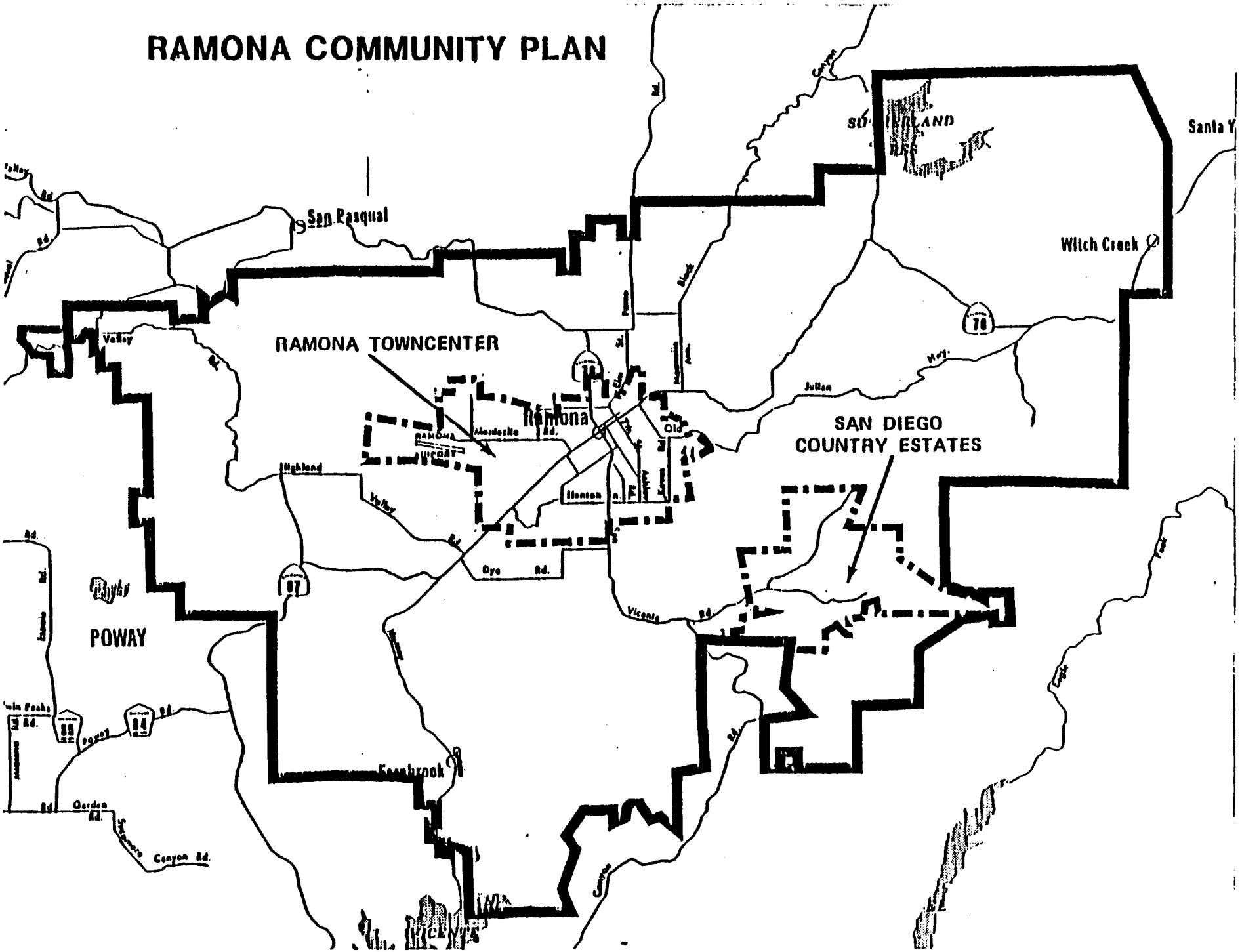
It is recognized that legal and economic limitations may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

There are 12 elements of the General Plan. They are Regional Land Use, Housing, Circulation, Safety, Seismic Safety, Scenic Highways, Open Space, Recreation, Noise, Conservation, Energy, and Public Facility. These subject areas provide the basic structure by which this Plan is organized.

Each chapter of the Plan represents a subject area which coincides with an adopted element of the General Plan. The purpose of addressing these elements within this Plan is to ensure that the goals and policies formulated by the community will be compatible with those found in the General Plan, or, if conflicts exist, they can be readily identified and reconciled. In addition, some policies found in the General Plan elements can be more relevant for one community than for others, and further elaboration or refinement may be appropriate in one case while in another the existing policies might be adequate.

The policies contained in this Community Plan should be regarded as applications of broad General Plan policies which have been designed to fit the specific or unique circumstances existing in the individual communities. Where the existing element adequately addresses an individual community's situation, the subject area may be omitted or a notation to reference the element may be included so that the adopted goals and policies relating to the subject area may be taken into account.

RAMONA COMMUNITY PLAN



1. COMMUNITY CHARACTER

GOAL

PRESERVE AND ENHANCE THE EXISTING RURAL ATMOSPHERE OF THE RAMONA COMMUNITY AND ENCOURAGE LAND USES, STRUCTURAL DESIGNS, AND LANDSCAPING WHICH ARE COMPATIBLE WITH A COUNTRY LIFESTYLE.

FINDINGS

The Ramona Community Plan is an expression of the shared aspirations and shared interests of the residents of the Planning Area. It is an expression of the residents' sense of their community, what it has been, what it is, and what it can become.

Ramona is a rural community, and the intent of the Community Plan is to maintain the rural atmosphere of the Planning Area while accommodating Ramona's share of San Diego's regional growth. While land use and lot sizes have considerable influence on the rural characteristics of the community, the visual aspects of the community and the "design details" at the community scale are also important in preserving the rural atmosphere. The Plan does not attempt to mandate structural design; however, it is the concern of the citizens to encourage private developers to choose designs which are compatible with the image and scale of a rural community.

Certain strong features of the Planning Area have been identified and regulations and policies have been proposed to protect and enhance these features, i.e., Main Street, the two floodways that traverse the Town Center, ridgelines, oak groves, street trees, agricultural activities, riding and hiking trails, rock outcroppings, etc.

The visual quality of the landscape is extremely important. Site design, particularly on slopes surrounding the central Santa Maria Valley should be sensitive to disruption of the landscape from excessive grading, and should protect those ridgelines which are the scenic backdrop of the Valley. The preservation of the natural oak groves as well as the maintenance and extension of street tree plantings are emphasized in the Plan. The treatment of road edges and signing have significant visual impact, and the Plan proposes alternative treatment of these design elements from past standards. All of the Plan addresses concepts of community design in planning for land use, transportation, recreation, or conservation of environmental resources.

The Ramona Plan generally implements a gradual decrease in density from the Town Center where lot sizes of one acre or less are allowed to a band of eight acre minimum lot sizes in the western and eastern areas of the Planning Area. Centralized industrial and commercial areas have been created to keep residential and agricultural areas of the valleys free from industrial and commercial encroachments and to maintain the present lifestyle. It is the intent of this Plan to prevent urban-type developments outside the Town Center. To that end, a policy on clustering and lot area averaging is included in the Policies and Recommendations section following the Findings section.

Within the Town Center, design guidelines have been applied to existing and future industrial and multi-family developments, and to the proposed new Big Bear Shopping Center to ensure that landscaping, lighting, siting of structures and their appearance and signage of the projects are compatible with the existing "country-look" of the community.

In addition, a Design Review of certain areas and types of uses is due to be prepared in FY 87-88. The objectives and areas considered for such a review can be found in the Policies and Recommendations section.

POLICIES AND RECOMMENDATIONS

1. Mature trees should be conserved wherever possible in all public and private development projects. [R]

2. Mature trees which have been previously planted as street trees should be preserved. [R]

3. Site design should include appropriate street tree planting as an element of landscaping requirements. [R]

4. Drainage and sidewalk design shall be appropriate to a rural community, recognizing existing road edge patterns and accommodating existing street landscaping. [DPW]

5. Billboards and on- and off-site advertising signs should be limited in size, lighting and design to be in harmony with the community. [R]

6. Provide for lot sizes that will permit residents to keep leisure and market animals on their property. [P, R]

7. The County will consider the impact of proposed development on adjacent historic structures and propose mitigations where necessary. [R]

8. Low maintenance landscaping shall be required for commercial and industrial development including parking and storage areas. [R]

9. Public roads and easements not needed for traffic circulation will be evaluated for alternative travel-related uses, prior to granting requests for vacation. [DPW]

10. Encourage local groups to make long-term commitments to maintain landscape projects without the necessity of using government funds. [GEN]

11. Site design shall minimize the destruction of existing trees, both native and non-native. [R]

12. Floodways shall be maintained in as natural a state as possible. Riparian vegetation shall be maintained or enhanced in and along the existing floodways and creeks. [R, DPW]

13. Projects that propose to fill the floodplain fringe shall landscape the new bank of the creek to blend with the natural vegetation and enhance the natural edge of the creek. [R, DPW]

14. No concrete channelization or concrete bank protection of the floodway shall be allowed unless such materials are necessary to protect structures existing before this Plan is adopted. [R, DPW]

15. Only natural materials shall be used for bank protection, including but not limited to, rocks or gabions. [R, DPW]

16. Subdivisions proposing rural residential lots shall be designed consistent with the topography of the site. [R]

17. Grading shall be minimized. Streets, walkways, buildings, retaining walls, and other improvements should not modify the natural landforms. [DPW]

18. Open space easements shall be placed on all significant stands of oaks and steep slopes. [R]

19. Whenever possible, developments shall utilize dual water systems for the purpose of using reclaimed water for irrigation. [W]

20. The objectives of the Design Review will be:

Architectural Design
Signage
Parking Areas
Color Applications
Landscape/Natural Features
[I]

21. The areas subject to Design Review will be:

    Commercial Uses
    Industrial Uses
    Residential Projects of 7.3 Dwelling Units Per Acre or More
    Scenic Overlay Areas
    Main Street
    Historic District
    Major Subdivisions (Five Lots or More)
    Non-Conforming (Grandfathered) Uses
    [I]

22. Clustering and lot area averaging shall be limited by the following condition: The smallest net lot size allowed shall be not less than 75 percent of the minimum lot size specified in the zone. [R]

2. LAND USE

GENERAL GOALS

PROVIDE A LAND USE PATTERN WHICH WILL GIVE THE RAMONA COMMUNITY PLANNING AREA THE OPPORTUNITY TO REMAIN ECONOMICALLY AND SOCIALLY VARIED.

CONSERVE THE BEST OF THE RAMONA OF YESTERDAY WHILE PLANNING FOR THE RAMONA OF TOMORROW.

FINDINGS

The dominant theme in community discussions and goal statements prepared by the Ramona Community Planning Organization is the concern for the preservation of the rural lifestyle and rural atmosphere of the Planning Area. Citizens expressed considerable concern that an increasing population, unless carefully planned for, would adversely impact agricultural land uses and require costly and premature extensions of public facilities.

The pattern for community development presented in the Ramona Community Plan, as shown on Page 9, proposes to accommodate growth in and surrounding the existing town, designating the agricultural areas and the remote, more mountainous areas for low density rural uses. Residential development ranging from single-family houses on one acre to multi-family units is contained in the Town Center, as shown on Page 10, and the large subdivision of San Diego Country Estates (SDCE). Major commercial development is restricted to the Town Center, although a small convenience center is being established at Country Estates. Industrial land uses are also restricted to the Town Center and the nearby airport.

The Planning Area contains at present only one urban center of approximately 3,800 acres; however, continuing development at Country Estates will tend to create two centers. The Plan designates the hilly land lying between these two centers for agricultural and other rural uses, thus preserving a distinctiveness and separateness to each of them.

The largest single acreage category of land use is agriculture, approximately 36,100 acres. The following table lists the approximate gross acreage of each land use designation in the Ramona Planning Area, not including the San Diego Country Estates Specific Plan which consists of approximately 3,500 acres.

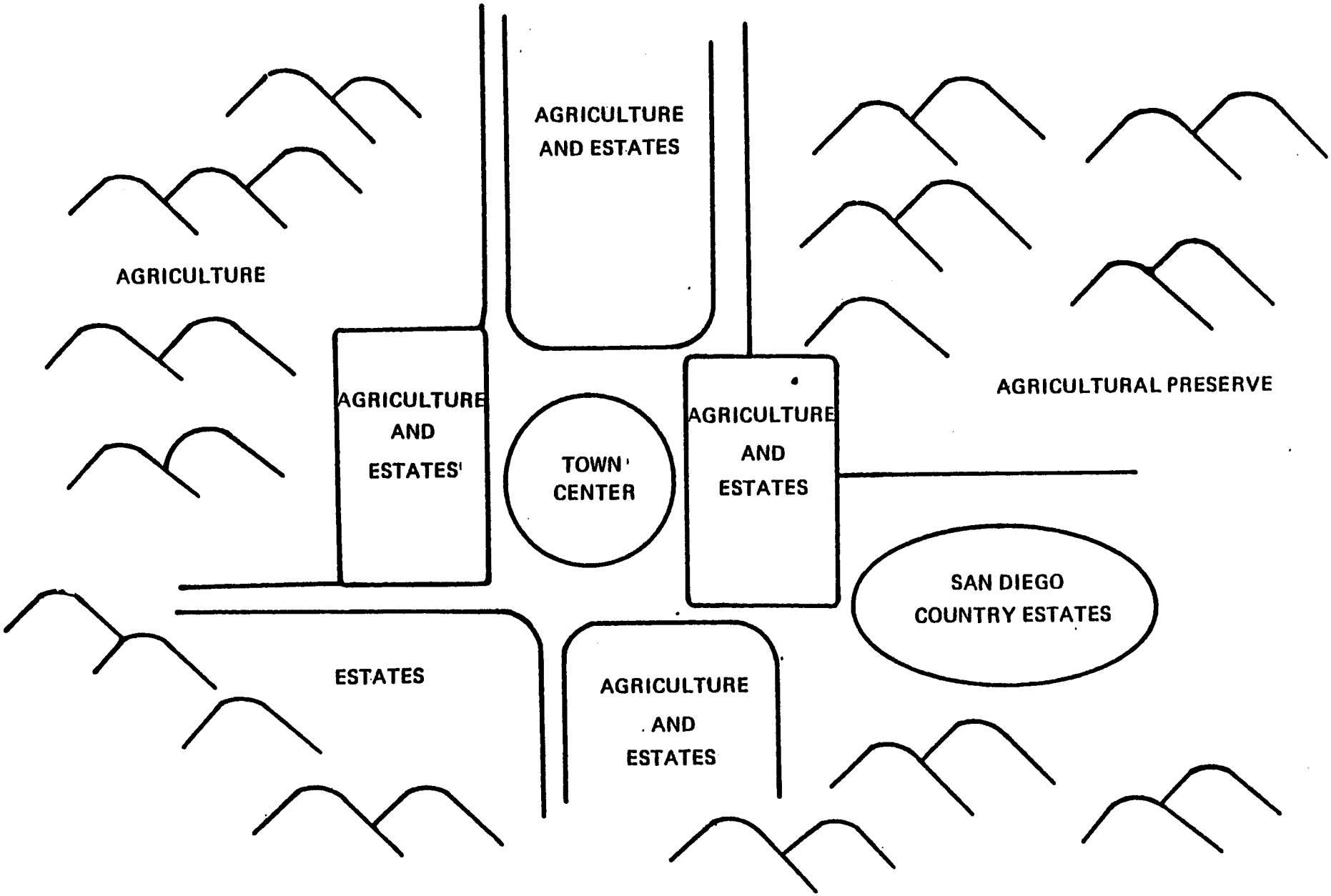
TABLE 1

LAND USE DESIGNATION	APPROXIMATE NUMBER OF ACRES
(22) Public/Semi-Public	9,200 acres
(21) Specific Planning Area	9,600 acres
(20) General Agriculture(1 du/10 & 40 ac)	25,500 acres
(19) Intensive Agriculture (1 du/2, 4 ac)	10,000 acres
(18) Multiple Rural Use (1 du/4, 8, 20 ac)	19,100 acres
(17) Estate Residential (1 du/2, 4 ac)	4,800 acres
(16) General Impact Industrial	167 acres
(15) Limited Impact Industrial	62 acres
(14) Service Commercial	82 acres
(13) General Commercial	153 acres
(11) Office-Professional	87 acres
(10) Residential (24 du/ac)	23 acres
(8) Residential (14.5 du/ac)	157 acres
(6) Residential (7.3 du/ac)	277 acres
(5) Residential (4.3 du/ac)	21 acres
(3) Residential (2.0 du/ac)	600 acres
(1) Residential (1 du/1, 2, 4 ac)	2,162 acres

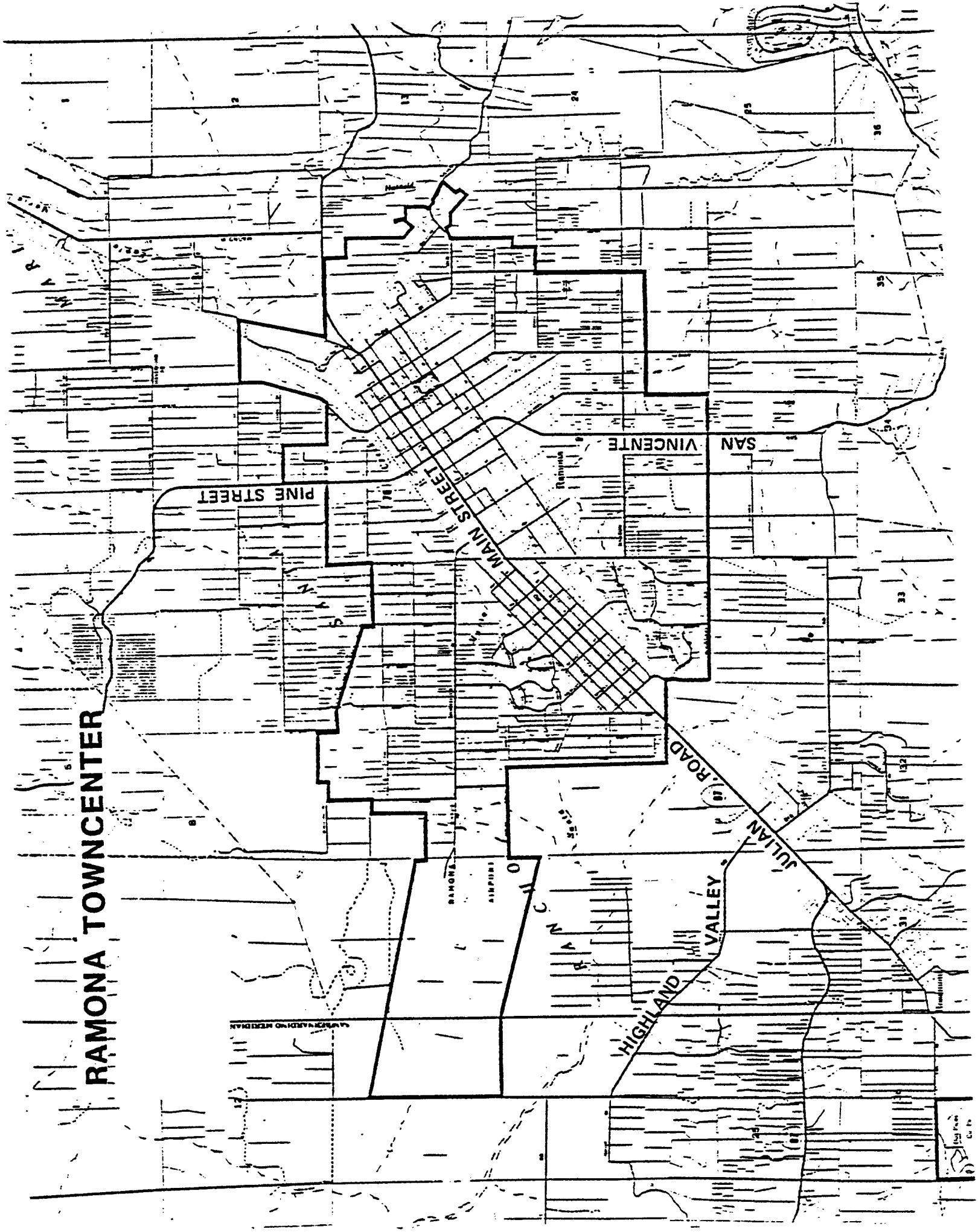
POLICIES AND RECOMMENDATIONS

1. Accommodate gradual and orderly development which maintains the existing rural nature and balance of land uses within the community. [P]

2. Future Specific Plans shall be compatible with the appropriate guidelines and standards developed for the Specific Planning Areas found in this text. [R]



SCHEMATIC LAYOUT OF COMMUNITY DEVELOPMENT PROPOSED IN THE RAMONA COMMUNITY PLAN


RAMONA TOWNCENTER
PINE STREET
MAIN STREET
SAN VINCENTE
JULIAN ROAD
HIGHLAND VALLEY
RAMONA AIRPORT

RESIDENTIAL GOAL

MAINTAIN AND ENHANCE THE EXISTING RURAL ATMOSPHERE OF THE PLANNING AREA WHILE ACCOMMODATING A GRADUAL, ORDERLY INCREASE IN RESIDENTIAL DEVELOPMENT WHICH IS IN HARMONY WITH THE NATURAL ENVIRONMENT.

FINDINGS

The Ramona Community Plan allocates residential land use designations in a range of densities from 24 dwelling units per acre down to one unit per acre and one unit per two acres. Additionally, residential units will be permitted at very low densities (1 dwelling unit per 4, 8, or 20 acres, or 40 acres on the Forest Conservation Initiative [FCI] affected lands) throughout the agricultural and mountainous areas. The arrangement of higher density residential land uses is focused in the Town Center, as shown on Page 10, adjacent to schools, other facilities and services, and the main commercial area. It is the intent of the Plan to emphasize the residential and commercial development of the Town Center, accommodating approximately one-third of the population growth expected in the Planning Area over the next 20 years.

Properties on one acre or less will not develop at the planned densities until they can be served by sewer. Presently, only portions of the Town Center and San Diego Country Estates are served by the Ramona Sewer District.

POLICIES AND RECOMMENDATIONS

1. Single-family residential development will not be permitted in areas that have close proximity to airports or major roads, where projected noise levels are greater than 55 decibels (dB[A]), without adequate mitigation measures. [R]

2. The majority of residential lots in the Planning Area shall be of a size sufficient to accommodate the keeping of large animals. [P, R]

3. Maintain the existing rural lifestyle by continuing the existing pattern of residential and agricultural uses on large lots outside of the Town Center and San Diego Country Estates. [P, R]

4. All development proposals shall demonstrate a diligent effort to retain significant existing natural features of the area's landscape. Existing topography and landforms, drainage course, rock outcroppings, vegetation and views shall be incorporated into the design of homesites to the maximum extent feasible. [R]

5. Ridgeline development should be discouraged. It should only be allowed if a viewshed analysis shows only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan. [R]

6. County Road Standards in new subdivisions shall conform to the standards in the Ramona Design Review Manual to be prepared. [DPW]

7. Preserve open space areas such as steep slopes, canyons, floodplains, agricultural lands, meadows and unique scenic views and vistas by clustering residential development away from such areas with this condition: the net minimum lot size shall be not less than 75 percent of the minimum lot size specified in the zone. Clustering of residential development, however, is prohibited on FCI affected lands as stipulated in the (23) National Forest and State Parks Land Use Designation in the Land Use Element. [R]

8. Proposed residential area shall be buffered from incompatible activities which create heavy traffic, noise, odors, dust and unsightly views. [R]

COMMERCIAL GOALS

PROVIDE FOR CENTRALIZED COMMERCIAL AREAS THAT ARE DESIGNED TO BE COMPATIBLE WITH THE CHARACTER OF THE COMMUNITY.

LIMIT THE COMMERCIAL STRIP TO ITS EXISTING BOUNDARIES OF ETCHEVERRY AND SECOND STREETS. WIDEN RATHER THAN EXTEND THE COMMERCIAL STRIP IF MORE COMMERCIAL ACREAGE IS NEEDED IN THE FUTURE.

FINDINGS

The community of Ramona is preparing to develop design guidelines to ensure the enhanced vitality of the Business District in town. Until downtown Ramona is established as a strong retail center, no commercial shopping center should be allowed to develop outside of the downtown area. Ramona must avoid what has happened to other communities where rapid growth has pushed retail businesses into the neighborhoods and out of the downtown area and led to its decay. The Ramona Plan proposes increased office development and high density residential uses which will generate daytime and nighttime shoppers. Certain improvements to the Business District are listed in the Policies and Recommendations section. There will exist a need in the future to provide convenient and ample parking in the downtown area, to make the area attractive with pedestrian-oriented street improvements and improved circulation.

It is the intent of the Plan to restrict major commercial development to the Town Center as shown on the Town Center Map on Page 10. Currently, all but a few scattered establishments are within the town, with the exception of a convenience shopping area located in the San Diego Country Estates subdivision. The community anticipates the possible future need for small convenience businesses in developing neighborhood areas, but such businesses would be limited in size to serve the surrounding neighborhood; would preferably be pedestrian and equestrian oriented; and only would be permitted as a demonstrated need arises.

The commercial area proposed in the Plan stretches along State Highway 67 into the town from the southwest, then widens out to a depth of 2½ blocks in the central part of the town for a total of approximately 322 acres. Extensive development of future commercial enterprises will require the redevelopment of areas presently occupied by scattered housing and small somewhat inefficiently laid out existing commercial buildings. Most of the undeveloped commercially-designated lots are on the southwest end of town along the State Highway. Included in the areas designated for commercial are approximately 87 acres designated for office/residential development. The Plan anticipates that this designation will encourage a mixture of land uses combining multi-family

residences with a variety of different office and professional uses in the downtown area which will help revitalize the older sections of Ramona. This designation may also encourage alternative uses for some of the older and historic buildings, many of which are located in this area.

POLICIES AND RECOMMENDATIONS

1. Limit commercial zoning to one centralized district. [P, R]

2. Neighborhood commercial zoning may be approved in the rural areas only under the following conditions:

   a. The facility should be intended to serve only the adjacent neighborhood and should not be intended to serve regional travelers;

   b. The circulation, parking and access needs can be met adequately;

   c. The need for the facility can be adequately demonstrated;

   d. Neighborhood commercial development will not cause adverse impact on neighborhood properties; and

   e. Site Plan review and appropriate landscaping is required. [P, R]

3. Provide zoning for agriculturally-related commercial activities such as feed stores, processing and packing, equipment maintenance, shoeing, etc. [P, R]

4. No Variance of the required number of parking spaces shall be granted until a plan for adequate parking facilities in the Town Center has been adopted by the Board of Supervisors. [R]

5. The design guidelines for the Big Bear Shopping Center and the number and location of curb cuts on Highway 67/Main Street shall be strictly enforced. [R]

6. Retail stores, services, restaurants and other high intensity pedestrian uses should be placed at the street level and on the street side of all buildings, fronting Highway 67/Main Street, including parking structures. [R, I]

7. On streets where ground floor retail or office uses are inappropriate, pedestrian ways should be enhanced with setbacks, plantings, including ground covers, shrubs, and street trees, artwork, surface treatment and other devices. [R, I]

8. The western portion of the commercial strip is likely to develop less intensively than the center of town and yet it is at the entrance to the community. It will require design guidelines to enhance the image of downtown Ramona. [R, I]

INDUSTRIAL GOAL

PROVIDE A LAND USE PATTERN WHICH WILL PERMIT INDUSTRIAL USES WHICH WILL IMPROVE THE EMPLOYMENT BASE AND WILL NOT DETRACT FROM THE RURAL CHARM AND LIFESTYLE OF THE COMMUNITY.

FINDINGS

It is the intent of the Community Plan to encourage the development of local business and industrial enterprises to serve Ramona's employment needs.

The Plan allocates approximately 154 acres for industrial use in the Town Center area west of Highway 78. Much of this land is currently used for extractive operations which benefit construction in the Planning Area, and minimize transportation costs. Additionally, approximately 75 acres of industrial uses are planned in the area of the Ramona Airport.

The airport is expected to serve as a catalyst to an enlarged industrial area for both light manufacturing and agricultural processing. It is intended however, that, before additional industrial acreage is allowed to develop in the vicinity of the airport, an Industrial Needs Study be prepared covering the whole Ramona Planning Area. Such a study will need to show that there exists a need for the proposed size and type of development, and that such a development could not be provided on the existing industrial acreage around the Ramona Airport.

Most of the industrial acreage provided in this Plan will not fully develop until sewer is extended to those industrial properties. At present, only a small area of the Town Center is served by sewer.

POLICIES AND RECOMMENDATIONS

1. Provide for development of a variety of light industry that will offer job opportunities for community residents and that will not negatively impact the quality of the environment. [P]

2. New industrial areas will be compatible with light industrial activities. Encourage new industrial development which is clean and non-polluting. [P, R]

3. All new industrial activities shall provide buffering or screening when located adjacent to residential zones. [R]

4. Provide for industrial sites that are large enough to permit adequate on-site parking, appropriate low-maintenance landscaping, loading facilities, as well as adequate areas of expansion. [P, R]

5. New industrial development should consider all views into the property from public streets, adjacent properties and residences on nearby hills. [R]

6. Areas designated for industrial use shall be protected from encroachment by incompatible non-industrial uses. [P, R]

7. Existing and new industrial developments shall comply with the standards of the Special Area Designator (D1) applied to all industrial properties. [R]

AGRICULTURAL GOAL

MAINTAIN AND ENHANCE THE FUTURE OF AGRICULTURE IN THE PLANNING AREA.

FINDINGS

There are two kinds of agricultural uses in the Ramona area:

Commercial -- crops, animals, or animal products raised for marketing.

Domestic -- agricultural products consumed primarily by the household with perhaps limited commercial exchange (i.e., local trading, roadside sales, 4-H, FFA).

Commercial Agriculture

Ramona's most important commercial agricultural activities, in terms of gross income to the Planning Area, are egg ranching, dairy ranching, and avocado farming. Smaller, but commercially significant investments include beef and other livestock production, horse ranching, hay, kiwis, subtropical fruit and nuts. The future of agricultural land uses will be based on important marketing factors, many of which are external to the Plan Area or the County as a whole.

The egg ranches of Ramona, approximately 23 in 1986, are somewhat scattered in the Planning Area, with a large concentration north of the Town Center and in the Goose Valley. The Community Plan designates areas of existing egg ranches as Intensive Agriculture with minimum lot sizes of four to eight acres.

Portions of the large flat valley bottom west of the Town Center is currently used for oat/hay production and grazing and will remain designated Intensive Agriculture with minimum lot sizes of four or eight acres.

General Agriculture

Land within this designation is preserved for agricultural or general open space uses. Landowners are encouraged to enter into Williamson Act (California Land Conservation Act of 1965) contracts with the County to promote both agriculture and open space uses of the land at a tax benefit to the owner.

Minimum lot sizes for land under Williamson Act Contract is determined by contract regulations. Several thousand acres are designated "General Agriculture" in the Planning Area. These include dairy and other farm lands south

of the Town Center, the avocado land in the Highland Valley area, and approximately 25,000 acres in the northeast of the Planning Area.

Domestic Agriculture

Domestic agriculture is perhaps the most important element of the Ramona rural lifestyle. While many thousands of acres are devoted to commercial agriculture in the Planning Area, only about 10 percent of Ramona families are involved in commercial farming as a primary source of economic support.

Recent sales and building increases indicate that there is a great demand in the Ramona area for lots where families can grow kitchen gardens, keep pleasure horses and raise animals for domestic use and activities such as 4-H and Future Farmers of America. Areas designated Estate Residential are principally the areas intended for "Domestic Agricultural Use."

POLICIES AND RECOMMENDATIONS

1. The County will promote and preserve viable agricultural land uses within the Ramona Planning Area. [P, R, DA]

2. The preservation and further establishment of agricultural preserves will be actively promoted by the County. [R]

3. Utilize reclaimed water, such as the sewage effluent produced by the Ramona Sanitation District, whenever feasible. [W, R]

4. Review the agricultural use and/or agricultural potential of land prior to consideration of residential development proposals. [P, R]

5. Encourage the protection of areas designated for agricultural activities from scattered and incompatible urban intrusions. [P, R]

6. A study should be initiated of all areas in (20) General Agriculture, (19) Intensive Agriculture or (18) Multiple Rural Use Plan Designations so as to apply the "O" Animal Designator on those parcels that are not adjacent to land that is or could be subdivided into lots two acres or less in size. An Environmental Impact Report will need to be prepared to analyze the impact of such a rezone on groundwater. [I]

SPECIFIC PLANNING AREAS

MONTECITO RANCH SPECIFIC PLANNING AREA -- SPA (0.5)

DESCRIPTION OF THE AREA

The Montecito Ranch Specific Planning Area includes approximately 953 acres located north of the Ramona Airport and north of the existing right-of-way of Montecito Way as shown on Page 26. The site has varying topography with the southern portion of the site being relatively level, while the more easterly and northerly portions of the site vary in topography from moderate to steep slopes.

PROJECT DESCRIPTION

The Montecito Ranch Specific Planning Area proposes a rural development of 417 single-family units integrating large lot residential uses over most of the site and industrial uses located on the land in closer proximity to the Ramona Airport. A Specific Planning Area designation is applied over the entire acreage, with an overall density of 0.5 dwelling units per acre. The southern portion of the site may be developed industrially. The precise location of residential and industrial developments will be dependent on future studies undertaken by the applicant to determine the precise need for industrial acreage and on infrastructure, planning and environmental constraints. It is intended, however, that no industrial development be allowed east of Montecito Way.

The northerly and easterly portions of the Specific Plan have the most moderate to steep topography. It is within these portions of the site that larger lot sizes will be required. Even though the density would permit on an overall basis one dwelling unit per two acres, it is intended that the design for this Specific Plan take into consideration topographical constraints. A detailed slope analysis will be prepared as part of the Specific Plan.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The average overall density shall not exceed 0.5 dwelling units per acre within the residential portion of the Specific Plan.

2. No more than 417 single-family units shall be allowed.

3. No residential lot shall be smaller than two gross acres.

4. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.

5. The project shall create a rural residential community with an identity consistent with the community character of Ramona as described in the Ramona Community Plan Text. The integration of residential uses into the existing topography and the provision of a trail system that links this project with the subregional trail system of Ramona is paramount.

6. Animal keeping regulations shall be consistent with the animal schedule in the general vicinity of the site.

7. The residential site planning of this property shall incorporate the design guidelines of the Ramona Community Plan.

8. The visual impact of all hillside development shall be minimized.

9. A site of approximately 30 acres shall be dedicated to the County of San Diego as a site for a future neighborhood park subject to the approval of appropriate agencies if the density of the Davis SPA (.16) is not increased.

10. The Specific Plan shall include a phasing section that describes the timing and location of the proposed development.

11. Package treatment plants shall be discouraged.

Residential

12. Rural residential lots shall be designed consistent with the topography of this site.

13. Lots whose average slope is under 25 percent shall be at least 2 gross acres in size.

14. Lots whose average slope is 25 percent or over shall be at least 4 gross acres in size.

15. The location of residential lots shall be based in part on a slope analysis, but also shall be based on the design guidelines of the Ramona Community Plan.

16. Ridgeline development shall be discouraged. It should only be allowed if a viewshed analysis can show only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan.

17. A system of streets or walkways shall link the homesites to the proposed neighborhood park.

18. No residential or accessory structures shall be sited closer than one hundred feet (100') form the Lemurian Fellowship property line.

Recreational

19. If the density of the Davis Specific Planning Area is increased from the existing 0.16 dwelling unit per acre before the Montecito Ranch Specific Plan is approved, it is intended that the required 30 acre neighborhood park site be shared proportionally between the Montecito Ranch and Davis Specific Plans.

20. A trails element shall be prepared as a part of the Specific Plan.

21. No active recreational uses shall be located adjacent to the Lemurian Fellowship property.

22. The oak woodlands of the Weekend Villa area of the site shall be preserved as open space for the enjoyment of the residents of the Specific Plan.

Industrial

23. Industrial uses may be permitted west of Montecito Way in an area to be determined by a future analysis of the industrial needs of the community of Ramona.

24. Before additional industrial acreage is allowed to develop south or north of the Ramona Airport, an Industrial Needs Study will have to show that there exists a need for the proposed size and type of development and that such development could not be provided on the existing industrially zoned acreage around the airport.

25. To assist in that determination, an Industrial Needs Study acceptable to the Department of Planning and Land Use shall be prepared that provides guidelines for the amount, type, location, and phasing of those industrial uses on-site as well as the needs within the community. It is intended at this time that the types of uses be of the type allowed in the M52 Use Regulation.

26. Any industrial development shall be subject to the design guidelines applied to industrial uses at the time of the update of the Ramona Plan (GPA 87-03) or the guidelines in the future Ramona Design Manual.

27. An adequate buffer between the residential and industrial areas shall be provided to minimize noise, visual and any other negative impacts of industrial uses on residential uses.

28. The Airport Division of the Department of Public Works and the San Diego Association of Governments (SANDAG) shall review any proposed development adjacent to the Ramona Airport to ensure that such development does not impair the viability of the airport as stated in the Ramona Airport Master Plan.

Design Guidelines

29. To ensure that the design of proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity, the Specific Plan shall include a Design Plan that illustrates the intended character of individual neighborhoods and community areas.

30. The Design Plan shall contain the following elements:

- Community architecture
- Residential, commercial or industrial architecture
- Landscape plan
- Fencing
- Lighting
- Signing
- Off-street parking
- Street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

31. The Design Plan shall also contain proposed Codes, Covenants and Restrictions (CC&Rs) or other design/aesthetics control mechanisms.

Conservation/Environmental

32. Existing rock outcroppings shall be preserved and integrated into the development of the site.

33. Grading shall be minimized. Streets, walkways, buildings, retaining walls and other improvements should not modify the natural land forms.

34. Open space easements shall be placed on the oak woodlands and slopes over 50 percent.

35. Open space easements shall be applied to protect all significant biological resources.

36. Groundwater quality may be impacted by this project and by surrounding uses. It may be necessary for this development to be served by the Ramona Municipal Water District (RMWD). Special consideration shall be given to surrounding property owners.

37. High quality chaparral and coastal sage scrub habitat found in the northern portion of the site shall be preserved.

38. The Montecito Ranch House designated as a Historic Preservation Area in the Ramona Community Plan shall be preserved and maintained.

39. A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

Agricultural

40. Future potential agricultural uses located within the property shall be defined by more detailed study to determine not only the precise areas for agricultural production, but also the economic considerations associated with that use.

41. The minimum lot size permitted within any future agricultural pursuit area shall also be determined by the above analysis. It is presently intended that a minimum lot size of four acres be allowed within that area, and the above study shall address any modifications to that requirement.

42. The approximately 103 acres of prime agricultural soils--the Visalia sandy loams (VaA and VaB), Fallbrook sandy loam (RaB)--in the southwest portion of the Montecito Ranch property shall be preserved for agricultural pursuits. Any lot created on these 103 acres shall be identified as agricultural lots.

Utilities

43. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

44. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

45. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

46. A map showing the location of the public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

47. The types of facilities to be addressed in the financing plan shall include:

    - The transportation network;
    - Sewage, water and drainage systems;
    - Solid Waste disposal facilities;
    - Fire Protection and emergency medical facilities;
    - Energy facilities (minor emphasis); and
    - Other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

48. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on on-going operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which package treatment plants are proposed for solid waste disposal, on-going operational expense and revenue estimates are required.

Public Works Conditions

49. Execute irrevocable offers dedicating real property for public highway to 42 feet from the centerline, plus slope rights and drainage easements for Montecito Road, SA 330, and SR 78 with twenty foot (20') radius corner roundings at street intersections.

50. Execute irrevocable offers dedicating real property for public highway to thirty feet (30') from the centerline, plus slope rights and drainage easements for Montecito Way, Ash Street, Maple Street, Haverford Road and El Paso Street with twenty foot (20') radius corner roundings at street intersections.

51. Execute irrevocable offers dedicating real property for public highway to twenty-eight feet (28') from the centerline, plus slope rights and drainage

easements for Sonora Way and Somer Glen Drive with twenty foot (20') radius corner roundings at street intersections.

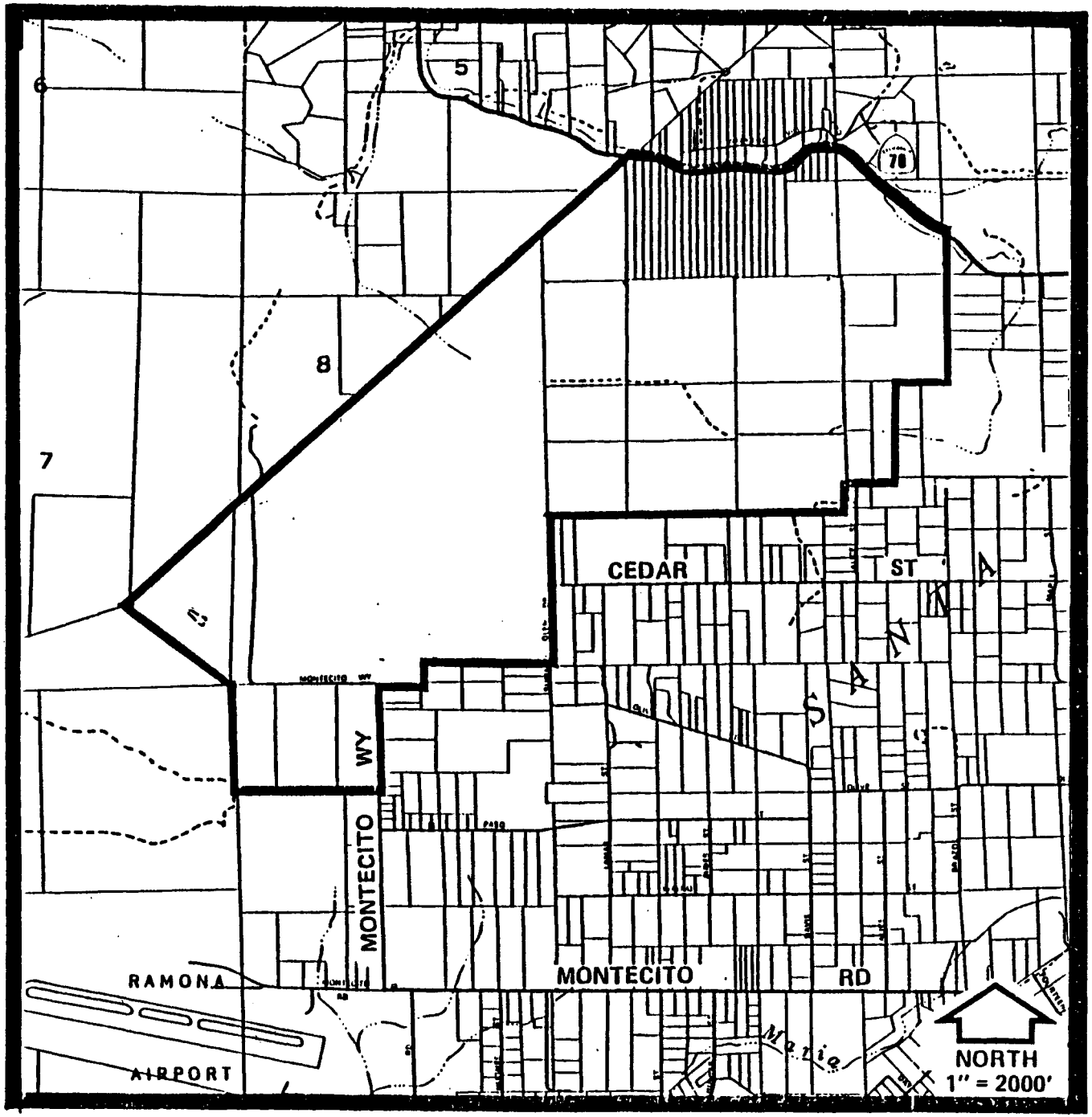
52. Execute an irrevocable offer dedicating real property for public highway to fifty-one feet (51') from the centerline, plus slope rights and drainage easements for SA 603 with twenty foot (20') radius corner roundings at street intersections.

    The offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation.

53. Execute a lien contract for the contribution of $130,320.00 to the San Diego County Flood Control Zone No. 1 as his/her share of future area flood control/drainage improvements. This lien contract is in lieu of the immediate payment of drainage fees. This lien contract shall declare present and future owners of this property to agree to contribute the drainage fee in the future and require them to grant to the Department of Public Works a lien on the property to be rezoned.

54. Participate in the cost of traffic signal installations at the intersections of Montecito Road with Main Street (SR 67) and Haverford Road with SR 78 and SA 603 with SR 78. Total participation shall be $33,970.00. (The "D" Designator may be placed on these parcels in lieu of immediate traffic signal participation so that the fee shall be paid at the building permit stage of development.)

MONTECITO RANCH SPA (0.5) VICINITY-



CAGNEY ENTERPRISES SOUTH SPECIFIC PLANNING AREA -- SPA (0.5)

DESCRIPTION OF THE AREA

The Cagney Enterprises South Specific Planning Area includes approximately 383 acres located south of the Ramona Airport, east of Rangeland Road, and north of Highland Valley Road as shown on page 33. The site is relatively level, with the Santa Maria Creek traversing it in an east-west direction. Approximately 130 acres are in the 100-year floodplain.

PROJECT DESCRIPTION

The Cagney Enterprises South Specific Planning Area proposes both industrial and residential development within its project boundaries. The industrial development will be adjacent to and south of the Ramona Airport. The project proposes a maximum 192 homesites and it is intended that the overall density of the residential development will be 0.5 dwelling units per acre. The minimum lot size shall not be less than 1.5 acres, with lots ranging in size from 1.5 acres to 4 acres or more. The precise location of the residential and industrial development will be dependent on future studies undertaken by the applicant to determine the precise need for industrial acreage and on infrastructure, planning and environmental constraints.

The County of San Diego plans to acquire approximately 100 acres to expand the Ramona Airport. Should the County of San Diego not acquire these 100 acres located north of the project site and adjacent to the existing property line of the Ramona Airport, it is intended that the following guidelines apply to the development of these 100 acres presently outside of the project.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The average overall density shall not exceed 0.5 dwelling units per acre over the residential portion of the Specific Plan. The total number of residential units shall range between 100 and 192. The ultimate density shall be based on the criteria contained herein.

2. The Specific Plan shall contain a phasing section that describes the timing, location and phasing of the proposed development.

3. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.

4. The project shall create a rural residential community with an identity consistent with the community character of Ramona as described in the Ramona Community Plan Text. The industrial development shall be integrated into the overall industrial character of the airport, as well as the community of Ramona. Special concern shall be placed on the integration of the industrial and residential uses within the project boundaries.

5. The residential and industrial site planning of this property shall incorporate the design guidelines of the Ramona Community Plan.

6. Package treatment plants shall be discouraged.

Residential

7. The minimum lot size for any residential lot shall be 1.5 gross acres.

8. All lots adjacent to Rangeland Road on the west, and Highland Valley Road on the south, shall be 4 gross acres in size. Smaller lots, but not less than 1.5 gross acres, may be located within the internal design of the project, and the land adjacent to the industrial portion of the development.

Recreational

9. The Specific Plan shall be consistent with the recreational element of the Ramona Community Plan and shall address any open space or park needs that are required as a condition of that Community Plan.

10. Passive and/or active recreational uses may be located in the 100-year floodplain.

11. Twenty (20) feet of the floodway shall be dedicated to the County of San Diego for a riding and hiking trail.

12. This 20 foot trail shall connect to the trail proposed on properties to the south and to the Cumming Specific Plan in a linear fashion that optimizes travel along the trail.

13. A staging area of approximately ½ acre along Rangeland at the entrance to the trail shall be dedicated to the County of San Diego.

14. No fencing shall be allowed across the trail, even break-away or barbed wire fencing.

15. The Department of Public Works shall ensure that the applicant install appropriate trail marker signs, signs identifying the trail as a flood area, and, if necessary, barriers to prevent the intrusion of motorized vehicles on the trail.

Industrial

16. Before additional industrial acreage is allowed to develop south or north of the Ramona Airport, an Industrial Needs Study will have to show that there exists a need for the proposed size and type of development and that such development could not be provided on the existing industrially zoned acreage around the airport.

17. To assist in the determination of the amount of acreage devoted to industrial uses, an Industrial Needs Study acceptable to the Department of Planning and Land Use shall be prepared to provide guidelines for the amount, type, location and phasing of industrial uses on the site as well as the needs within the community. It is intended at this time that the industrial uses be located on the easterly northerly half of the property, extending from the Ramona Airport to Santa Maria Creek, and that the types of uses be of the type allowed in the M52 Use Regulation.

18. The precise boundary between the residential and the industrial uses on the site shall ultimately be determined by the analysis mentioned above.

19. Any industrial development shall be subject to the design guidelines applied to industrial uses at the time of the update of the Ramona Community Plan (GPA 87-03) or the guidelines in the future Ramona Design Manual.

20. An adequate buffer between the residential and industrial areas shall be provided to minimize noise, visual and any other negative impacts of industrial uses on residential uses.

21. The Airport Division of the Department of Public Works and SANDAG shall review any proposed development adjacent to the Ramona Airport to ensure that such development does not impair the viability of the airport as stated in the Ramona Airport Master Plan.

Design Guidelines

22. To ensure that the design of proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity, the Specific Plan shall include a Design Plan that illustrates the intended character of individual neighborhoods and community areas.

23. The Design Plan shall contain the following elements:

    - Community architecture
    - Residential, commercial or industrial architecture
    - Landscape plan
    - Fencing
    - Lighting
    - Signing
    - Off-street parking
    - Street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

24. The Design Plan shall also contain proposed CC&Rs or other design/aesthetics control mechanisms.

Conservation/Environmental

25. Groundwater quality may be impacted by this project. Special consideration shall be given to surrounding property owners.

26. The applicant may need to provide an analysis which defines the present and ultimate limits of the Santa Maria Creek 100-year floodplain.

27. The 100-year floodplain should be preserved in its natural state to the maximum extent feasible.

28. No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection, including but not limited to rocks or gabions.

29. Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than 3:1 (3' horizontal to 1' vertical).

30. The vernal pool area at the northeast portion of the property shall be preserved as a viable habitat.

31. Riparian vegetation shall be maintained or enhanced in and along the Santa Maria Creekbed. If riparian vegetation cannot be maintained, other more appropriate vegetation shall be planted in and along the creekbed subject to the review by staff of the Flood Control Division of the Department of Public Works and the Department of Planning and Land Use.

32. A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

33. Existing large rock outcroppings shall be preserved and integrated into the design of the project.

Utilities

34. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

35. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

36. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

37. A map showing the location of the public facilities currently serving the specific plan is required, along with an assessment of the adequacy of those facilities.

38. The types of facilities to be addressed in the financing plan shall include:

    - the transportation network;
    - sewage, water and drainage systems;
    - fire protection and emergency medical facilities;
    - energy facilities (minor emphasis); and
    - other essential facilities (e.g. law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

39. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the

improvements. Supplemental information on on-going operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which packaged treatment plants are proposed for solid waste disposal, on-going operational expense and revenue estimates are required.

Public Works Conditions

40. Execute an irrevocable offer dedicating real property for pubic highway to fifty -one (51') from the centerline, plus slope rights and drainage easements for Rangeland Road.

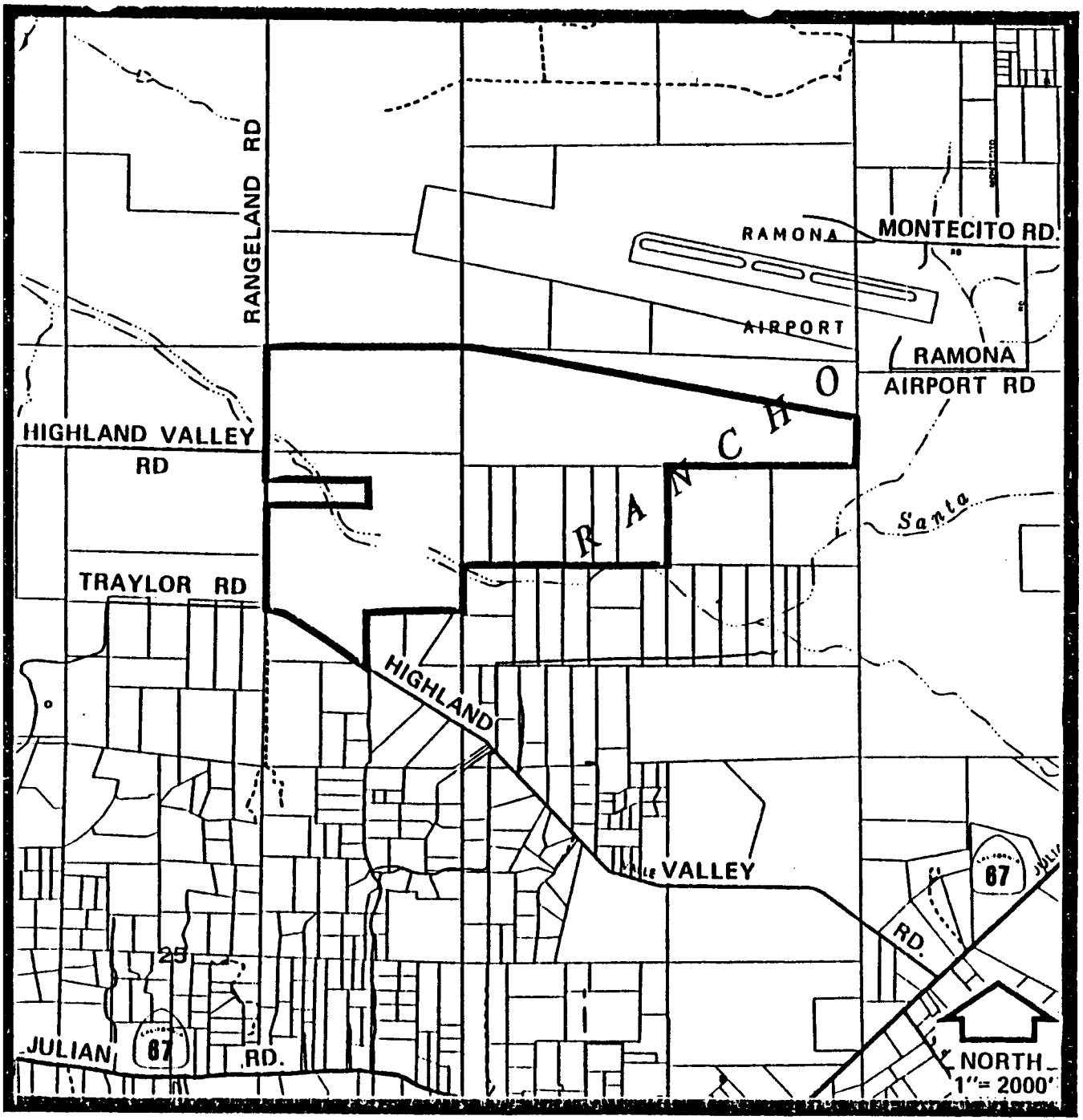
41. Execute an irrevocable offer dedicating real property for public highway to thirty feet (30') from the centerline, plus slope rights and drainage easements for Wood Energy Road.

    The offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation.

42. Participate in the cost of traffic signal installation at the intersection of Montecito Road with Main Street (SR 67). Total participation shall be $45,050.00. (The "D" Designator may be placed on these parcels in lieu of immediate traffic signal participation so that the fee shall be paid at the building permit stage of development.)

    NOTE: These conditions are not intended to fulfill the centerline ordinance requirements which are applied at the building permit stage of development.

    INFORMATION ONLY: The site is significantly impacted by the floodplain of the Santa Maria Creek which flows through the property.



CAGNEY SOUTH SPA (0.5) VICINITY

DAVIS SPECIFIC PLANNING AREA -- SPA (.16)

DESCRIPTION OF THE SITE

The Davis Specific Planning Area comprises approximately 1,027 acres located north of the Ramona Airport as shown on Page 39. The site has varying topography with the southern portion of the site being relatively level, while the northern portion of the site varies from moderate to steep slopes.

PROJECT DESCRIPTION

The Davis Specific Planning Area allows a rural development of 171 single-family units integrating large lot residential uses over most of the site and industrial uses on the portion of the site adjacent to the Ramona Airport. A Specific Planning Area Designation is applied over the entire acreage with an overall density of 0.16 dwelling units per acre. The southern portion of the site may be developed industrially. The precise location of residential and industrial developments will be dependent on future studies undertaken by the applicant to determine the precise need for industrial acreage and on infrastructure, planning and environmental constraints.

The northern portion of the Specific Plan has the most moderate to steep topography. It is within this portion of the site that larger lot sizes will be required. Even though the density would permit on an overall basis one dwelling unit per 0.16 acres, it is intended that the design for this Specific Plan take into consideration topographical constraints. A detailed slope analysis will be prepared as part of the Specific Plan.

The County of San Diego plans to acquire approximately 280 acres to expand the Ramona Airport. Should the County of San Diego not acquire these 280 acres located south of the project site and adjacent to the existing property line of the Ramona Airport, it is intended that the following guidelines apply to the development of these 280 acres presently outside of the project.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The average overall density shall not exceed 0.16 dwelling units per acre within the residential portion of the Specific Plan.

2. No more than 171 single-family units shall be allowed.

3. No residential lot shall be smaller than 3 gross acres.

4. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.

5. The visual impact of all hillside development shall be minimized.

6. The Specific Plan shall include a phasing section that describes the timing and location of the proposed development.

7. Portion of a site of approximately 30 acres may be required for dedication to the County of San Diego as a site for a future neighborhood park subject to the approval of appropriate agencies if the density of this SPA (.16) is increased.

8. Package treatment plants shall be discouraged.

Residential

9. Rural residential lots shall be designed consistent with the topography of this site.

10. Lots whose average slope is under 25 percent shall be at least 3 gross acres in size.

11. Lots whose average slope is 25 percent or over shall be at least 6 gross acres in size.

12. The location of residential lots shall be based in part on a slope analysis, but also shall be based on the design guidelines of the Ramona Community Plan.

13. Ridgeline development should be discouraged. It should only be allowed if a viewshed analysis can show only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan.

14. A system of street or walkways shall link the homesites to the proposed neighborhood park.

15. No residential or accessory structures shall be sited closer than one hundred feet (100') from the Lemurian Fellowship property line.

Recreational

16. If the density of the Davis Specific Planning Area is increased from the existing 0.16 dwelling unit per acre before the Montecito Ranch Specific Plan is approved, it is intended that the required 30 acre neighborhood park site be shared proportionally between the Montecito Ranch and Davis Specific Plans.

17. A trails element shall be prepared as a part of the Specific Plan.

18. No active recreational uses should be located adjacent to the Lemurian Fellowship property.

Industrial

19. Industrial uses may be permitted west of Montecito Way in an area to be determined by a future analysis of the industrial needs of the community of Ramona.

20. Before additional industrial acreage is allowed to develop south or north of the Ramona Airport, an Industrial Needs Study will have to shown that there exists a need for the proposed size and type of development and that such development could not be provided on the existing industrially-zoned acreage around the airport.

21. To assist in that determination, an industrial needs study acceptable to the Department of Planning and Land Use shall be prepared that provides guidelines for the amount, type, location, and phasing of those industrial uses on the site as well as the needs within the community. It is intended at this time that the types of uses be of the type allowed in the M52 Use Regulation.

22. Any industrial development shall be subject to the design guidelines applied to industrial uses at the time of the update of the Ramona Plan (GPA 87-03) or the guidelines in the future Ramona Design Manual.

23. An adequate buffer between the residential and industrial areas shall be provided to minimize noise, visual and any other negative impacts of industrial uses on residential uses.

24. The Airport Division of the Department of Public Works and SANDAG shall review any proposed development adjacent to the Ramona Airport to ensure that such development does not impair the viability of the airport as stated in the Ramona Airport Master Plan.

Design Guidelines

25. To ensure that the design of the proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity. The Specific Plan shall include a Design Plan that illustrates the intended character of individual neighborhoods and community areas.

26. The Design Plan shall contain the following elements:

    - community architecture
    - residential, commercial or industrial architecture
    - landscape plan
    - fencing
    - lighting
    - signing
    - off-street parking
    - street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.

27. The Design Plan shall also contain proposed CC&Rs or other design/aesthetics control mechanisms.

Conservation/Environmental

28. Existing rock outcroppings shall be preserved and integrated into the development of the site.

29. Grading shall be minimized. Streets, walkways, buildings, retailing walls and other improvements should not modify the natural land forms.

30. Open space easements shall be placed on the oak woodlands and slopes over 50 percent.

31. Open space easements shall be applied to protect all significant biological resources.

32. Groundwater quality may be impacted by this project and by surrounding uses. It may be necessary for this development to be served by the RMWD. Special consideration shall be given to surrounding property owners.

33. A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

Utilities

34. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

35. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

36. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

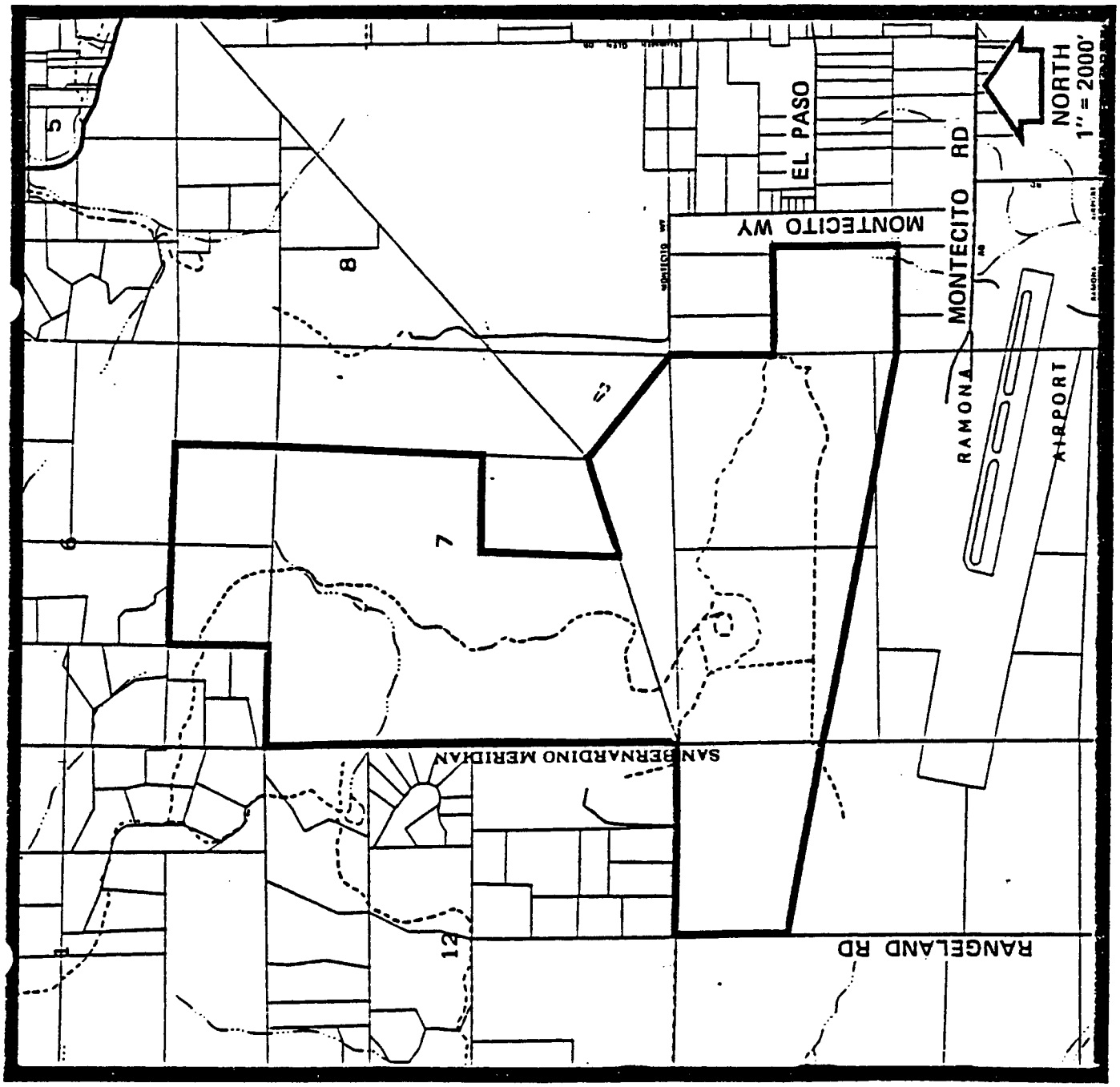
37. A map showing the location of the public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

38. The types of facilities to be addressed in the financing plan shall include:

    - the transportation network;
    - sewage, water and drainage systems;
    - solid waste disposal facilities;
    - fire protection and emergency medical facilities;
    - energy facilities (minor emphasis); and
    - other essential facilities (e.g, law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

39. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on on-going operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which package treatment plants are proposed for solid waste disposal, on-going operational expense and revenue estimates are required.

DAVIS SPA (0.16) VICINITY-



CUMMING SPECIFIC PLANNING AREA -- SPA (.25)

DESCRIPTION OF SITE

The Cumming Specific Planning Area comprises approximately 664 acres located south of the Ramona Airport bisected by Highland Valley Road to the south as shown on Page 45 . The site is relatively level, with the Santa Maria Creek traversing it. Approximately 103 acres are in the 100-year floodplain.

PROJECT DESCRIPTION

The Cumming Specific Planning Area allows both industrial and residential developments within its project boundaries. The industrial development will be adjacent to and south of the Ramona Airport, and north of the 100-year floodplain. The residential development will consist of 166 single-family units ranging in size from 2 to 4 or more acres. The precise location of the residential and industrial developments will be dependent on future studies undertaken by the applicant to determine the need for additional industrial acreage around the Ramona Airport and on infrastructure, planning and environmental constraints.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The overall density shall not exceed 0.25 dwelling units per acres over the residential portion of the Specific Plan.

2. No more than 166 single-family units shall be allowed.

3. The project shall create a rural residential community with an identity consistent with the community character of Ramona as described in the Ramona Community Plan Text. The industrial development shall be integrated into the overall industrial character of the airport. Special concern shall be placed on the integration of the residential and industrial uses within the project boundaries.

4. Animal-keeping regulations shall be consistent with the animal schedule in the vicinity of the site.

5. The Specific Plan shall contain a phasing section that describes the timing, location and phasing of the proposed project.

6. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.

7. Package treatment plants shall be discouraged.

Residential

8. The minimum lot size for any residential lot shall be 2 gross acres.

9. All lots adjacent to and north of Highland Valley Road shall be at least 4 gross acres in size.

10. Smaller lots, but not less than 2 gross acres, may be located south of Highland Valley Road, within the internal design of the project, and on the portion of the site adjacent to the Town Center.

Recreational

11. Passive and/or active recreational uses may be allowed in the 100-year floodplain.

12. Twenty (20) feet of each of the 2 floodways that traverse the site shall be dedicated to the County of San Diego for riding and hiking trails.

13. These two 20 foot trails shall connect to the trails proposed on properties to the east in the Town Center and to the trails proposed to the west.

14. No fencing shall be allowed across the trails including but not limited to, break-away or barbed wire fencing.

15. The Department of Public Works shall ensure that the applicant install appropriate trail marker signs, signs identifying the trails as Flood Areas, and if necessary, barriers to prevent the intrusion of motorized vehicles on the trails.

16. The Specific Plan shall be consistent with the recreational element of the Ramona Community Plan and shall address any open space or park needs that are required as a condition of that Community Plan.

Industrial

17. Before additional industrial acreage is allowed to develop south or north of the Ramona Airport, an Industrial Needs Study will have to show that there exists a need for the proposed size and type of development and that such a development could not be provided on the existing industrially-zoned acreage around the airport.

18. To assist in the determination of the amount of acreage that shall be devoted to industrial uses, the applicant shall prepare an Industrial Needs Study acceptable to the Department of Planning and Land Use to provide guidelines for the amount, type, location, and phasing of industrial uses on the site as well as the needs of the community. It is intended at this time that the industrial uses be located on the northerly half of the property, extending from the Ramona Airport to Santa Maria Creek, and that the uses be of the type allowed in the M52 Use Regulations.

19. The precise boundary between the residential and industrial uses on the site shall ultimately be determined by the analysis mentioned above.

20. Any industrial boundary between the residential and the industrial uses on the site shall ultimately be determined by the analysis mentioned above.

21. An adequate buffer between the residential and industrial areas shall be provided to minimize noise, visual and any other negative impacts of industrial uses on residential uses.

22. The Airport Division of the Department of Public Works and SANDAG shall review any proposed development adjacent to the Ramona Airport to ensure that such development does not impair the viability of the airport as stated in the Ramona Airport Master Plan.

Design Guidelines

23. To ensure that the design of proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity, the Specific Plan shall include a Design Plan that illustrated the intended character of individual neighborhoods and community areas.

24. The Design Plan shall contain the following elements:

    - community architecture
    - residential, commercial or industrial architecture
    - landscape plan
    - fencing

- lighting
- signing
- off-street parking
- street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

25. The Design Plan shall also contain proposed CC&Rs or other design/aesthetics control mechanisms.

Conservation/Environmental

26. Groundwater quality may be impacted by this project. Special consideration shall be given to surrounding property owners.

27. The applicant may need to provide an analysis which defines the present and ultimate limits of the Santa Maria Creek 100-year floodplain.

28. The 100-year floodplain should preserved in a natural state to the maximum extent feasible.

29. No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection, including but not limited to rocks or gabions.

30. Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than 3:1 (3' horizontal to 1' vertical).

31. Vernal pool areas should be preserved as viable habitats.

32. Riparian vegetation shall be maintained or enhanced in and along the Santa Maria Creek bed. If riparian vegetation will not grow well, other more appropriate vegetation shall be planted in and along the creekbed subject to the review by staff of the sanitation and flood control division of the Department of Public Works and the Department of Planning and Land Use.

33. A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

34. Existing large boulders and rock outcroppings shall be integrated into the design of the homesites.

Utilities

35. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

36. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

37. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

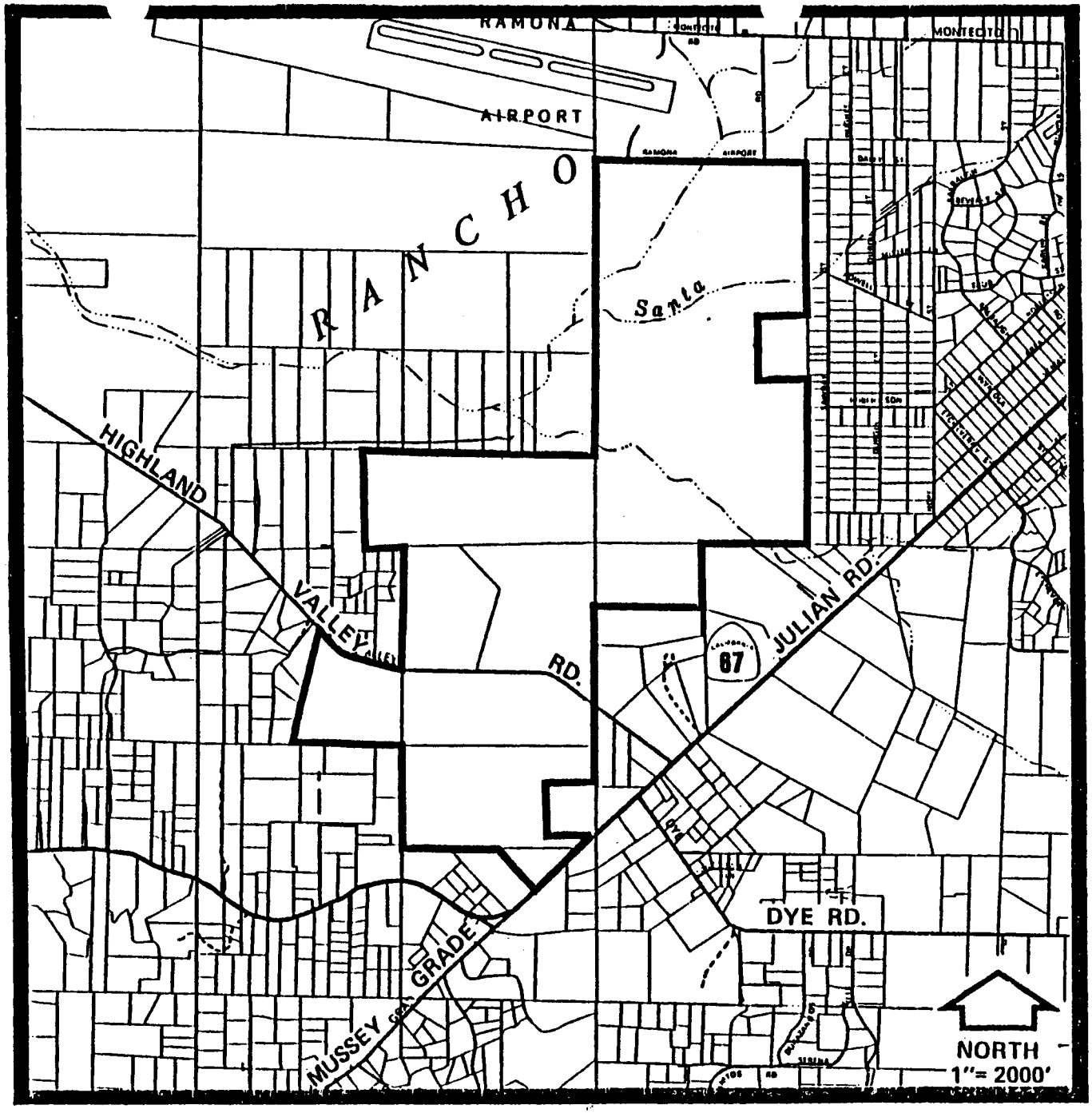
38. A map showing the location of the public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

39. The types of facilities to be addressed in the financing plan shall include:

    - the transportation network;
    - sewage, water and drainage systems;
    - solid waste disposal facilities;
    - fire protection and emergency medical facilities;
    - energy facilities (minor emphasis); and
    - other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

40. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements. Supplemental information on on-going operation expense estimated may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which packaged treatment plants are proposed for solid waste disposal, on-going operational expense and revenue estimates are required.

CUMMING SPA (0.25) VICINITY -



OAK COUNTRY ESTATES SPECIFIC PLANNING AREA - SPA (0.10)

DESCRIPTION OF THE AREA

The Oak Country Estates Specific Planning Area comprises approximately 647.1 acres located north of Highland Valley Road, south of Ramona Municipal Water District effluent spray fields, and west of Rangeland Road and the Ramona Airport as shown on page 51. The site is relatively level, with the Santa Maria Creek traversing it in an east-west direction. Approximately 70 acres are in the 100-year floodplain.

PROJECT DESCRIPTIONS

The Oak Country Estates Specific Planning Area allows a rural development of 64 single-family units, or one (1) dwelling unit per ten (10) acres on the area designated (21) SPA with an overall density of 0.10 dwelling units per acre.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The average overall density shall not exceed 0.10 dwelling units per acre within the residential portion of the Specific Plan.

2. No lot shall be smaller than 2 gross acres.

3. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.

4. The project shall create a rural residential community with an identity consistent with the community character of Ramona as described in the Ramona Community Plan text.

5. The visual impact of all hillside development shall be minimized.

6. The Specific Plan shall include a phasing section that describes the timing, location and phasing of the proposed development.

7. The Department of Parks and Recreation has identified the need for a community park in the western portion of the Planning Area. The applicant may be required to dedicate a site suitable for a community park.

8. Package treatment plants shall be discouraged.

9. Lots whose average slope is under 25% shall be at least 2 gross acres.

10. Lots whose average slope are 25% or over shall be at least 8 gross acres.

11. Ridgeline development should be discouraged. It should only be allowed if a viewshed analysis could show only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan.

12. A system of streets or walkways shall link the homesites to the proposed community park.

Recreational

13. Passive and/or active recreational uses may be located within the project site.

14. A minimum twenty (20)-foot easement for a riding and hiking trail shall be dedicated to the County of San Diego. This trail easement shall meander through the project and connect to off-site trails identified on the County Trails Master Plan and shall conform to the guidelines of the County Trails Master Plan and the Department of Parks and Recreation.

15. The Department of Public Works shall ensure that the applicant installs appropriate trail marker signs, and if necessary, barriers to prevent the intrusion of motorized vehicles on the trail.

Design Guidelines

16. To ensure that the design of proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity, the Specific Plan shall include a Design Plan that illustrates the intended character of individual neighborhoods and community areas.

17. The Design Plan shall contain the following elements:

- Community architecture
- Residential architecture
- Landscape plan
- Fencing
- Lighting
- Signing
- Off-street parking
- Street Furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

18. The Design Plan shall also contain proposed Codes, Covenants and Restrictions (CC&Rs).

Conservation/Environmental

19. Existing large boulders shall be integrated into the design of the homesites.

20. Open space easements shall be applied to all hillsides over 50%, and over all significant biological and archaeological resources.

21. Grading shall be minimized. Streets, walkways, buildings, retaining walls and other improvements should not modify the natural landform.

22. A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

23. The applicant may need to provide an analysis, which defines the present and ultimate limits of the Santa Maria Creek 100-year floodplain.

24. The 100-year floodplain should be preserved in its natural state to the maximum extent feasible. Artificial ponding, rechannelization or extraction of natural materials shall not be allowed.

25. No concrete channelization or concrete bank protection of the floodway shall be allowed. Only natural materials shall be used for bank protection, including but not limited to rocks or gabions.

26. Any proposed bank protection shall be shaped to look natural. For instance, slopes should not be steeper than 3:1 (3′ horizontal to 1′ vertical).

27. Vernal pool areas shall be preserved as viable habitats.

28. Riparian vegetation shall be maintained or enhanced in and along the Santa Maria Creek bed. If riparian vegetation cannot be maintained, other more appropriate vegetation shall be planted in and along the creekbed subject to the review by staff of the Flood Control Division of the Department of Public Works and the Department of Planning and Land Use.

29. Existing large rock outcroppings shall be preserved and integrated into the design of the project.

30. Groundwater quality may be impacted by this project. Special consideration shall be given to surrounding property owners.

Utilities

31. All utilities shall be underground where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

32. The Specific Plan text shall include a financial plan outlining capital improvements necessary to implement the proposed project.

33. The financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

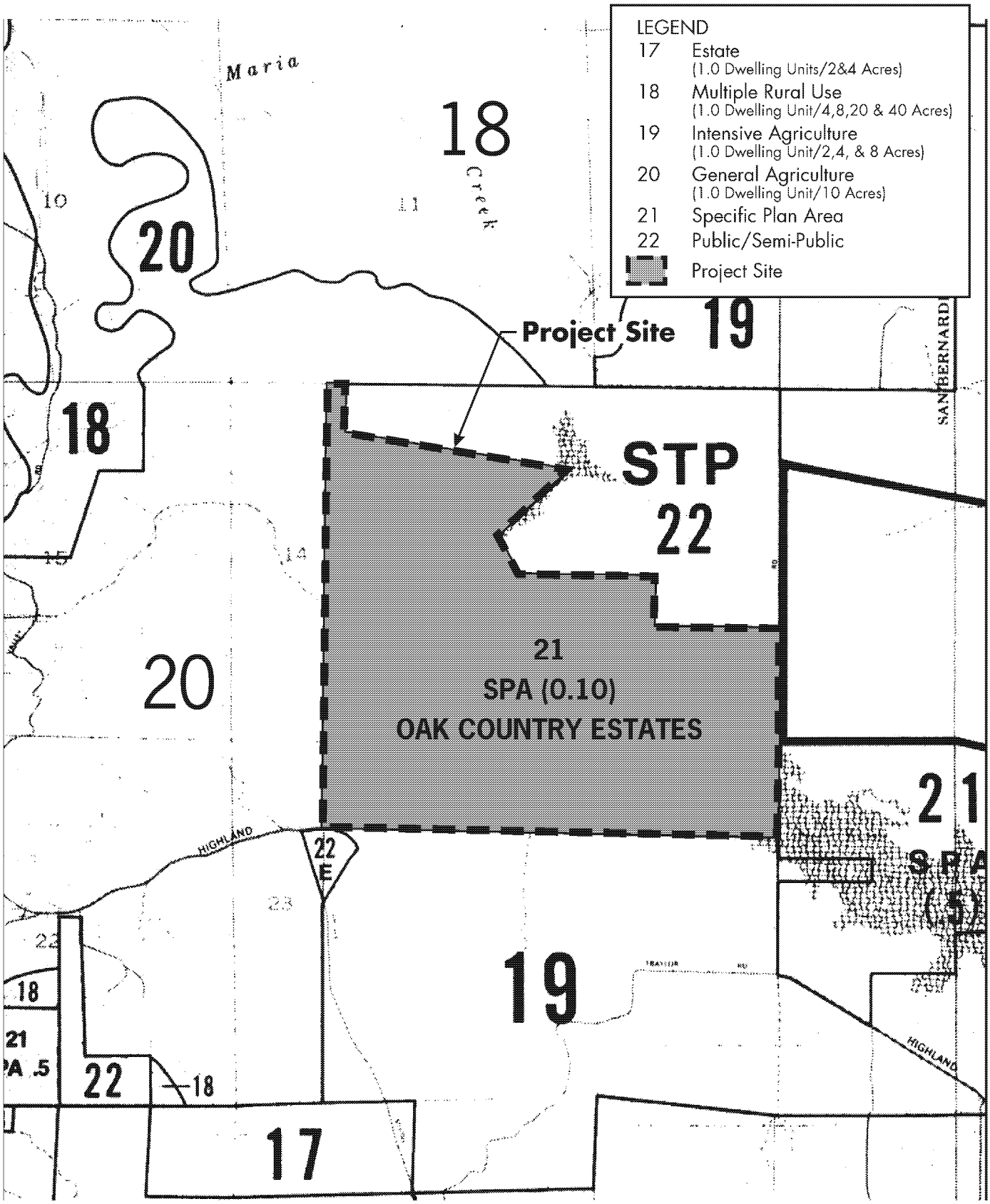
34. A map showing the location of the public facilities currently serving the specific plan is required, along with an assessment of the adequacy of those facilities.

35. The types of facilities to be addressed in the financing plan shall include:

    a. The transportation network;
    b. Sewage, water, and drainage systems;
    c. Solid waste disposal facilities;
    d. Fire protection and emergency medical facilities;
    e. Energy facilities (minor emphasis); and
    f. Other essential facilities (e.g. law enforcement, library, animal control facilities) which may be required due to the unique character of the Specific Plan area.

36. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and financing mechanisms to be used to fund the improvements. Supplemental information on on-going operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which packaged treatment plants are proposed for solid waste disposal, on-going operation expense and revenue estimates are required.

OAK COUNTRY ESTATES
SPECIFIC PLANNING AREA
SPA (0.10) VICINITY -



SOURCE: County of San Diego

LUELF RANCH SPA -- SPA (.5)

DESCRIPTION OF SITE

The Luelf Ranch Specific Planning Area proposes an estate residential development area of 100 homesites, integrating large lot residential uses over slopes less than 30 percent with smaller lots on the more level terrain on approximately a total of 370 acres.

PROJECT DESCRIPTION

The Luelf Ranch Specific Planning Area proposes an estate residential development area of 100 homesites, integrating large lot residential uses over slopes less than 30 percent with smaller lots on the more level terrain on approximately a total of 370 acres.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The overall density shall not exceed 0.5 dwelling units per acre.

2. No more than 100 homesites shall be allowed.

3. No lot shall be smaller than 1½ gross acres and 1 acre net.

4. The project shall create an estate residential development consistent with the Community Character of Ramona as described in the Ramona Plan Text.

5. The visual impact of all hillside development shall be minimized.

6. A site of approximately 30 acres adjacent to Dye Road shall be dedicated to the County of San Diego as a site for a future neighborhood park subject to the approval of the appropriate agencies.

7. The Specific Plan shall include a phasing section that described the timing, location and phasing of the proposed development.

8. All goals, objectives and policies of the Ramona Community Plan shall apply.

9. Package treatment plants shall be discouraged.

Residential

10. Lots whose average slope is less than 15 percent shall be no smaller than 1½ gross acres in size and 1 acre net.

11. Lots whose average slope is between 15 percent and 25 percent shall be at least 2 gross acres in size.

12. Lots whose average slope is over 25 percent shall be at least 4 gross acres in size.

13. Lots shall be at least 4 net acres in size along the portion of the site adjacent to the existing VanTol Diary.

14. On lots adjacent to the existing VanTol Dairy, to the east of the project, homes shall be set back at least 100 feet from the property line closest to the dairy. The Health Department may require a large setback.

15. A system of street or walkways shall link the homesites to the proposed neighborhood park site along Dye Road.

Design Guidelines

16. To ensure that the design of proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity, the Specific Plan shall include a design Plan that illustrates the intended character of individual neighborhoods and community areas.

17. The Design Plan shall include the following elements:

    - community architecture
    - residential, commercial or industrial architecture
    - landscape plan
    - fencing
    - lighting
    - signing
    - off-street parking
    - street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

18. The Design Plan shall also contain proposed CC&Rs or other design/aesthetics control mechanisms.

Conservation/Environmental

19. Existing large boulders shall be integrated into the design of the homesites.

20. Open space easements shall be applied to all hillsides over 50 percent.

21. Ridgeline developments should be discouraged. It should only be allowed if a viewshed analysis can show only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan.

22. A cultural deposit (midden) associated with Site SDi-5493 and Milling Feature B shall be preserved or salvaged.

23. Open space easements shall be applied to protect all significant biological resources.

24. Grading shall be minimized. Streets, walkways, buildings, retaining walls and other improvements should not modify the natural landforms.

Utilities

25. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

26. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

27. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

28. A map showing the location of the public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

29. The types of facilities to be addressed in the financing plan shall include:

    - the transportation network;
    - sewage, water and drainage systems;
    - solid waste disposal facilities;

- fire protection and emergency medical facilities;
- energy facilities (minor emphasis); and
- other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

30. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on on-going operational expense estimates may be required by the Department in certain circumstances. In all cases in which packaged treatment plants are proposed for solid waste disposal on-going operational expense and revenue estimates are required.

Roads

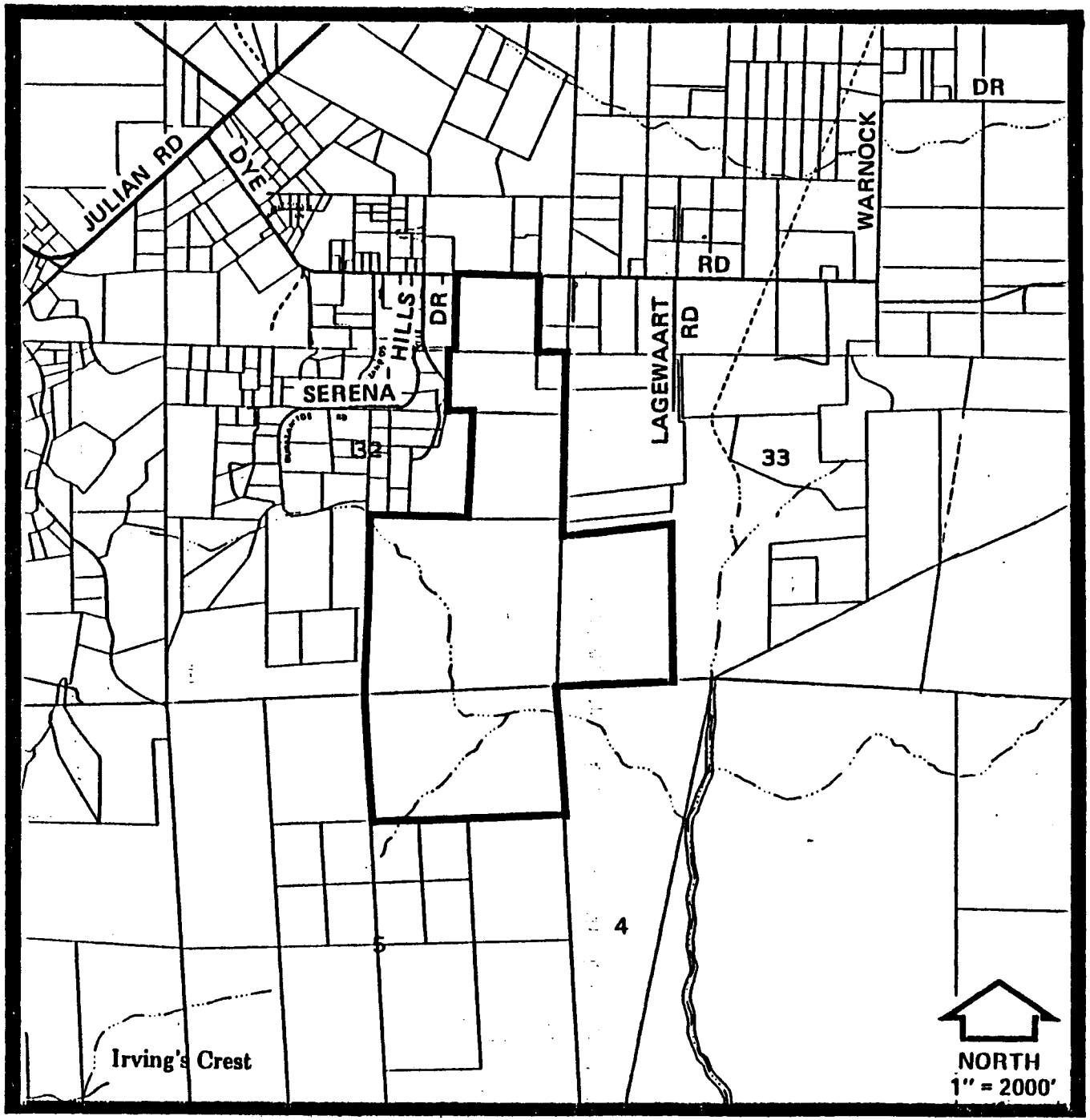
31. Execute an irrevocable offer dedicating real property for public highway to 56 feet from the centerline, plus slope rights and drainage easements for Dye Road. [DPW]

32. Execute an irrevocable offer dedicating real property for public highway to 30 feet from the centerline, plus slope rights and drainage easements from Amber Lynn Lane. [DPW]

33. Participate in the cost of traffic signal installation at the intersection of Dye Road with Julian Avenue. Total participation shall be $4,640. [DPW]

Flood Control

34. Execute a lien contract for the contribution of $38,100 to the San Diego Flood Control Zone No. 1 as his/her share of future area flood control/drainage improvements. This lien contract is in lieu of the immediate payment of drainage fees. This lien contract shall declare present and future owners of this property agree to contribute the drainage fee in the future and require them to grant to the Department of Public Works a lien on the property to be rezoned. [DPW]



LUELF RANCH SPA (0.5) VICINITY-

BARNETT RANCH SPECIFIC PLANNING AREA -- SPA (0.22)

DESCRIPTION OF THE SITE

The Barnett Ranch Specific Planning Area comprises approximately 828 acres located west of Wildcat Canyon Road as shown on Page 62. The eastern portion of the site is traversed by San Vicente Road. The site has varying topography with the central portion of the site being relatively flat.

PROJECT DESCRIPTION

The Barnett Ranch Specific Planning area allows a rural development of 187 single-family units. A Specific Planning Area Designation is applied over the entire acreage with an overall density of 0.22 dwelling units per acre. The northeasterly portion of the site adjacent to the San Vicente Sewage Treatment Plant may be used as spray fields by the RMWD.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The average overall density shall not exceed 0.22 single-family units per acre over the residential portion of the Specific Plan.

2. No more than 187 single-family units shall be allowed. The number of lots shall be determined by the overall density allowed on the site, a slope analysis, the minimum lot sizes identified in this text, environmental and infrastructure requirements, and any other applicable constraints.

3. No lot shall be smaller than 3 gross acres.

4. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.

5. The project shall create a rural residential community with an identity consistent with the community character of Ramona as described in the Ramona Community Plan Text.

6. The visual impact of all hillside development shall be minimized.

7. The Specific Plan shall include a phasing section that describes the timing, location and phasing of the proposed development.

8. Package treatment plants shall be discouraged.

Residential

9. Lots whose average slope is under 25 percent shall be at least 3 gross acres.

10. Lots whose average slope is 25 percent or over shall be at least 6 gross acres.

11. Lots shall be at least 4 net acres in size along the portion of the site adjacent to the existing VanTol Dairy.

12. Homes shall be setback at least 100 feet from the property line adjacent to the existing VanTol Dairy to the west of the project. The Health Department may require a larger setback.

13. Ridgeline development should be discouraged. It should only be allowed if a viewshed analysis can show only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan.

Recreational

14. The Department of Parks and Recreation has identified the need for a 30 acre Neighborhood Park in the southeastern portion of the Planning Area. The applicant may be required to dedicate a 30 acre site suitable for a Neighborhood Park.

Design Guidelines

15. To ensure that the design of proposed neighborhoods and community areas maintains a sense of variety without sacrificing unity, the Specific Plan shall include a Design Plan that illustrates the intended character of individual neighborhoods and community area.

16. The Design Plan shall include the following elements:

- community architecture
- residential, commercial or industrial architecture
- landscape plan
- fencing
- lighting
- signing

- off-street parking
- street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

17. The Design Plan shall also contain proposed CC&Rs or other design/aesthetics control mechanisms.

Conservation/Environmental

18. Existing large boulders shall be integrated into the design of the homesites.

19. Open Space easements shall be applied to all hillsides over 50%, and over all significant biological and archaeological resources.

20. Grading shall be minimized. Streets, walkways, buildings, retaining walls and other improvements should not modify the natural landforms.

21. Creeks shall be maintained as natural greenbelts.

22. A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

Utilities

23. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

24. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

25. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

26. A map showing the location of the public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

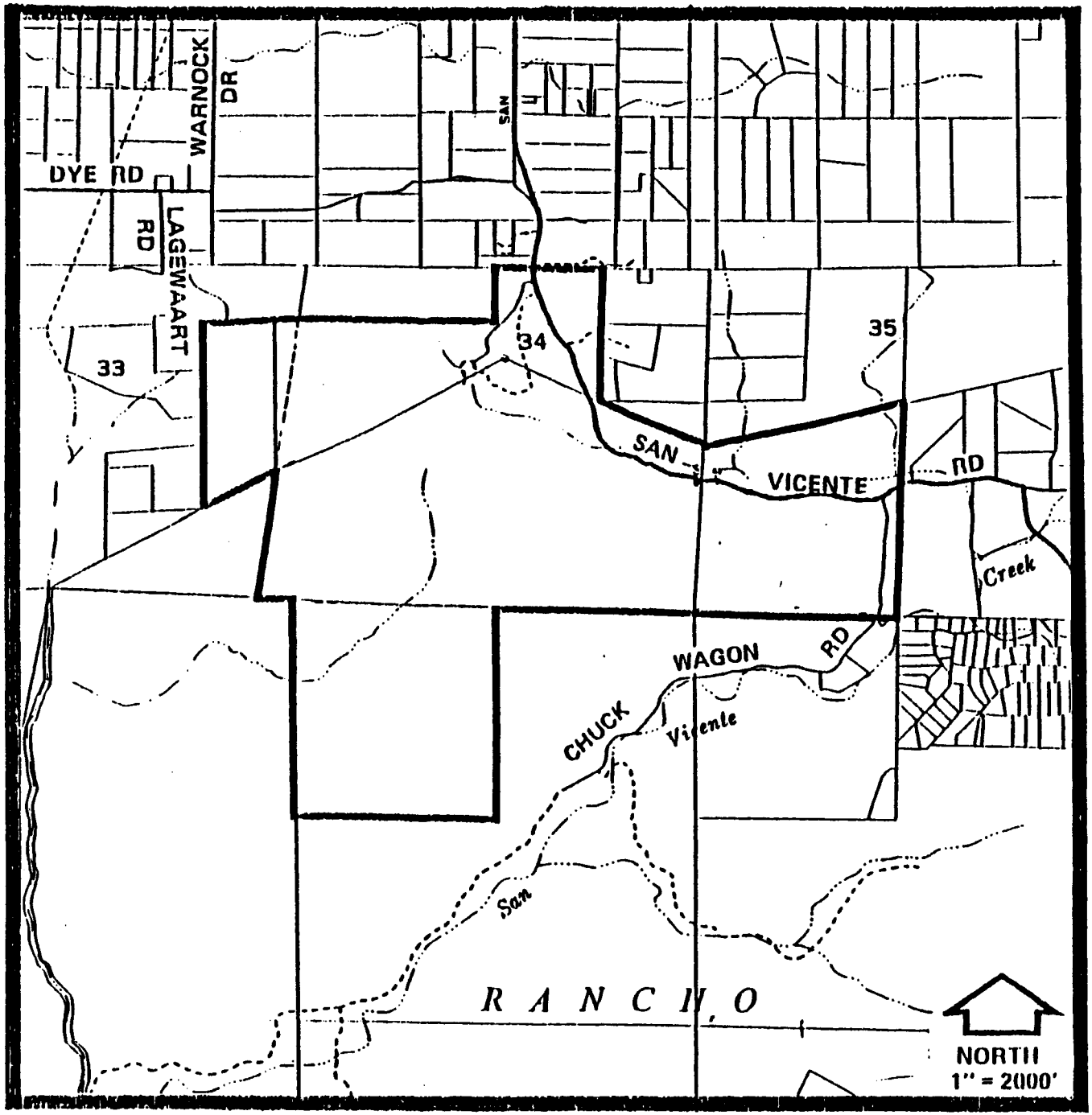
27. The types of facilities to be addressed in the financing plan shall include:

    - the transportation network;

- sewage, water and drainage systems;
- solid waste disposal facilities;
- energy facilities (minor emphasis); and
- other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

28. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on on-going operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which packaged treatment plants are proposed for solid waste disposal, on-going operational expense and revenue estimates are required.

BARNETT RANCH SPA (0.22) VICINITY-



MONTE VISTA RANCH SPECIFIC PLANNING AREA -- SPA (.20)

DESCRIPTION OF THE SITE

The Monte Vista Ranch Specific Planning Area comprises approximately 4,223 acres located south of San Vincente Road, westerly of San Diego County Estates Specific Plan as shown on Page 67. The site has varying topography with relatively level areas found throughout the site.

PROJECT DESCRIPTION

The Monte Vista Ranch Specific Planning Area allows an estate residential development of 848 single-family dwelling units integrating large lot residential uses over slopes greater than 25 percent with smaller lots on the more level terrain. A Specific Planning Area Designation is applied over the entire acreage, with an overall density of 0.20 dwelling units per acre. A neighborhood commercial center may be proposed.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The average overall density shall not exceed 0.20 dwelling units per acres within the residential portion of the Specific Plan.

2. No more than 848 single-family units shall be allowed. The number of lots shall be determined by the overall allowed density on the site, a slope analysis, the minimum lot sizes identified in this text, environmental and infrastructure requirements, and by any other applicable constraints.

3. No lot shall be smaller than 3 gross acres.

4. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land use Element shall apply.

5. The project shall create a rural residential community with an identity consistent with the community character of Ramona as described in the Ramona Community Plan Text. The integration of residential uses into the existing topography and the provision of a trail system that links this project with the subregional trail system of Ramona is paramount.

6. No ingress or egress from Wildcat Canyon Road shall be allowed.

7. The residential site planning of this property shall incorporate the design guidelines of the Ramona Community Plan.

8. The visual impact of all hillside development shall be minimized.

9. Package treatment plants shall be discouraged

10. The Specific Plan shall include a phasing section that describes the timing and location of the proposed development.

11. A commercial center to serve the residents of the project may be allowed.

Residential

12. Rural residential lots shall be designed consistent with the topography of this site.

13. Lots whose average slope is under 25 percent shall be at least 3 gross acres in size.

14. Lots whose average slope is 25 percent or over shall be at least 6 gross acres in size.

15. The location of residential lots shall be based in part on a slope analysis, but also shall be based on the design guidelines of the Ramona Community Plan.

16. Ridgeline development should be discouraged. It should only be allowed if a viewshed analysis can show only minimal impact on adjacent properties and scenic roads identified in the Scenic Highways Element of the General Plan.

17. A system of street or walkways shall link the homesites to the proposed neighborhood park.

Recreational

18. The Department of Parks and Recreation has identified the need for a 30 acre Neighborhood Park in the southeastern portion of the Planning Area. The applicant may be required to dedicate a 30 acre site suitable for a Neighborhood Park.

19. A trails element shall be prepared as a part of the Specific Plan.

Commercial

20. Any proposed resident-serving commercial center shall be subject to the design guidelines of the Ramona Community Plan.

Design Guidelines

21. To ensure that the design of proposed neighborhoods and community area maintains a sense of variety without sacrificing unity, the Specific Plan shall include a Design Plan that illustrates the intended character of individual neighborhoods and community areas.

22. The Design Plan shall include the following elements:

- community architecture
- residential, commercial or industrial architecture
- landscape plan
- fencing
- lighting
- signing
- off-street parking
- street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.)

23. The Design Plan shall also contain proposed CC&Rs or other design/aesthetics control mechanisms.

Conservation/Environmental

24. Existing rock outcroppings shall be preserved and integrated into the development of the site.

25. Grading shall be minimized. Streets, walkways, buildings, retaining walls and other improvements should not modify the natural land forms.

26. Open space easements shall be placed on the oak woodlands and slopes over 50 percent.
27. Open space easements shall be applied to protect all significant biological resources.

28. Groundwater quality may be impacted by this project and by surrounding uses. It may be necessary for this development to be served by the RMWD.

29. A study shall be conducted to assess the feasibility of installing dual water systems on all lots for the purpose of using reclaimed water for irrigation.

Utilities

30. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

31. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

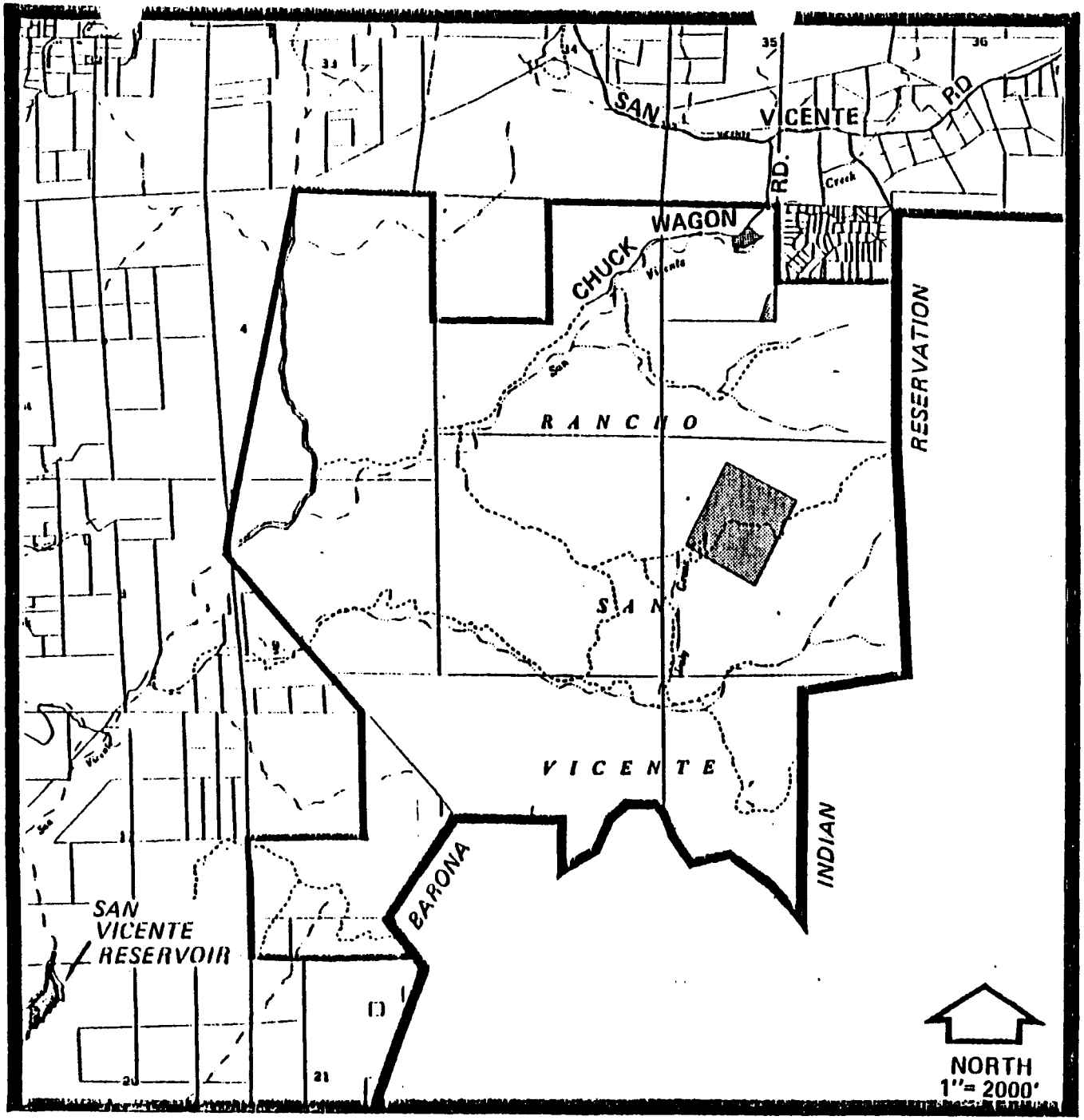
32. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

33. A map showing the location of the public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

34. The types of facilities to be addressed in the financing plan shall include:

    - the transportation network;
    - sewage, water and drainage systems;
    - solid waste disposal facilities;
    - energy facilities (minor emphasis); and
    - other essential facilities (e.g., law enforcement, library, animal control facilities) which may be required due to the unique characteristics of the Specific Plan area.

35. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on on-going operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances. In all cases in which packaged treatment plants are proposed for solid waste disposal, on-going operational expense and revenue estimates are required.



MONTE VISTA RANCH SPA (0.20) VICINITY

CASTLE H -- WOODSON RANCH SPECIFIC PLANNING AREA

DESCRIPTION OF THE SITE

The Castle H Ranch property lies immediately northwest of Highway 67 adjacent to and west of Archie Moore Road as shown on Page 74. The Poway corporate boundary lies 1.500 feet to the southwest. At the southeast corner of the site, Archie Moore Road intersects State Highway 67 which borders the project for approximately 500 feet. Access to the site is from Archie Moore Road which forms the eastern boundary of the property. The site comprises 379 acres.

The project site also contains a locally-known structure referred to as the Strong House or the Castle. The structure is a large stone house with several outbuildings, including a conspicuous windmill (water pump). Agricultural accessory buildings some distance from the Castle are the only other structures on the site. The RMWD maintains a line eastern reservoir, tank and pump station in the western portion of the site adjacent to but not within the project.

PROJECT DESCRIPTION

The final concept of the Castle H Specific Plan was adopted on December 11, 1985. It proposed to create a destination resort and residential community of 189 estate lots. The overall project density is .50 dwelling units per acre. The resort will include the existing historic structure known as "the Castle", a 12,000 square foot stone house constructed in 1921, a country inn/clubhouse, and various recreational and commercial uses typically associated with a resort. Seventy-two (72) percent of 275 acres of the site will be left as open space consisting of 164 acres of natural open space, a 7.5 acre greenbelt, a 103.5 acre golf course, and a 6.5 acre equestrian center.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The overall density shall not exceed 0.5 dwelling units per acre over the residential portion of the site.

2. A maximum of 198 residential units shall be allowed.

3. Rare and endangered plants, significant wildlife habitats and corridors, and significant archaeological sites shall be preserved with open space easements.

4. Homesites shall be clustered and roads designed to minimize visual impacts.

5. Development on the slopes of Woodson Mountain shall be minimized.

6. Structures shall be sited and designed to maximize solar opportunities and to minimize visual impacts from off-site roads and homes.

7. The street lighting system shall be designed to minimize light pollution.

8. Approximately 75,000 gallons of reclaimed water shall be utilized for irrigation of the golf course to lessen this area's dependence on imported water.

9. Existing water facilities in the project area include: tank located off-site to the west; 18 inch and 20 inch water lines which extend from the tank across the property in northerly and easterly directions, respectively; and another 18 inch line which lies parallel to Archie Moore Road. These facilities provide water service to elevations up to 1,750 MSL.

Residential

10. The minimum lot size for any residential lots shall be 10,000 square feet.

11. Prime agricultural land shall be preserved. Residential lots located on prime agricultural land shall be at least 2 gross acres in size.

12. No Residential lots shall be located within Community Noise Equivalent Level (CNEL) contours of 60 dB or less.

13. All residential lots of 1 acre or less shall be connected to the proposed on-site wastewater reclamation system or the to the Ramona Sewer District.

Commercial

14. Commercial uses shall be limited to uses typically allowed in the C42 Use Regulation.

15. The country inn proposed as part of the resort shall be limited to 100 guest units. These guest units shall be compatible with the architecture of the Castle.

16. Parking areas and accessory uses shall be screened from nearby roads and residential sites by terrain, native vegetation and landscaping.

17. Landscaping should be irrigated by reclaimed water to the maximum extent feasible.

18. Signs will be consistent with the rural country inn theme.

19. Plans, including signage, associated with remodeling or refurbishing of the Castle will be reviewed by the State Office of Historic Preservation and the Ramona Pioneer Historical Society.

Conservation

20. Internal roads shall be designed to follow the natural contours of the land.

21. The riparian habitat around the small pond, and the oak woodlands on-site shall be preserved.

22. Resources identified in the Mr. Woodson RCA shall be preserved in open space.

23. Significant archaeological sites shall be preserved or mitigated by a salvage program.

24. Stands of oak trees and other biological species shall be maintained in their natural state. Where oak trees must be removed, they will be replaced on a two-to-one basis.

25. The country inn/clubhouse and accessory uses shall use existing native vegetation wherever possible.

26. Where oak groves exist near irrigated elements of the golf course, their root systems shall be protected from over-irrigation.

27. The golf course shall be primarily irrigated by reclaimed water.

28. Existing large rock outcroppings shall be preserved an integrated into the design of the project.

29. The design and operation of the wastewater treatment facility shall meet all the waste discharge standards set by the RMWD, County Health Department and the Regional Water Quality Board.

Recreation

30. Light fixtures of recreational facilities shall be shielded to minimize the emission of light rays into the night sky and adjoining residential properties.

Facilities

Roads

31. Some right-of-way may be dedicated to improve the turning movement from Archie Moore Road onto north SR 67.

32. Full-width improvements to Archie Moore Road from SR 67 to the project entrance.

33. Half-width improvements from Archie Moore Road beyond the entrance to the project along the eastern boundary of the project.

Sewer

34. Sewage facilities for the development will consist of a water reclamation system capable of recycling the approximately 75,000 gallons of wastewater per day.

35. The wastewater facility will be operated by a public agency, possibly the RMWD.

Water

36. Water service will be provided by the RMWD.

37. Existing water facilities in the project area include: tank located off-site to the west; 18 inch and 20 inch water lines which extend from the tank across the property in northerly and easterly directions, respectively; and another 18 inch line which lies parallel to Archie Moore Road. These facilities provide water service to elevations up to 1,750 MSL.

Schools

38. The project site is located within two school districts. The eastern half of the site is within the Ramona Unified School District and the western half lies within the Poway Unified School District. Prior to development, the boundary issue will need to be resolved. Presently there are three solutions: students will attend the district within which they reside; a district boundary

change is initiated; or an interdistrict agreement is signed. At this time, the developer proposed to have the Ramona School District serve the site. The Ramona Unified School District has planned a new school, Mt. Woodson Elementary, at the intersection of Archie Moore and Highland Valley Roads.

Fire Protection

39. The RMWD will also provide fire service to the site. The response time from the nearest station is approximately 10 minutes. The District plans to construct a new fire station at Dye Road and Highway 67. The District does currently charge mitigation fees and may apply contributions from this project to construct the new station. Response time to this site will be significantly reduced when the new fire station is in operation.

Solid Waste Disposal

40. The project site could be served by the Ramona Disposal. The nearest landfill is the Ramona Landfill located on Pamo Road approximately 8½ miles northeast of the subject property. This site has a life expectancy of 20 years.

Police Protection

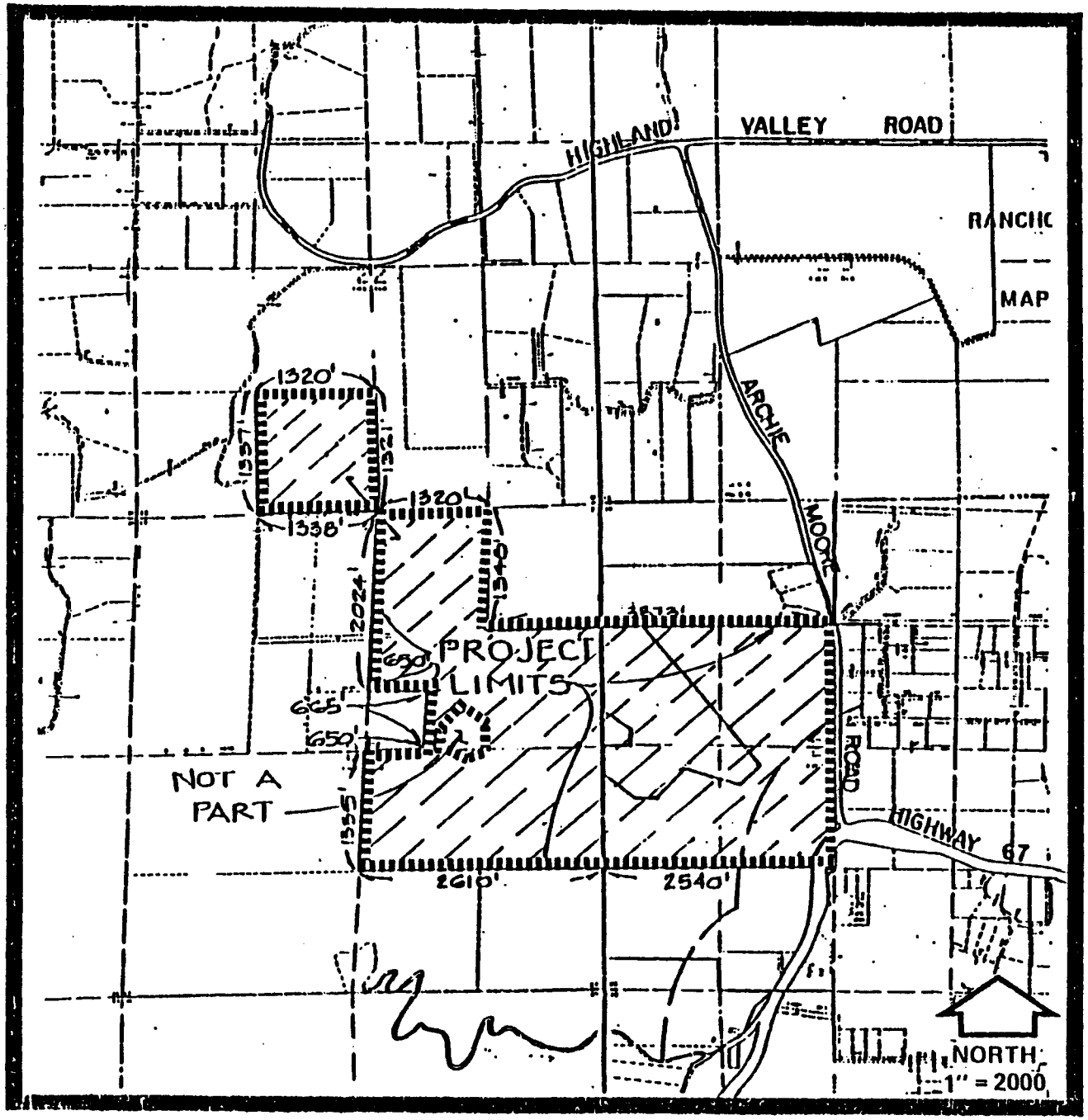
41. Police protection is provided by the San Diego County Sheriff's Department. The project lies within the Sheriff's Master Beat 43. The average response time is 10 minutes for priority calls and 13 minutes for non-priority calls. It is not anticipated that the increase in population will have a significant impact on law enforcement services for the area at this time. However, it is anticipated that a combined effect of this and other developments in the area will eventually require increases in the number of patrol units.

Flood Control Measures

42. The project lies along the ridge between the San Pasqual South and Santa Maria Valley drainage areas. None of the project is within a designated fee area.

43. The standard flood control conditions for large developments with over one acre lots will apply. Most of the drainage will be handled in open space areas and the natural channels and swales traversing the property. There are no defined floodplains on the property.

CASTLE H RANCH VICINITY -



SPECIFIC PLANNING AREAS

RANCHO SAN VICENTE SPECIFIC PLANNING AREA -- SPA (.286)

DESCRIPTION OF THE AREA

The Rancho San Vicente Specific Planning Area is composed of about 846 acres located northwest of and adjacent to San Diego Country Estates and traversed by Vista Ramona Road. The property is distinguished by two topographical features, including an eastern portion which is relatively flat and a western portion which is predominately marked by moderate to steep slopes.

PROJECT DESCRIPTION

The Rancho San Vicente Specific Planning Area will be a Planned Residential Development. The majority of lots will be clustered in the flatter eastern portion of the site adjacent to San Diego Country Estates. Steep slopes and ridgelines will be protected. The western portion of the property will be designated as open space. No residential development will occur in the open space area; however, a future transportation corridor, active and passive recreational uses and/or a public/semi-public institutional use may be considered at some point in the future. A Specific Planning Area designation is applied over the entire acreage, with an overall density of .286 dwelling units per acre.

CONDITIONS

The Specific Plan shall be developed under the following conditions:

General

1. The average overall density shall not exceed .286 dwelling units per acre over the entire 846 acres.

2. No residential lot shall be smaller than one-half acre.

3. All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.

4. The project shall create a residential community that forms a transition between San Diego Country Estates and the larger estates and ranches located to the west of the site. Such development shall be consistent with the community character of Ramona as described in the Ramona Community Plan Text. The residential uses shall be designed to be compatible with the existing topography

and the provision of a trail system that links this project with the subregional trail system of Ramona is paramount.

5. Animal keeping regulations shall be consistent with the animal schedule in the general vicinity of the site.

6. The residential site planning of this property shall incorporate the design guidelines of the Ramona Community Plan.

7. The visual impact of all hillside development shall be minimized.

8. The Specific Plan shall include a phasing section that describes the timing and location of the proposed development.

9. Package wastewater treatment plants should be discouraged. This project will require sewer service from the RMWD.

10. Any proposal to develop a County Circulation Element road, recreational activities or institutional uses in the western, open space portion of the site shall require preparation of a Specific Plan Amendment and appropriate environmental review. No residential uses shall be allowed in this area.

11. The western open space area shall be identified in the Specific Plan as a biological preserve to protect sensitive habitat and biological resources, such as coastal sage scrub vegetation and California gnatcatcher.

Residential

12. All residential lots shall be designed consistent with the topography of this site.

13. Residential lots shall be located in areas where slope gradients are less than 25 percent and/or in a manner in compliance with the Resource Protection Ordinance.

14. In all parts of the Specific Planning Area, lots shall be at least one-half acre in size.

15. The location of residential lots shall be based in part on a slope analysis, but also shall be based on the design guidelines of the Ramona Community Plan.

16. No ridgeline development shall be allowed.

17. No residential development pad or graded area shall be allowed within the riparian corridor or an adjacent buffer area. This area shall be established by a professional biologist and receive approval of Community Planning of the County Department of Planning and Land Use. Such corridor will be preserved as dedicated open space and such a buffer shall be preserved as a dedicated open space easement.

18. No residential development pad or graded area shall be allowed to encroach into the biological preserve identified in the western open space area.

Recreational

19. The project should provide appropriate areas for community recreation, which could include--but not be limited to--a recreation area consisting of uses such as picnic areas, a "tot-lot" and/or court sports.

20. A trails element shall be prepared as part of the Specific Plan.

21. Significant slopes and the riparian corridor shall be preserved as open space for the enjoyment of the residents of the Specific Plan and adjoining neighborhoods.

Design Guidelines

22. To ensure that the design of proposed neighborhoods and community areas maintain a sense of variety and are compatible, the Specific Plan shall include a design plan that illustrates the intended character of individual neighborhoods and community areas. The preparation of design guidelines, to be adopted concurrent with the Specific Plan, are required.

23. The design plan/design guidelines shall contain the following elements:

    - Residential Architecture
    - Institutional Architecture
    - Landscape Plan
    - Fencing
    - Lighting
    - Signing
    - Off-Street Parking

24. In addition to the design plan, neighborhoods within the Specific Planning Area shall adopt CC&Rs or other design/aesthetics control mechanisms.

Conservation/Environmental

25. Significant rock outcroppings shall be preserved and integrated into the development of the site.

26. Whenever feasible, the California live oaks and Engelmann oaks shall be preserved in place. If they cannot be preserved, they should be relocated on-site. Open space easements shall be employed to ensure the continued preservation of these trees.

27. Grading shall be minimized and be conducted within the guidelines of the Resource Protection Ordinance. Streets, walkways, buildings, retaining walls, and other improvements should not modify the natural landforms.

28. Significant slopes, especially those over 50 percent, shall be preserved as open space.

29. Open space easements or other appropriate forms of open space dedication will be applied to protect all significant biological resources.

30. It will be necessary for this project to be serviced by the RMWD, or if no other recourse exists, by a package sewage treatment plant.

31. The subdivider shall receive approval for the expansion of the latent powers of the Ramona Municipal Water Department (RMWD) to include this proposed project by the RMWD and the Local Agency Formation Commission (LAFCo).

32. A dual water system on all lots within the development is strongly encouraged for the purposes of using reclaimed water for irrigation.

33. The approval of this Specific Plan Area does not authorize the applicant to violate any Federal, State or County laws, ordinances, regulations or policies including, but not limited to, The Federal Endangered Species Act of 1973 and any amendments thereto (16 U.S.C. Section 1531 et seq.).

34. The applicant shall have prepared and approved a plan to mitigate noise impacts along Vista Ramona Road to the satisfaction of the Director of Planning and Land Use such that noise levels for those homes are in compliance with the County Noise Ordinance.

35. The applicant shall develop and implement a program to mitigate the significant impact to the Bassett Ranch House to the satisfaction of the Director of Planning and Land Use.

Circulation and Traffic

36. Further traffic analysis shall be required as part of the review of the implementing Specific Plan. This analysis shall include an evaluation of the proposal's impact on existing and planned roads and shall prepare a specific circulation plan for the proposal including the necessary level and timing of improvements.

37. As part of the Specific Plan traffic analysis, the applicant may evaluate the following site access alternatives:

    a. Access from Vista Ramona only (Emergency access from Gymkhana, Arena and Scarbery);

    b. Access from Vista Ramona and Arena (Emergency access from Gymkhana and Scarbery);

    c. Access from Vista Ramona, Arena and Scarbery (Emergency access from Gymkhana);

    d. Access from Vista Ramona and Scarbery (Emergency access from Gymkhana and Arena.

The evaluation shall include, but not be limited to, traffic circulation (including consistency with adopted level of service standards), environmental impacts, mitigation measures and traffic safety.

38. The Proposal's circulation plan shall include public roads for primary internal circulation routes.

Utilities

39. All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

40. The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

41. This financing plan shall include an outline of the mechanisms to be employed to build new facilities, to connect to existing facilities and to fund the needed on-site and off-site improvements.

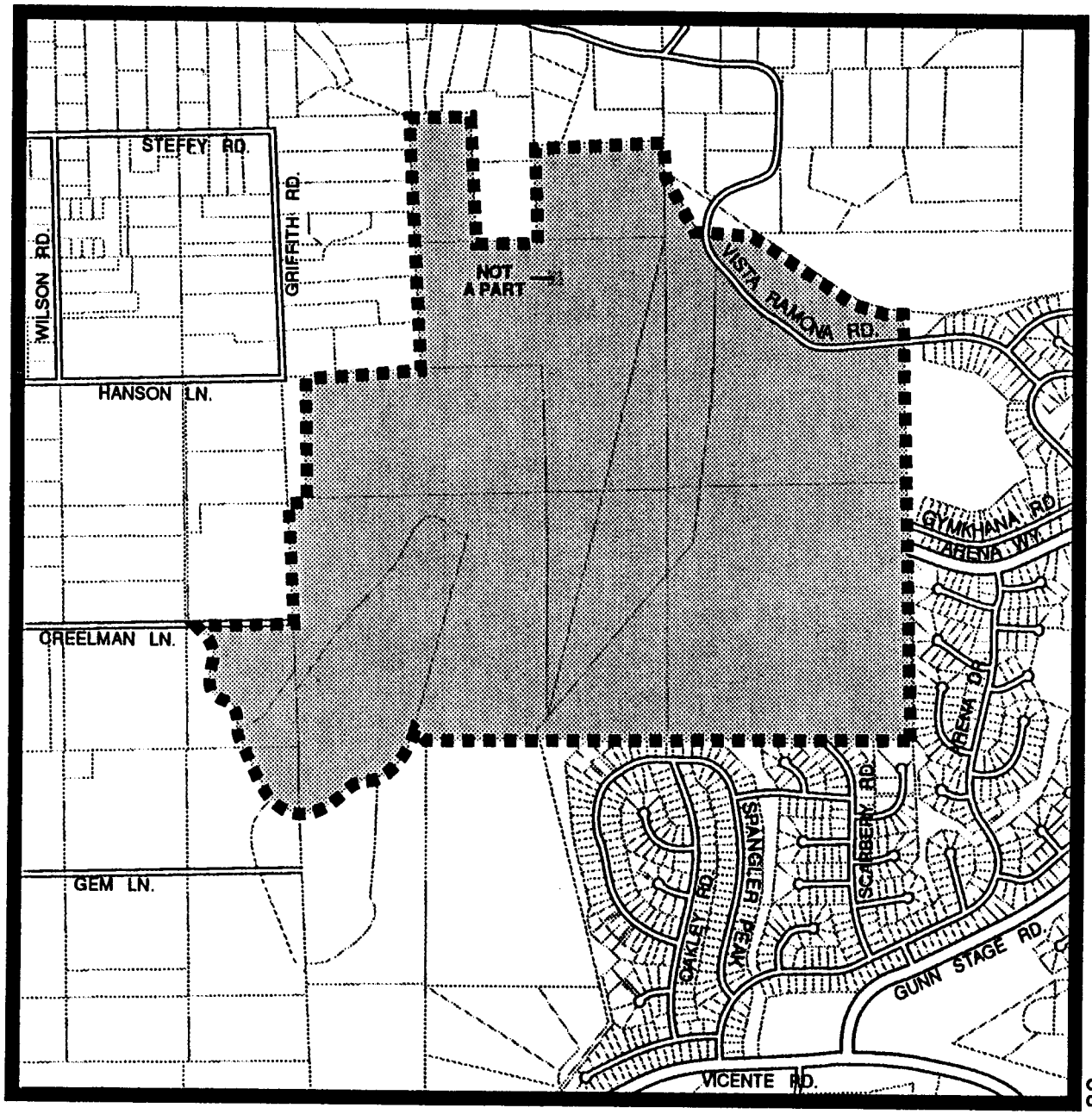
42. A map showing the location of the public facilities serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.

43. The types of facilities to be addressed in the financing plan shall include:

    - Circulation
    - Sewage, Water and Drainage Systems
    - Solid Waste Disposal Facilities
    - Fire Protection and Emergency Medical Facilities
    - Energy Facilities (Minor Emphasis)
    - Other essential facilities (e.g., Law Enforcement, Library, Animal Control Facilities) which may be required due to the unique characteristics of the Specific Plan Area

44. The financing plan shall include detailed information on the size and scope of all needed capital improvements, the estimated costs of such improvements, and the financing mechanisms to be used to fund the improvements. Supplemental information on on-going operational expense estimates may be required by the Department of Planning and Land Use in certain circumstances. If package treatment plants are proposed for liquid waste disposal, on-going operational expense and revenue estimates are required.

45. Impacts to school facilities shall be addressed in the Specific Plan text and appropriate mitigation shall be made a condition of the Tentative Map.



RANCHO SAN VICENTE SPECIFIC PLAN VICINITY

GPA93-03, ITEM 2
RAMONA COMMUNITY
PLAN AREA

Subject Property

NORTH

SCALE: 1" = 1,700'

Graphic Services Section
October 20, 1993

3. HOUSING

GOAL

PROVIDE FOR A VARIETY OF HOUSING TYPES IN ALL ECONOMIC RANGES WHILE MAINTAINING AND PROMOTING A RURAL RESIDENTIAL ATMOSPHERE.

FINDINGS

Housing Supply

* Single-Family - 74.4%
** Multi-Family - 20.3%
Mobilehomes - 5.16%

* Condominiums are defined as single-family units.
** Two or more units per structure.

These percentages differ considerably from those of the County as a whole:

Single-family - 57%
Multi-family - 36.9%
Mobilehomes - 4.5%

Since the 1980 Census, the housing stock in the Ramona Planning Area has increased 40.3 percent compared to an increase of 18.8 percent for the County as a whole. But the types of dwelling units and vacancy rate have changed in the same direction as the whole County:

TABLE 2

CHANGE IN TYPE OF DWELLING UNITS AND VACANCY RATE
1980 AND 1986

	RAMONA		COUNTY OF SAN DIEGO	
	1980	1986	1980	1986
Single-Family	81.0%	74.40%	59.83%	57.0%
Multi-Family	11.0%	20.30%	34.84%	36.9%
Vacancy Rate	11.99%	8.73%	7.40%	5.6%

TABLE 3

SAN DIEGO REGIONAL
POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1987
RAMONA COMMUNITY PLANNING AREA

	1980 CENSUS	JAN. 1, 1986	CURRENT ESTIMATE	1980 -- CURRENT NUMERIC CHANGE	CURRENT % CHANGE
TOTAL HOUSING UNITS	5547	7321	7781	2234	40.3
SINGLE FAMILY UNITS	4494	5505	5794	1300	28.9
MULTIPLE FAMILY UNITS	611	1440	1585	974	159.4
MILITARY UNITS	0	0	0	0	0.0
MOBILEHOMES	442	376	402	-40	-9.0
OCCUPIED HOUSING UNITS	4882	6604	7102	2220	45.5
PRIVATE PERMANENT	4495	6279	6753	2258	50.2
MILITARY	0	0	0	0	0.0
MOBILEHOMES	387	325	349	-38	-9.8
HOUSEHOLD POPULATION	14753	20858	22148	7395	50.1
PRIVATE PERMANENT	13972	20192	21432	7460	53.4
MILITARY	0	0	0	0	0.0
MOBILEHOMES	781	666	716	-65	-8.3
GROUP QUARTERS POPULATION	129	114	114	-15	-11.6
MILITARY	0	0	0	0	0.0
CIVILIAN	129	114	114	-15	-11.6
TOTAL POPULATION	14882	20972	22262	7380	49.6
HOUSING VACANCY RATE	11.99	9.79	8.73	-3.26	-27.2
POPULATION PER HOUSEHOLD	3.02	3.16	3.12	0.10	3.3

SOURCE: SAN DIEGO COUNTY, DEPARTMENT OF PLANNING AND LAND USE - 1987

The increase in the percentage of multi-family units has been dramatic. In 1975, the Special Census indicated only 5 percent multi-family dwelling units in the Planning Area. Two factors seem to be the most significant: the development of San Diego Country Estates, and the continued high cost of housing.

Housing Forecast

(To be added when SANDAG's SERIES 7 is published.)

The Housing Element of the General Plan sets forth goals, policies and action programs which are designed to adequately provide for the housing needs of all economic segments of the County. In most cases the policies and actions programs are targeted toward the more urbanized communities; however, there are some policies which involve all areas of the County.

Projected Need for Low Moderate-Income Housing

It is anticipated that the private development sector will adequately supply the housing needs of the middle and higher income groups. However, the housing needs of Ramona's low and moderate-income families require special consideration. The 1980 census showed that 10.4 percent of Ramona households were living below the poverty level, and an additional 32 percent were in the low and moderate-income ranges.

Areawide Housing Opportunity Plan (AHOP)

The purpose of the Areawide Housing Opportunity Plan adopted by the Board of Supervisors in December 1980 is to allocate responsibility among all local jurisdictions in the region for meeting the identified need for lower income housing. The goal is for each jurisdiction to have a percentage of lower income households similar to the region-wide percentage.

It is the responsibility of the San Diego Association of Governments to develop estimates of the need for low income housing for each jurisdiction in the Region. The Housing Allocation Formula identified each jurisdictions' housing allocation percentage and the number of additional lower income housing units referred to as "fair share," that each jurisdiction should provide. The estimates are based on the existing lower income households requiring assistance and those households requiring assistance expected to reside in the Region between 1980 and 1990. Table 4 shows the allocation for the Ramona Planning area. These figures represent an update by SANDAG, using the 1980 Census data, to the adopted Areawide Housing Opportunity Plan and the Regional Planning Needs Statement.

TABLE 4

HOUSING NEEDS STATEMENT
LOWER INCOME HOUSEHOLDS REQUIRING ASSISTANCE
1985 -- 1991

RAMONA PLANNING AREA

EXISTING "FAIR SHARE" HOUSEHOLDS	GROWTH** "FAIR SHARE" HOUSEHOLDS	TOTAL** "FAIR SHARE" HOUSEHOLDS	ANNUAL GOALS "GOOD FAITH"	FIVE** YEAR GOALS "GOOD FAITH"
916	203	1,119	28	140

** Growth and total "fair share", and five year goals are for the five year time frame of this element from 1985-1991. Goals assume a "good faith" effort of addressing 2.5 percent of the need per year.

SOURCE: Source Point, SANDAG Regional Housing Needs Statement. The data are provided according to areas defined by SANDAG and do not necessarily coincide with the Department of Planning and Land Use or other public agency planning areas.

Housing Assistance Plan

The Housing Assistance Plan (HAP) is a requirement under Federal regulations for all applicants for Community Development Block Grant (CDBG) funds pursuant to the Housing and Community Development Act of 1974 as amended in 1980 and 1981.

Under this Plan, the County of San Diego intends to aggressively pursue a program to provide affordable housing for those most in need through the preservation and expansion of the housing stock. The Plan covers the period from October 1, 1985 to September 30, 1988. An annual plan for each of these years is devised to more specifically identify the steps, programs and/or projects to be developed to accomplish the three year goal. The Plan is administered by the San Diego County Department of Housing and Community Development.

Manufactured Housing

A manufactured house is a type of shelter built in single or multiple sections and transported to the occupancy site for placement on a foundation system. The basic types of manufactured homes are mobilehomes and factory-built housing which are both certified by the State. Manufactured housing can be produced at a lower price

than traditional site-built housing due to the efficiency of factory building and the reduced time required to produce the unit. In recent years it appears that new families are seeking manufactured housing as a method of first time buying into single-family detached homes. No data is available on the number of manufactured housing units in Ramona.

In 1986 mobilehomes comprised 4.5 percent of the housing stock of the total County, 11.1 percent of the housing stock of the unincorporated area and 5.16 percent of the Ramona Planning Area. Even though they are recognized as one of the few types of housing that can be made affordable to low- and moderate-income families, the supply is restricted by resistance from the community due to negative perceptions of the impacts upon existing property values, services and facilities, and community image.

Special Housing Needs

The Ramona Planning Area has groups of people with special housing needs. The 1980 Census indicated that single parent families comprised 8.8 percent of the total number of households with children under 18. These families are more likely to have lower incomes, need to be located near schools and day care facilities, and along public transit routes.

Elderly

The housing needs for the elderly also require special consideration. Based on current life expectancy information and the number of retired migrants moving into San Diego, an increase in the elderly portion of the population can be expected.

Typically, the age of a population correlates with income and the need for social services. The four main concerns of the population over 65 years of age as defined by the San Diego County Area Agency on Aging are:

1. Income -- People over 65 are usually retired and living on a fixed income which is half that of those under 65.

2. Health Care -- Because the elderly have a higher rate of illness, easy access to health care facilities is crucial.

3. Transportation -- Many seniors utilize public transportation. However, 14.6 percent of individuals age 65 and over have a public transportation disability which necessitates the use of other modes of transportation.

4. Housing -- Of those over 65 years of age, 40 percent are renters and 25 percent live alone.

These characteristics indicate the need for smaller, low cost housing units which have easy access to public transportation and health care facilities.

Table 5 shows the number of households in Ramona with elderly householders.

TABLE 5

HOUSEHOLDS WITH ELDERLY HOUSEHOLDERS
RAMONA COMMUNITY PLANNING AREA
1980 CENSUS

	Total House-holds	House-holders Age 60-64	Per-cent 60+	House-holders Age 65+	Per-cent 65+
RAMONA	4,907	386	7.9	702	14.3
TOTAL UNINCORPORATED AREA	117,793	8,526	7.2	20,592	17.5

Source: 1980 Census, Special Tabulation.

TABLE 6

HOUSEHOLDS BELOW POVERTY AND
HOUSEHOLDERS 65+ BELOW POVERTY
RAMONA COMMUNITY PLANNING AREA
1980 CENSUS

	Total House-holds	House-holders Below Poverty Level	Per-cent Below Poverty Level	House-holders 65 or Over Below Poverty Level	Per-cent 65 or Over Below Poverty Level
RAMONA	4,907	512	10.4	78	11.1
TOTAL UNINCORPORATED AREA	117,793	10,294	8.7	1,562	7.4

Source: 1980 Census, Special Tabulation.

Handicapped/Disabled

The housing needs of the handicapped segment of the population can be assessed. The portion of the population comprising this special need is increasing due to the lower fatality rate resulting from advances in the medical sciences. The needs to be addressed in providing housing for handicapped and disabled individuals include not only affordability but also the need for special construction features to provide for access and use according to the particular handicap of the occupant. The location of housing for disabled people is also important because many need access to a variety of social services and to specialized handicapped access facilities throughout the County.

Farmworkers

Agriculture in San Diego County provided approximately 2 percent of total employment for the County in 1982. However, of employed persons living in the Ramona area, 8.1 percent are working in agriculture. These figures may understate the total number of agricultural workers. It is estimated that undocumented workers account for 34 percent to 59 percent of the total hired employment in agriculture in the County (Undocumented Immigrants, Their Impact On The County Of San Diego, by Community Research Associates, 1980). To the extent that the undocumented workers are not counted by the Census, the report figures are low.

POLICIES AND RECOMMENDATIONS

1. The housing stock should be monitored at future census counts to assure that an adequate supply of affordable housing is provided to meet the community's needs for price and housing types. [P]

2. Support the availability of housing and rehabilitation centers to serve the handicapped/disabled as services and facilities are available. [R]

3. Identify and inventory areas with underutilized infrastructure when revising the Community Plan. [P]

4. Farm employee housing units shall count towards meeting Ramona's Fair Share responsibility. [I]

4. CIRCULATION

GOALS

DEVELOP A CIRCULATION NETWORK WHICH WILL EFFICIENTLY SERVE PRESENT AND FUTURE LAND USES, WILL FACILITATE MOVEMENT BETWEEN RAMONA AND OTHER COMMUNITIES, BUT WILL NOT NEGATIVELY IMPACT THE CHARACTER OF THE COMMUNITY.

ENSURE THE CONTINUED VIABILITY OF THE RAMONA AIRPORT AND PROHIBIT INCOMPATIBLE LAND USES IN THE VICINITY OF THE AIRPORT.

FINDINGS

The Ramona Community Plan proposes a transportation network which will accommodate both local and regional traffic with a minimum of disruption to the rural character of the Planning Area.

Interregional access to Ramona is from the southwest via Route 67 and from the northwest via Route 78. Route 67, a two-lane route connecting west to Poway Road and south into Lakeside, is currently experiencing congestion at peak hours. Travel into Ramona on Route 78 is less congested but more circuitous due to the rugged terrain which this two-lane road traverses.

There is a considerable amount of traffic that passes through Ramona without stopping destined for Julian and points east. This traffic, which peaks on weekends, adds to the locally-generated traffic on Main Street/Route 67. Main Street is the only through street in town and the principal commercial thoroughfare. Portions of the road which are two lanes are not adequate to handle the existing Main Street traffic volumes of 13,000-18,000 average daily trips.

Secondary access into Ramona is provided by San Vicente Road/Wildcat Canyon Road which travels south into Lakeside. San Vicente Road is also the primary access to San Diego Country Estates. Additional secondary access is also provided by Highland Valley Road, a two-lane, east-west connector to the San Pasqual Valley and Interstate 15. Both of these roads are narrow and winding and may not be suitable for widening. Wildcat Canyon Road traverses Indian lands and is restricted to a 60 foot right-of-way.

The Circulation Element Sheet 4 on Page 94 shows the principal roads that will be needed to serve existing and proposed development. Both existing and future Circulation Element roads are shown on this map, the width of the needed roadway is indicated and the approximate alignment is shown. In addition, a complete local street system will be needed to connect these Circulation Element roads and serve residential development.

SERIES 7
REGIONAL GROWTH FORECAST 1986-2010

COUNTY COMMUNITY PLAN AREA : 14 RAMONA

	1986	1995	2000	2010	1986 - 2010 NUMERIC CHANGE	1986 - 2010 PERCENT CHANGE	AVERAGE ANNUAL NUMERIC CHANGE	AVERAGE ANNUAL PERCENT CHANGE
TOTAL POPULATION	21444.	31590.	37322.	48531.	27087.	126.3	1129.	3.5
HOUSEHOLD POPULATION	21330.	31472.	37190.	48370.	27040.	126.8	1127.	3.5
GROUP QUARTERS POPULATION	114.	118.	132.	161.	47.	41.2	2.	1.4
OCCUPIED HOUSING UNITS	6721.	10047.	13163.	17568.	10847.	161.4	452.	4.1
SINGLE FAMILY	5094.	8531.	10708.	14834.	9740.	191.2	406.	4.6
MULTIPLE FAMILY	1302.	1989.	2123.	2395.	1093.	83.9	46.	2.6
MOBILE HOMES	325.	327.	332.	339.	14.	4.3	1.	0.2
HOUSEHOLD SIZE	3.17	2.90	2.83	2.75				
TOTAL EMPLOYMENT	4130.	6366.	7733.	10929.	6799.	164.6	283.	4.1
CIVILIAN EMPLOYMENT	4130.	6366.	7733.	10929.	6799.	164.6	283.	4.1
BASIC	1040.	1336.	1499.	1847.	807.	77.6	34.	2.4
Agriculture & Mining	509.	509.	509.	509.	0.	0.0	0.	0.0
Manufacturing	281.	463.	561.	759.	478.	170.1	20.	4.2
Wholesale	148.	238.	291.	412.	264.	178.4	11.	4.4
Transportation	89.	113.	124.	150.	61.	68.5	3.	2.2
Hotels/motels	13.	13.	14.	17.	4.	30.8	0.	1.1
State/federal govt	0.	0.	0.	0.	0.	0.0	0.	0.0
LOCAL SERVING	3090.	5030.	6234.	9082.	5992.	193.9	250.	4.6
Retail trade	907.	1710.	2211.	3438.	2531.	279.1	105.	5.7
Retail service	817.	1612.	2038.	3065.	2248.	275.2	94.	5.7
Business service	206.	268.	321.	439.	233.	113.1	10.	3.2
F.I.R.E.	260.	441.	596.	952.	692.	266.2	29.	5.6
Local government	347.	445.	474.	529.	182.	52.4	8.	1.8
Other local serving	553.	554.	594.	659.	106.	19.2	4.	0.7
UNIFORMED MILITARY	0.	0.	0.	0.	0.	0.0	0.	0.0
TOTAL ACREAGE	77736.	77736.	77736.	77736.	0.	0.0	0.	0.0
TOTAL DEVELOPED ACREAGE	4771.	5608.	6052.	6806.	2035.	42.7	85.	1.5
Residential	1256.	1975.	2349.	3070.	1814.	144.4	76.	3.8
Non-residential	3515.	3633.	3703.	3736.	221.	6.3	9.	0.3
1986 Freeway	0.	0.	0.	0.	0.	0.0	0.	0.0
VACANT ACREAGE	72965.	72128.	71684.	70930.	-2035.	-2.8	-85.	-0.1
DEVELOPABLE ACREAGE	46210.	45373.	44929.	44175.	-2035.	-4.4	-85.	-0.2
Low density single family	42740.	42602.	42594.	42578.	-162.	-0.4	-7.	0.0
Single family	3100.	2623.	2260.	1573.	-1613.	-50.7	-67.	-2.9
Multiple family	45.	41.	41.	23.	-22.	-48.9	-1.	-2.8
Mixed use	42.	31.	3.	1.	-41.	-97.6	-2.	-14.4
Commercial	75.	0.	0.	0.	-75.	-100.0	-3.	-100.0
Industrial	120.	76.	31.	0.	-120.	-100.0	-5.	-100.0
UNUSABLE ACREAGE	26755.	26755.	26755.	26755.	0.	0.0	0.	0.0
GROSS EMPLOYMENT DENSITY	1.2	1.8	2.1	2.9				
GROSS RESIDENTIAL DENSITY	5.4	5.5	5.6	5.7				

Source: San Diego Association of Governments, October 1987

DRAFT FOR DISCUSSION
NOT APPROVED

The principal circulation problem in Ramona is the lack of alternatives to Main Street. Main Street is the only route for through traffic headed to Julian and for most commercial traffic. The strategy for solving this congestion problem is construction of north and south bypass routes to keep through trips off Main Street. The south bypass, which is given priority status because it is the more economically feasible, consists of Dye Road, SA 300 and Keyes Road. The north bypass consists of Archie Moore Road, Highland Valley Road and SA 603. The Community Planning Group would like to see SA 603 provide direct access west to Interstate 15. This would provide additional interregional access to Ramona and eliminate the need to widen Route 78 north of the community.

Even after the construction of these two bypass routes, it is probable there will be congestion on the two-lane portion of Main Street. When the community is completely built-out and the Circulation Element roads are all constructed, there will still be 20,000-25,000 daily trips on this portion of Main Street.

To improve traffic flow through town, regulations are proposed (D5 Special Area Designator) to limit the number and location of driveways along Highway 67/Main Street on commercial properties from Etcheverry to Second Street.

TRANSIT

The North County Transit District Development Board provides the only public transit in the Planning Area. The District operated the bus line from Escondido to Ramona, Mondays through Saturdays, at two hour intervals. No increase is planned in the regularly scheduled bus service. "Ramona Fast", a dial-a-ride service, is also available in Ramona. It offers door-to-door service Monday through Saturday during the hours of the regularly scheduled bus service.

AIRPORT

Ramona Airport is a "general aviation airport" and is a part of the County's regional air transportation network. It is located approximately two miles west of the Ramona Town Center, south of Montecito Road and is operated by the San Diego County Department of Public Works which took over operation of the World War II Ramona Airstrip in 1956.

The Ramona Airport Master Plan proposed to extend the existing runway 1,900 feet, allowing for the development of a second, 3,450 foot runway south and west of the existing runway, and to acquire approximately 360 acres north, west and south of its present boundaries.

The proposed expansion is designed to accommodate existing aircraft, such as California Department of Forestry (CDF) fire fighting plans which cannot operate at full capacity under existing conditions, as well as to allow for anticipated use increases projected for the airport in the future. It is anticipated that as other municipal airports in the region reach capacity and as growth continues throughout the Ramona Planning Area, demands upon this airport use will increase. The Ramona Community Plan proposed industrial uses on 30 acres of airport property and 40 acres adjacent to and north of the airport boundary. Additionally, this Plan allows for the possibility of industrial development in four Specific Planning Areas north and south of the airport depending upon Industrial Needs Study showing that the Ramona Planning Area can absorb additional industrial uses. A sewerage system would be a necessary prerequisite to any substantial development of the airport area.

BICYCLE ROUTES

The Ramona Planning Area is also a frequent destination for cyclists from the San Diego Region. The Santa Maria Valley is broad and flat and invites cyclists to explore the rural roads which wind through it. The Community Plan proposes a bicycle route network, as shown on Page 95, which will provide safe direct routes along major roads throughout the Planning Area. A loop around the Town Center, as shown on Page 96, has been identified as the first priority for implementation of the Bicycle Network. In the future, it is the strong intent of residents that the whole Bicycle Network be implemented.

POLICIES AND PROCEDURES

1. Support the development of a local road network which is designed to service the adopted land use pattern and the high volume of weekend and holiday traffic through Ramona. [T]

2. Develop a transportation plan that is compatible with the rural character of the Planning Area. [T]

3. Any significant trees and shrubs damaged or destroyed by highway maintenance and improvement projects shall be replaced. [DPW]

4. Plan and design roads so that neighborhoods are not bisected by major traffic arteries. [P,T]

5. Ensure that road design follows the natural contours thereby minimizing any impact upon the aesthetic and environmental character of the planning area. [R]

6. Develop a road system which routes externally-generated traffic through the planning area with a minimum of disruption to the community. [T]

7. Encourage the development of centrally-located parking facilities in the commercial area. [I]

8. Parking requirements in The Zoning Ordinance will be strictly enforced in all new commercial or industrial development. [R]

9. Encourage a community system of bicycle routes and facilities that will connect residential areas to schools, recreational, and commercial facilities and will complement the Countywide route system. [T]

10. Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way. [DPW]

11. Encourage the improvement of public transportation service and increase service to surrounding communities as require. [T]

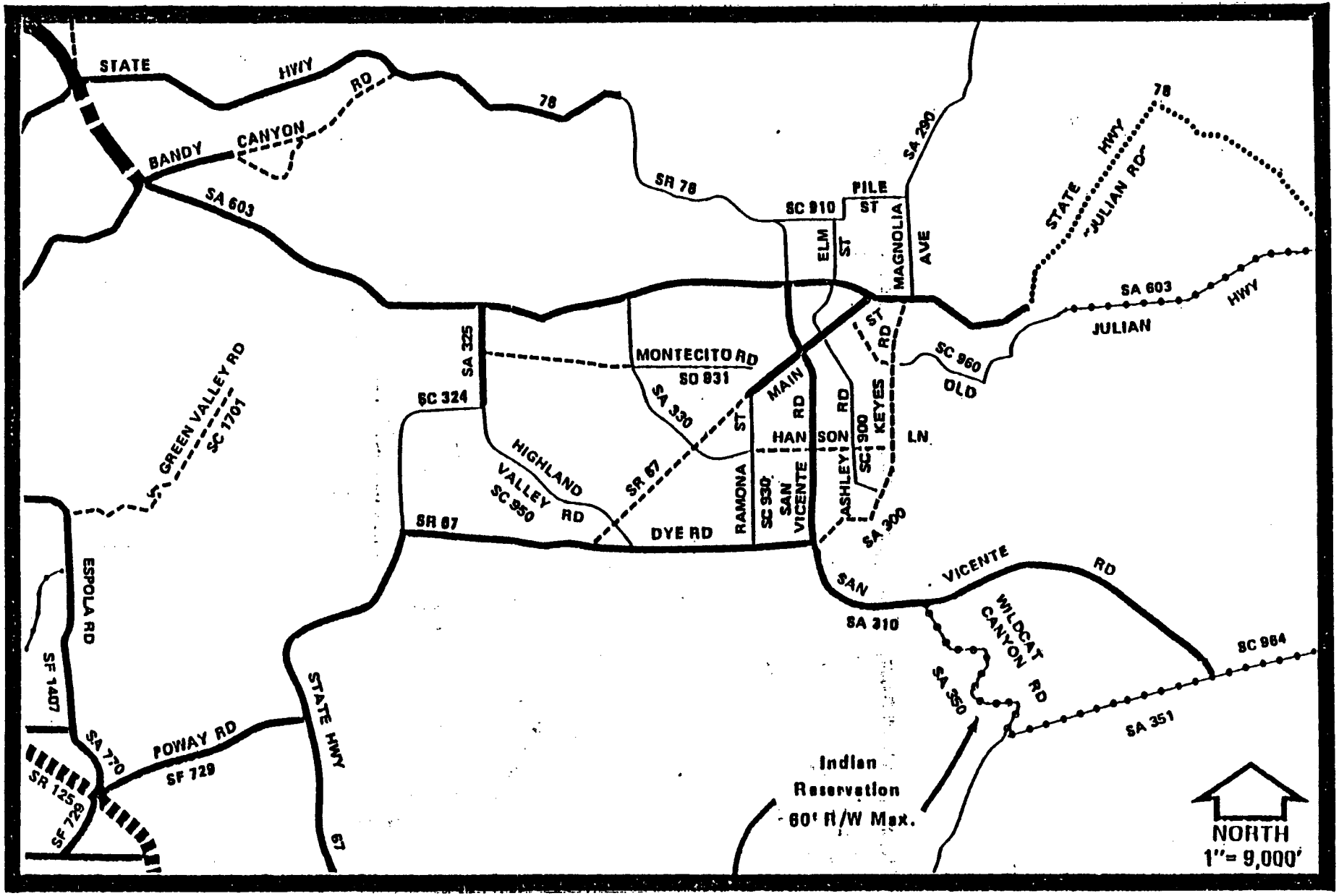
12. Volume and accident statistics will be monitored and safety improvements will be implemented in order to maintain maximum safety along all roads of the Planning Area. [T]

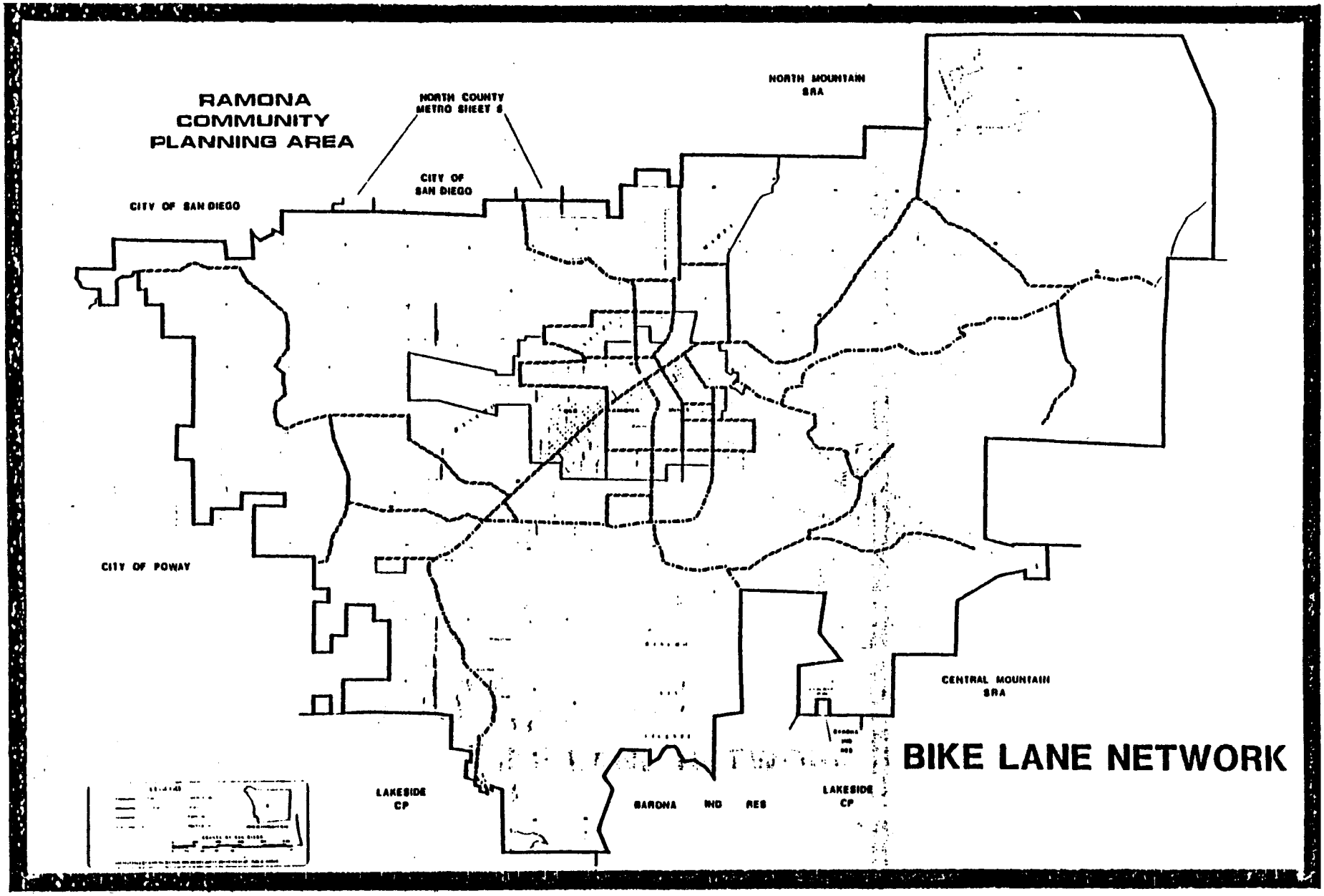
13. At the request of interested citizens, the County will provide for the naming and posting of private roads under the conditions outlined in Board of Supervisors Policy J-4. [DPW]

14. Ramona Airport will remain classified as a "General Aviation Facility." Airport improvements which would increase the existing practical annual capacity will be subject to review by the Ramona Citizen's Planning Group. [R]

15. All development proposals in the vicinity of the Ramona Airport will be reviewed by the Department of Public Works and SANDAG. [DPW]

RAMONA CIRCULATION ELEMENT/SHEET 4




RAMONA
COMMUNITY
PLANNING AREA
NORTH COUNTY
METRO SHEET 8
CITY OF
SAN DIEGO
CITY OF SAN DIEGO
NORTH MOUNTAIN
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CENTRAL MOUNTAIN
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LAKESIDE
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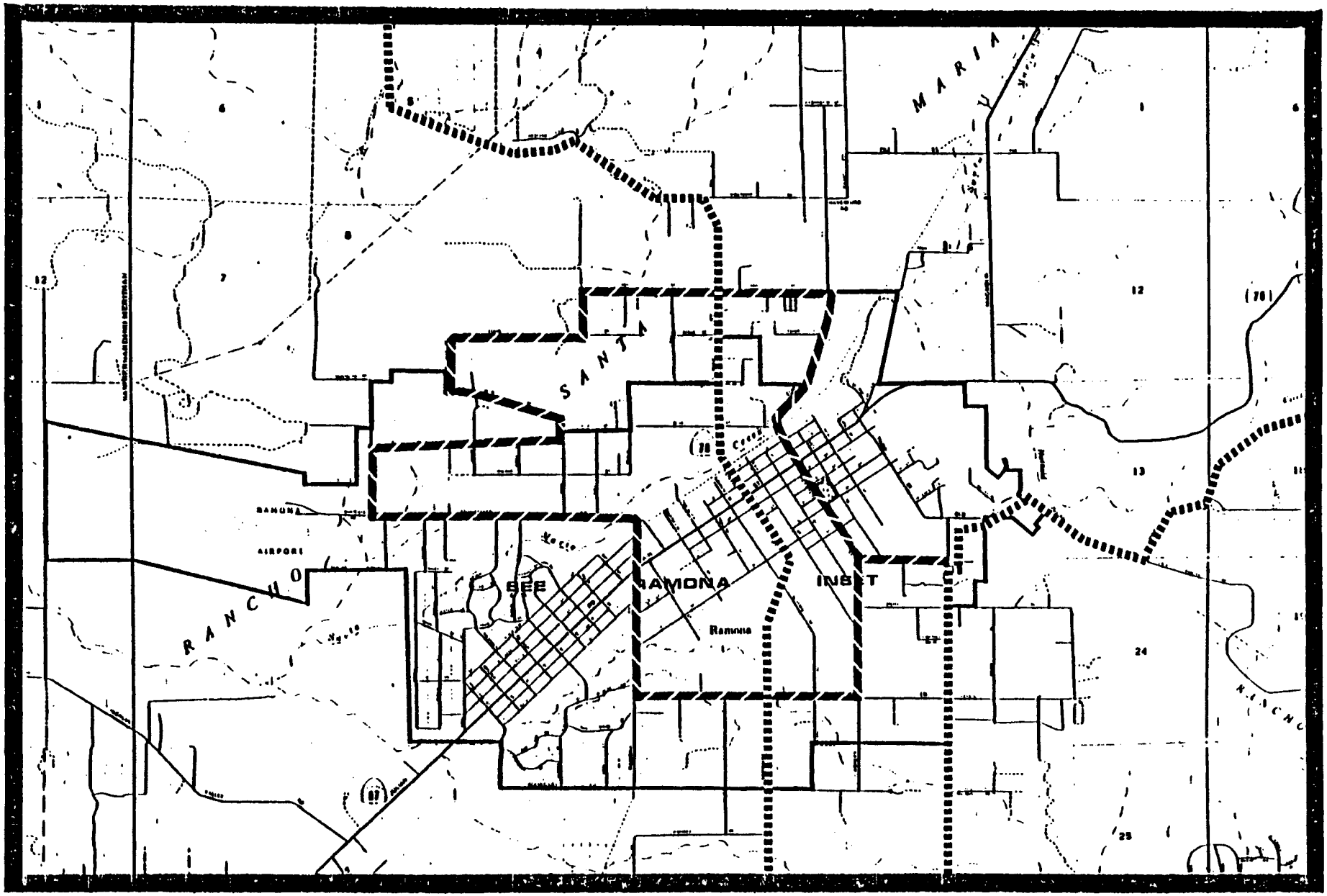
CIRCULATION ELEMENT
SHEET 9
BIKE LANE NETWORK
TOWNCENTER LOOP



5. SCENIC HIGHWAYS

GOAL

ENCOURAGE A SCENIC HIGHWAY SYSTEM WHICH WILL PROVIDE ATTRACTIVE AND SCENIC TRAVEL ROUTES THROUGH THE RAMONA PLANNING AREA.

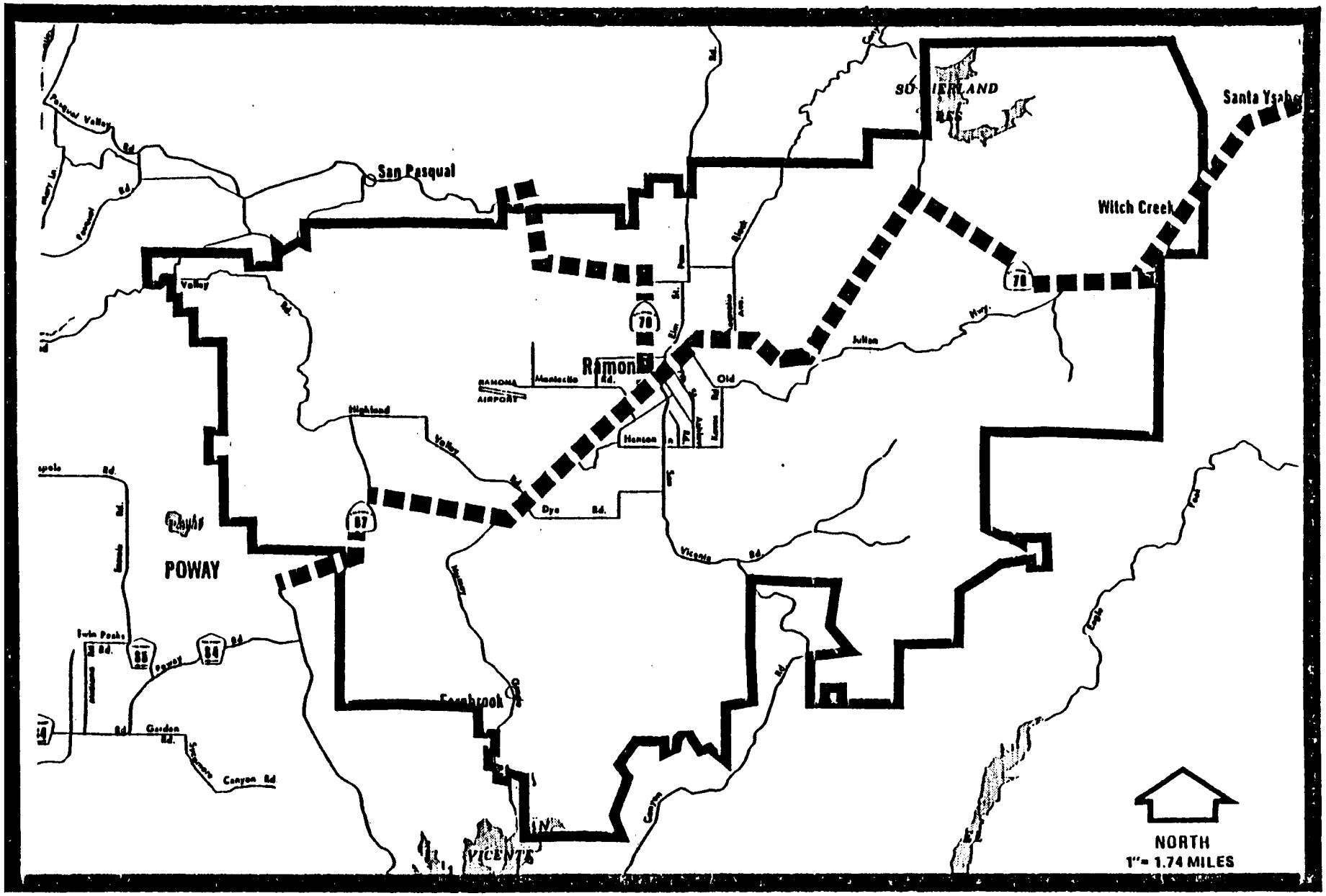
FINDINGS

Designation of selected major routes through the Ramona Community Planning Area as "Scenic Highway" will preserve the scenic integrity of the visual corridors of these routes (Scenic Highway Map on Page 98). The Community Plan recommends implementation of the Scenic Preservation Overlay Zone along the corridors of these routes to provide protection from unsightly land uses until such time as the appropriate agency (State or County) can initiate complete corridor studies and development guidelines. The routes chosen through the Ramona Area also provide links to other scenic highway segments adopted for neighboring communities and cities.

POLICIES AND RECOMMENDATIONS

1. Corridors of the Scenic Highways identified on the Ramona Community Plan Scenic Highway Map will be protected from incompatible land uses. [R]

SCENIC HIGHWAY SYSTEM ROUTE



6. NOISE

GOAL

PROVIDE ADEQUATE CONTROL OF NOISE SOURCES IN THE PLANNING AREA TO MAINTAIN AN ENVIRONMENT FREE OF EXCESSIVE AND DAMAGING NOISE TO ALL RESIDENTS.

FINDINGS

The Transportation Section of the Community Plan discusses only the noise that is generated by transportation systems. Fixed sources of noise are controlled by the County Noise Ordinance, and do not require specific land use planning considerations in the Community Plan.

Transportation noise, however, is a constant source requiring either compatible land use designations within noise zones which exceed the levels permitted for residential development, or development modifications which will mitigate the noise impacts. Mitigations might include berms, sound attenuating walls or fences, insulation of buildings, or increased building setback.

Transportation noise currently exceeding a CNEL or 55 dB(A) occurs along State Highways 67 and 78. It is expected that these noise levels will increase over the life of the Community Plan and will impact other routes as well.

Additionally, transportation noise exceeding CNEL 55 dB(A) is created by flight operations at Ramona Airport. Again, it is anticipated that the area of noise impact will increase during the life of the Plan. The Community Plan has designated land adjacent to Ramona Airport for eight acre lot estates, industrial and agricultural uses. Land immediately east of the runway clear zone however, has already been committed to low density residential use.

POLICIES AND RECOMMENDATIONS

1. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods. [P,T]

2. Permit residential development within projected CNEL contours of 55 dB(A) near main roads, airports, or other noise sources only when noise impacts can be mitigated. [R]

3. New development proposed within the projected noise contours exceeding CNEL 55 dB(A) will require buffering or other mitigation devices to return the ambient noise level to CNEL 55 dB(A). [R]

7. PUBLIC FACILITIES, SERVICES AND SAFETY

FACILITIES AND SERVICES GOAL

ENCOURAGE PUBLIC FACILITIES IN THE PLANNING AREA IN A MANNER THAT WOULD ENCOURAGE COMPACT DEVELOPMENT, MINIMIZE COSTS TO THE TAXPAYER AND DISCOURAGE PREMATURE URBANIZATION OF AGRICULTURAL LANDS.

FINDINGS

Public facilities and services are provided in the Ramona area by several agencies. Electricity and telephone service are provided by private companies, regulated by the State Public Utilities Commission. Schools, fire protection, water, and partial sewer service are provided by special districts, and the County provides library and police protection services. All public service agencies will be able to use the Ramona Community Plan as a basis upon which to forecast their expansion needs.

Water

Water is supplied in the Planning Area from groundwater sources and imported sources. This analysis will cover only the provision of imported water by the RMWD and the District's wells.

The proposed Ramona Community Plan has an estimated build-out of approximately 67,000 people. Population projections by the SANDAG (Table 7, Page 90) shows that this level of development would probably not occur during the life of the plan. However, long before this level of development is achieved additional water supplies must be developed.

Present facilities and peak capacities (1987):

Water provided to the RMWD is by contract with the County Water Authority, the City of San Diego, and from District-operated wells.

a.	County Water Authority (supplied via Poway Treatment Plant)	8	MGD
b.	Bargar Treatment Plant (Supplied from Sutherland Reservoir by agreement with the City of San Diego)	6	MGD

c.	R.M.W.D. Well Field (Groundwater)	.5	MGD
	TOTAL:	14.5	MGD

d.	Storage Capacity (for meeting peak demands and fire flow)	31 million gallons

The Ramona Water District boundary contains much of the Planning Area including the Town Center, the Highland Valley region, and San Diego Country Estates as shown on Page 102. To some extent, the Planning Area receives water from local sources including wells and the Sutherland Reservoir, but 55 percent of the water is imported from aqueduct supplies through the San Diego County Water Authority. Over 90 percent of all water uses in the Planning Area, including commercial, agricultural, and residential supplies are completely dependent on these imported sources.

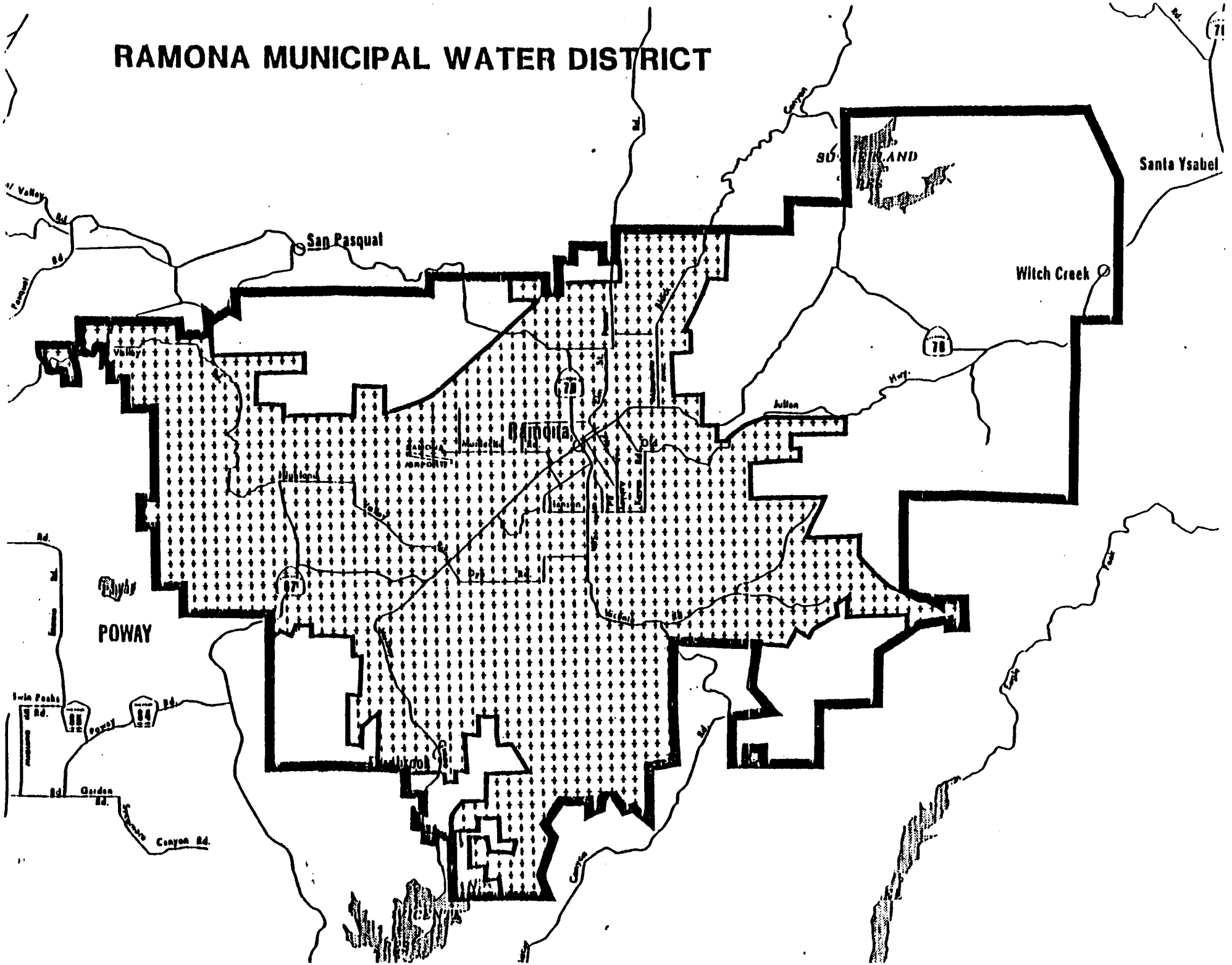
Under the assumption that treated water will continue to be available to the Planning Area via the City of Poway or the megagallon per day pipeline to be built by the County Water Authority, a major concern of the District centers around storage capabilities. The Water District has indicated that it may have as little as two days reserve capacity and, as a result, would be greatly affected by situations limiting access to imported water supplies. Decreased supplies resulting from long term drought conditions or other events, such as an earthquake severing the Water Authority importation pipe, could potentially create major problems in the area. In addition, peak demand periods can also constrain the system.

An alternative presented by the Water District to mitigate the storage problem has been the construction of a reservoir in Ramona. The reservoir would be capable of providing about a year's supply of water reserves to the area, with an expected capacity of 11,000 acre-feet.

The Water District is also considering the following capital improvement project: installing a three million gallon water tank on Mr. Woodson to back-up the existing 10 million gallon tank, drilling six new wells, upgrading two water pumping stations, and installing a back-up waterline to serve San Diego Country Estates. Negotiations are taking place to obtain more water from the Sutherland Reservoir and the District is investigating the possibility of a crosstown pipeline from the Bargar Filtration Plant to the future reservoir (Lake Ramona), water conservation, and reclamation programs.

When the reservoir is completed in 1988, a treatment plant will also be required before any of this water can be made available for domestic uses. This will lead to additional economic burdens which are already high since it costs the District approximately $160 per acre-foot to import water to the Ramona area.

RAMONA MUNICIPAL WATER DISTRICT



An additional alternative also being pursued by the District is the construction of another connection line to San Diego County Water Authority aqueduct sources. This, it is hoped, would provide new treated water to the Ramona area by 1989. Community concern over this issue focuses on the fact that the District would still be dependent on an outside water source. A major earthquake or drought condition could still substantially limit treated water supplies from entering the Planning Area.

While the District acknowledges that water service capability may be limited during times of peak demand or drought, it maintains that an adequate supply of treated water does exist to supply current and future demands. At the same time, though, significant growth in the Ramona Planning Area will add to the existing potential for problems associated with limited storage capabilities and reliance on imported water.

Liquid Waste

The Ramona Municipal Water District is responsible for sewage disposal within the Ramona Community Planning Area. Two sewage treatment facilities are located within the Planning Area. Two sewage treatment facilities are located within the Planning Area, the San Vicente Plant, serving the San Diego Country Estates area, and the Santa Maria Plant, serving the Ramona Town Center as shown on Page 107. Development outside of the areas served by those facilities rely on septic systems for sewage disposal, except for the Castle H Specific Plan which has planned to install a package sewage treatment plant.

The San Vicente Wastewater Treatment Plant currently has 1,624 connected users from the San Diego Country Estates. The plant was designed to only serve this community and appears adequate to meet projected demands. Although infiltration of water into the pipeline system and a higher than expected number of connections forced operation of the plant at or above service capacities in 1984 and 1985, recent improvements have increased capacity to 375,000 gallons per day. In 1987, studies are in progress to find the best ways to expand treatment processes and dispose of treated effluent to keep up with the expected growth of the Estates.

The Santa Maria Wastewater Treatment Plant is currently operating at capacity with 2,570 connections from the Town Center area, as shown on Page 107. A moratorium is in effect on any new connections. A small expansion of the plant is expected to be in operation in 1987 but applications have been accepted for additional connections. Therefore, the current moratorium will likely be renewed until a larger expansion to a level of 1 million gallons per day, currently in the design state (Tertiary Treatment), is completed.

The District is hopeful that additional capacity will be available before 1988, although a specific time frame has not yet been formulated. Various planning and negotiating stages continue, including approval of spray fields and other expansion necessities. The District has applied for a loan to convert the Santa Maria Plant into a Tertiary Treatment Plant so effluent can be used for irrigation purposes rather than wasted on spray fields.

In July 1992, the Ramona Municipal Water District circulated, for public review, a draft Environmental Impact Report regarding a sewer master plan and has indicated that it may request, through the LAFCo, the expansion of its latent sewer powers to areas outside the Ramona Town Center and San Diego Country Estates. In addition, the draft Environmental Impact Report indicates that current owners of the Castle H Ranch (Mt. Woodson) Specific Plan have a desire to change from a package sewer treatment plant to a public sewer line. The Policies and Recommendations section of this Community Plan identifies the County's intended relationship between land uses, sewer latent powers, and sewer master plans.

Solid Waste

Solid waste from the Ramona Planning Area is disposed of in the Ramona Landfill, located at the north end of Pamo Road, near the northern boundary of the Planning area. The landfill receives 115 tons of waste per day and has a remaining volume of 104,000 cubic yards. The 1986 Solid Waste Management Plan indicates that the landfill has a service life extending into 1988, at which point alternative waste disposal mechanisms will be necessary. Expansion plans were approved in 1986 and are expected to be implemented when the existing landfill reaches capacity. At that time, the operation of a decomposed granite extraction borrow pit, located adjacent to the existing landfill, will be converted to a sanitary landfill.

This approved expansion is projected to provide enough additional capacity to the Ramona Area for 15 to 20 years of continued operation. As a result, added growth in the area is anticipated to encounter few solid waste disposal problems.

School Services

School services are provided to the Ramona area by the Ramona Unified School District. The District has a current enrollment of 4,579 students in grades kindergarten through 12. The District has experienced a steady increase in enrollment over the last several years, reflecting growth patterns in the area. Enrollment has increased by about 100 to 200 students per year since 1975, with a total enrollment of 2,444 in 1975, rising to today's over 4,500 students. The

District is currently operating essentially at capacity and is utilizing all sources to maintain adequate levels of service.

The District recognizes the growth potential in the Ramona Planning Area and has developed long range plans to meet anticipated student enrollment increases. The District is currently using projections based on 6 percent annual growth over a three year period. Projections include increasing the high school capacity and renovating the Ramona Elementary School to improve service levels as demands increase. Another important service improvement planned by the District is the construction of a new elementary school, Mt. Woodson Elementary, at the corner of Highland Valley Road and Archie Moore Road.

In general, the District has developed plans that are expected to accommodate service needs based on anticipated growth. Existing conditions demonstrate that, although the service level is adequate, the District is operating just about at its maximum capacity level. Any new growth generating increased school enrollments would necessitate increased school services.

Library Services

The present facilities of the Ramona Branch Library are adequate to provide for the present and short term future needs of the community. The San Diego County Library System Master Plan recommends future expansion to 9,000 square feet at the existing location or at a new location.

POLICIES AND RECOMMENDATIONS

1. Discourage the encroachment of incompatible land uses within the vicinity of existing and future sanitary sites and encourage long range recreation and other rehabilitation plans. [P,R]

2. Natural landscaping and/or other appropriate screening shall be provided around County-owned utility structures. [P]

3. Encourage the community use of school facilities to the fullest extent possible when school is not in session. [DPR]

4. Review the public facility analysis contained in the Community Plan when setting priorities for Capital Improvements Programs. [GEN]

5. Encourage an adequate balance of water resources for both agricultural, as well as residential/commercial/industrial land uses. [W]

6. Encourage the verification of adequate classroom facilities by the school district prior to approval of all new large residential development proposals. [R]

7. The County will cooperate with private groups in establishing a recycling center and the landfill site. [DPW]

8. Discourage the installation of street lighting except in areas where lighting is needed for safety. [R]

9. Encourage the provision of adequate fire protection for the entire planning area. [F]

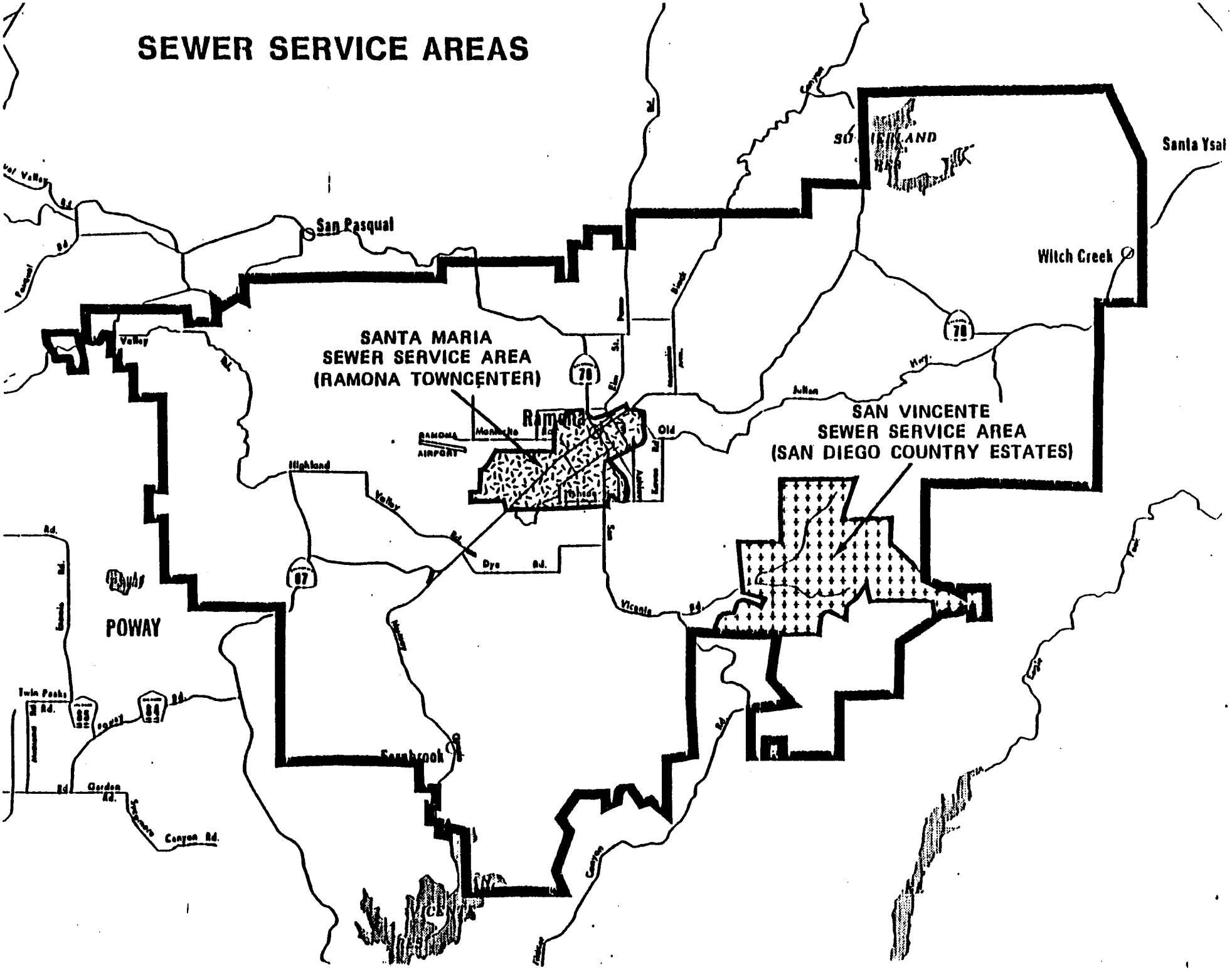
10. Encourage local service district and utility companies to conform to the adopted community plan. [F]

11. Package treatment plants shall be discouraged. [R]

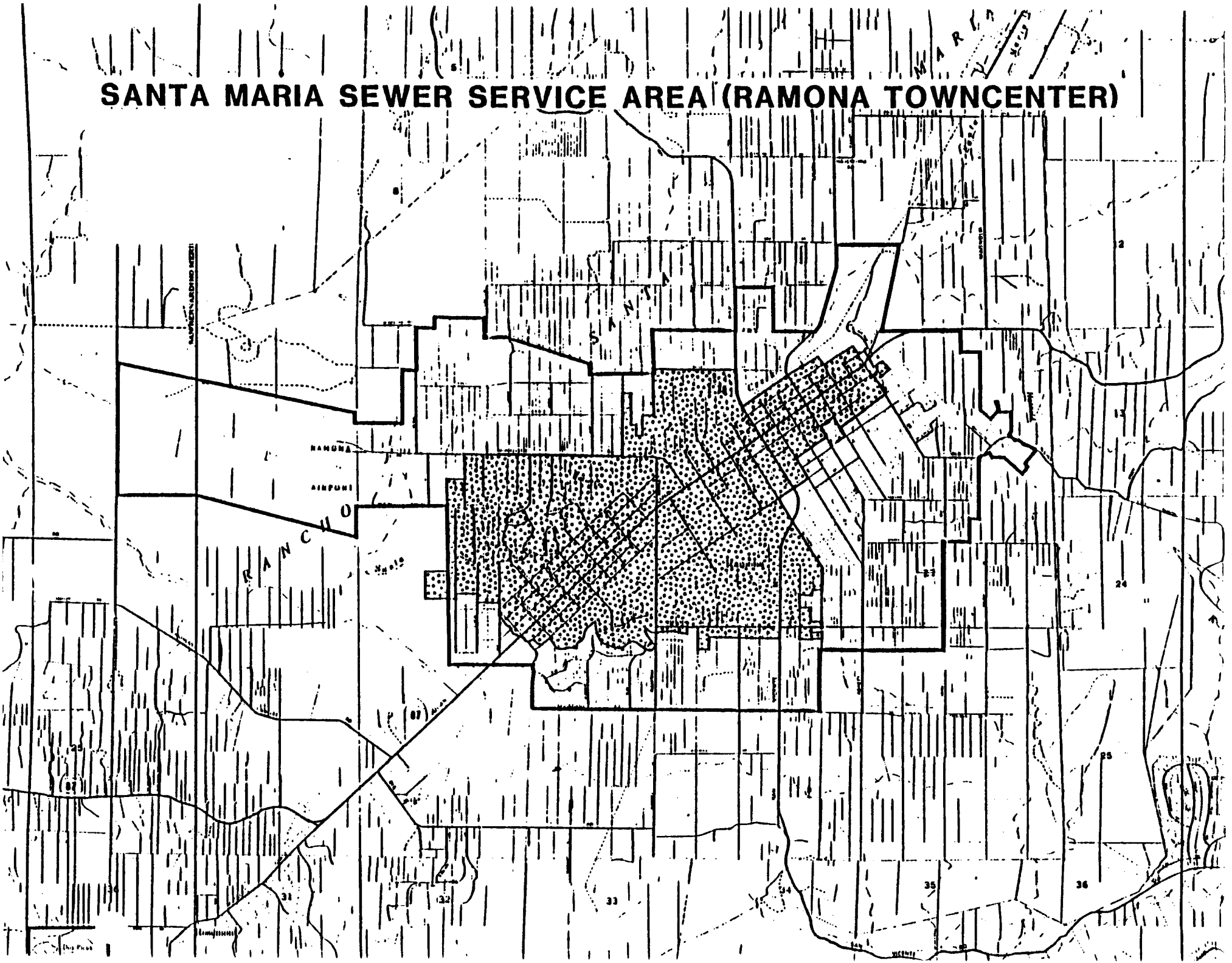
12. Outside the Town Center and San Diego Country Estates, the existence of latent powers or a Ramona Municipal Water District Sewer Master Plan shall not be employed as a rationale for the County to approve individual projects, Specific Plans, Specific Plan Amendments, or General Plan Amendments. Instead, the Goals, Policies, and Recommendations of this Community Plan--taken as a whole--are the criteria to be used to guide development approvals, and not the availability of public sewer.

13. Sewers, in and of themselves, are not growth inducing. Specifically, sewers are allowable within the CUDA, Specific Plan Areas, the elementary school site at Archie Moore Road, and at other locations where there is an existing and clearly identifiable public health need.

SEWER SERVICE AREAS



SANTA MARIA SEWER SERVICE AREA (RAMONA TOWNCENTER)



PUBLIC SAFETY GOAL

PROVIDE MAXIMUM PROTECTION TO RESIDENTS OF THE PLANNING AREA FROM NATURAL HAZARDS SUCH AS EARTHQUAKES, FLOOD, AND FIRE, AND PROVIDE ADEQUATE POLICE PROTECTION AND OTHER EMERGENCY SERVICES.

FINDINGS

Fire Protection

The Ramona Planning Area experiences significant fire hazards due to its location within heavily vegetated foothills and its relatively dry climate, especially during summer months. Fire protection within much of the Planning Area is controlled by the Ramona Municipal Water District, which governs the Ramona Fire Protection District. The Fire District boundaries correspond to the Ramona Water District boundaries, serving roughly 22,000 people located in the Town Center, San Diego Country Estates, the Highland Valley region, and various other outlying areas. The District currently operates two stations in the Planning Area, one in the Town Center and the other within the San Diego Country Estates. In addition, regions not encompassed by the Fire District boundaries are protected by the California Division of Forestry and the U.S. Forestry Service. These two agencies primarily handle wildland fires and jointly operate an air attack base at the Ramona Airport.

Several general concerns have been indicated within the Ramona Community about the adequacy of fire protection provided by the Fire District. A citizens' committee formed to study this issue recently made several recommendations designed to improve the existing level of service. These recommendations included upgrading emergency medical services, increasing fire-fighting manpower, improving existing facilities, and developing a third station in the area. The District has recently hired a new fire chief and implementation of many of these improvements is expected to begin in the near future.

The District expressed concerns about its capability to effectively respond to calls from the Highland Valley area, with increased developments in the region affected by relatively long response times. These problems are expected to be remedied in part by an Automatic Aid Agreement reached between the Ramona Fire Protection District and the San Pasqual Volunteer Fire Department. In the event of an emergency, both agencies have agreed to respond, and the San Pasqual Department will provide reduced response times to the area. In addition, the anticipated extension of Montecito Road to Rangeland Road west of the Town Center will reduce response time from downtown Ramona by as much as seven minutes.

Overall, it is recognized that the District does experience some potential for fire protection problems, and as a result, is collecting fire mitigation fees for any new developments. Significant increases in development pressures within the Planning Area, especially increases within relatively inaccessible and isolated areas, would potentially further impact fire protection in the region.

California Division of Forestry

The California Division of Forestry (CDF) has the responsibility for all wildland fires in the Plan Area which are outside the boundary of the Cleveland National Forest and includes the area within the boundary of the Ramona Fire Protection District.

U.S. Forest Service

The U.S. Forest Service has responsibility for wildland fires within the Cleveland National Forest which includes some of the Plan Area. The service maintains three stations in the Ramona Area: Airport-Montecito Road, Goose Valley, and Barona.

Police Protection

Police protection is provided to the Ramona Planning Area by the San Diego County Sheriff's Department. The Sheriff's Department operates an office in the Ramona Town Center at 1424 Montecito Road which staffs 16 officers and 3 volunteers. In addition, reciprocal-aid agreements are in effect with the neighboring City of Poway.

Current conditions are strained, since a patrol unit is designed to serve 13,275 people and the Ramona Planning Area population is estimated to be 22,148 (see Table 3, Page 83). Response times in the area range from 10.6 minutes for priority calls to 16.0 minutes for non-priority calls. The Sheriff's Department has indicated a concern that these responses times exceed preferred shorter responding periods of about 5 minutes for priority calls. It is clear that police protection in the Ramona Planning Area is already above its intended capabilities.

Seismic Safety

Local

Locally, the Ramona Community Plan Area contains several faults that are classified as inferred faults. A series of parallel northwest trending faults are located in the northwest end of Santa Maria Valley. A series of east-west trending faults are found in the San Vicente Valley and vicinity. The south side of Mount

Woodson is bordered by the Warren Canyon fault which continues eastward along the south side of the Santa Maria Valley located southwest of the Ramona Town Center. Numerous lineaments are found throughout the Community Planning Area.

In addition to these mapped faults, it is surmised that smaller faults probably exist in the basement rock beneath the soil surface. As to their specific location, detailed geologic mapping and geophysical surveying would be required.

Regional

On a regional scale, the Ramona Community Planning Area lies within a zone of high earthquake activity. The Elsinore fault, located approximately 14 miles to the northeast of the Town Center, and the San Jacinto fault located 40 miles to the northeast are San Diego County's largest known active faults and are estimated to have maximum credible earthquakes on the magnitude of 7.6, and 7.5 to 7.8 respectively, to occur every one hundred years. Because of the fairly close proximity of these faults, considerable seismic damage could occur in the area in the way of ground shaking, structural damage, and possible loss of life.

POLICIES AND RECOMMENDATIONS

1. Promote the establishment of a fuel management program in conjunction with appropriate agencies for the protection of livestock and property in wildland areas. [F]

2. Support continued use of Ramona Airport as a base for airborne fire protection. [F]

3. Encourage the County to provide an adequate level of police service. [GEN]

4. The County will utilize the Public Facilities and Services analysis of this Community Plan in budgeting services for the Planning Area each fiscal year. [GEN]

5. Support and encourage the expansion of ambulance and emergency medical service as required. [GEN]

6. Support the development of a civil defense plan with special emphasis on wildlife evacuation routes throughout the Planning Area. [GEN]

7. All discretionary projects shall be reviewed for seismic safety. [R]

8. CONSERVATION

GOAL

ENCOURAGE THE CONSERVATION, PRESERVATION, AND WISE UTILIZATION OF RESOURCES IN THE RAMONA PLANNING AREA.

FINDINGS

The Ramona Community Plan identifies two kinds of environmental resources:

-- those which are relatively site-specific, and have been mapped as Resource Conservation Areas;

-- those which may be described as area-wide attributes of the environment, i.e., chaparral, groundwater, archaeology, air quality, and certain forms of energy.

Resource Conservation Areas

Resource Conservation Areas (RCAs) are localities identified as worthy of special efforts to protect important natural resources. Delineation of an RCA does not in itself imply any specific form of land use control or acquisition. In the Ramona Community Planning Area, RCAs have been identified to protect wildlife habitat, native plants, scenic slopes and landmarks, and mineral resources as shown on page 135.

It is the intent of the Resource Conservation Area overlay to conserve resources in a manner best satisfying public and private objectives. This may be accomplished by any one of a number of actions, depending on specific situations, including: public acquisition, establishment of open space easements, application of special land use controls such as the Scenic Area Regulations or the proposed Sensitive Resource Area Regulations or by incorporating special design into subdivision maps or Specific Plans.

RCAs are delineated on the accompanying Resource Conservation Area Map. the map identifies the RCAs by number. Appendix A of the Plan contains the number, name, and description of each area and the resource or resources that should be protected.

The Resource Conservation Area Map is an overlay map to the Land Use Map. An RCA overlay does not change the underlying land use designation of the Community Plan; rather the overlay will act to modify or guide the application of that category.

Area-Wide Environmental Characteristics

There are certain attributes of Ramona's resource environmental properties which are generally characteristic of the area. Protection and proper management of these resources is perhaps better effected through general policies, and where feasible, through incentives rather than through specific designations on the RCA map, shown on page 135.

The following environmental properties should be considered area-wide attributes:

-- biological communities and habitats
-- groundwater
-- archaeology
-- air quality
-- energy

Biological Communities and Habitats

A wide variety of biological resources occurs within the Ramona Planning Area, including several sensitive bird and mammal species, sensitive plant species, reptiles of concern, and other biological communities and habitats. This region is characterized by fertile valleys of sedimentary soils surrounded by foothill and mountainous regions composed of granitic and metamorphic rock types. Within this geologic foundation, seven generalized vegetative communities, can be identified including: non-native agricultural and urban communities as well as native, chamise chaparral, mixed chaparral, oak woodland areas, grasslands, Coastal sage scrub, and riparian woodland. These vegetation types define general habitat regions supporting an abundance of biological diversity in the region and, often occur in viable, relatively undisturbed states. In addition to these vegetation communities, the Sutherland Reservoir area supports an important wetlands community. Sensitive vernal pools also occur in the Planning Area, in the Vicinity of the Ramona Airport.

The most common native vegetation association in the Planning Area is chamise chaparral, covering about one-third of the region. Mixed chaparral covers about 20% of the total Planning Area and is composed of a wider variety of species more adapted to a moist environment. These include wild lilac species (Ceanothus crassifolius, C. leucodermis, and C. tomentosus) and manzanita (Arctostaphylos glauca and A. glandulosa) as well as scrub oak (Quercus dunnii) and chamise, to some extent.

The Ramona Planning Area exhibits very good examples of relatively undisturbed oak woodland areas. This type of habitat is characterized by overlapping canopies of Coast live oaks (Quercus agrifolia) in wetter areas and Englemann oaks (Quercus engelmannii) in drier locals. Both associations usually occur with an understory of shrub species. This community supports rich biological diversity by providing cover for nest sites and foraging areas for a number of species. Raptor species often rest in oak woodland areas and a number of larger predators such as foxes, coyotes, bobcats, as well as mountain lions are found in these habitats.

About 20 percent of the Ramona Planning Area is made up of grassland regions. Biologically, this community provides foraging area for a number of raptor species and other predators since it attracts numerous small prey animals. Grassland areas may serve as forage area links to oak woodland nesting areas or other varying adjacent habitats.

Riparian woodland, comprising only one percent of the total Planning Area, is perhaps the most important biologically. By providing important vegetative cover for wildlife shelters, forage, nesting, and breeding sites, riparian habitat supports a very diverse and abundant number of species. Streambed areas with associated riparian habitat often also represent lines of convergence for surrounding habitat regions, and in this way may provide important corridors of wildlife movement through various ecosystems. Excellent examples of riparian habitat are found in the Planning Area along Santa Ysabel Creek near Sutherland Reservoir and along San Vicente Creek.

In addition, two sensitive mammal species occur within the Planning Area. The ring-tailed cat (Bassariscus astutus), protected by State Fish and Game laws, is known to occur in the Wildcat Canyon area and would be expected in most rocky, scrubby slopes of the region. The mountain lion (Felis concolor), also a protected species, has been sighted in more remote parts of the Planning Area.

Sensitive reptile species expected to occur in the Planning Area include the San Diego horned lizard (Phrynosoma coronatum blainvillei), the two-striped garter snake (Thamnophis couchi hammond), the orange-throated whiptail lizard (Cnemidophorus hyperythrus beldingi), the California legless lizard (Anniella pulchra), and the rosy boa (Lichanura trivirgata). These species have been designated as endangered or depleted by the International Union for Conservation of Nature.

Groundwater

The Ramona Planning Area is composed of widely variable geologic and hydrologic conditions. Throughout the Planning Area natural groundwater

resources are limited due to sparse rainfall which varies from 15 to 21 inches per year. The quantity of rainfall limits groundwater recharge and thus limits the amount of groundwater that is available for extraction. Also the amount of water stored within the aquifer is limited because most of the Planning Area is composed of fractured crystalline rock. Water stored within such an aquifer is stored within fractures and normally composes less than three percent of the total rock volume.

These factors of low rainfall, recharge, and storage limit the amount of groundwater available for use. This is especially important for areas outside the service area of the Ramona Municipal Water District. In these areas no additional source of water is available and development is totally dependent upon the groundwater resource. Increasing population will increase the requirements for groundwater production. This could have adverse impacts to the groundwater system if the required production exceeded available groundwater recharge.

Development within the service area of the Water District will be supplied with imported water. Thus, groundwater impacts will be minimized. However, possible adverse impacts to the quality of existing groundwater resources could be produced. In some agricultural areas, evidence indicates that groundwater has already been polluted beyond acceptable standards.

Archaeology

The Ramona Planning Area exhibits a rich past of native American habitation as indicated by numerous archaeological sites located throughout the region. Significant archaeological sites have been recorded in the Planning area by both the San Diego Museum of Man and San Diego State University.

A large number of sites have been definitively located within the Ramona Planning Area, including several villages and other archaeological resources of major significance. Although some specific sites have been investigated, a number continue to exist in an undisturbed state. Such sites present important opportunities to significantly add to archaeological knowledge about prehistoric inhabitants in and around the Ramona Area. In addition, many regions of the Planning Area remain completely unsurveyed, and are expected to possess an additional wealth of archaeological data. It is important that located sites as well as the numerous potential sites be preserved or adequately investigated to mitigate potentially damaging impacts to crucial archaeological resources in Ramona. Increased development in the Plan Area without mitigation could severely impact sites, either directly through physical destruction or indirectly by artifact scavenging or other related disturbances.

Air Quality

The San Diego Air Basin (SDAB), the western third of San Diego County, has continually violated the Federal Clean Air Standard for ozone. Ramona is in the SDAB and is highly susceptible to air quality impacts produced by the region due to two factors - the elevation of the Santa Maria Valley, and its downwind location from the populated coastal plain area. Ramona's Town Center is located in a valley at 1,500 feet MSL with surrounding hills rising to 3,000 feet. The air pollution generated along the populated areas to the west of Ramona is blown to Ramona. The inversion layer in the summer starts at about 3,000 feet elevation. As a result, the smog caused by sunshine and air pollutants is blown towards the foothills and is generally trapped by the base of the inversion layer and becomes concentrated in areas similar to Ramona.

Energy

Most of the electrical energy used in the Planning Area is supplied by San Diego Gas and Electric Company. The sources of this energy are far from Ramona. However, as is the case with air quality, conservation measures must be applied on a region-wide basis, and each individual and public agency will increasingly be required to modify their existing practices. Additionally, however, the use of local energy resources from the sun and wind are encouraged in the Ramona Community Plan, as an alternative to dependence on, and further incremental depletion of, regional supplies.

POLICIES AND RECOMMENDATIONS

1. The County, in coordination with the San Diego Air Pollution Control District, will implement pollution abatement programs in the Ramona Area to conserve and improve the quality of the air. [GEN]

2. The County will seek to conserve those valuable resources in the Ramona area designated on the Resource Conservation Area Map. [R]

3. Review all discretionary applications for development in floodplains. The floodways for watersheds of five square miles or more shall be left in their natural condition and rip-rap or concrete channels and banks should be avoided. [R, DPW]

4. Watercourses with drainage areas of one to five square miles should be maintained in their natural state. Pipes or concrete channels should be avoided. [R, DPW]

5. The County will seek to ensure access along major creek drainages for riding and hiking trails whenever possible. [R, DPW]

6. Conserve functional wildlife and plant habitats, particularly those supporting rare or endangered species. These areas have been mapped as RCAs on the Ramona Resource Conservation Map. [R]

7. Encourage the conservation of riparian vegetation and woodland areas and significant wildlife habitat. [R]

8. Encourage the establishment of brush management program in conjunction with other public agencies to reduce wildfire hazard, improve the quality of rangeland, maintain wildlife populations, and improve the ecological conditions of native plant communities and associated wildlife. [GEN]

9. The County will require the use of native seed mixes wherever feasible for the revegetation of cleared areas, provided that the use of native vegetation does not pose a fire hazard. [R, DPW]

10. Discourage massive grading and encourage the preservation of native vegetation. [R, DPW]

11. Protect mineral resources from encroachment of incompatible land uses which would make extraction of them impractical or impossible. [R]

12. Preserve the accessibility of the gem quality minerals in the Ramona pegmatite district. [R]

13. Archaeological sites of significance will be protected until they can be properly studied and salvaged by qualified archaeologists. [R]

14. Seek to incorporate significant archaeological and historical sites into public projects wherever feasible. [R]

15. The County will encourage other public agencies and private property owners to preserve archaeological and historical sites and make them available to the public selectively for education purposes. [R]

16. Promote the use of solar and wind powered energy systems in Ramona. [R]

17. Subdivision and building layout should be designed to maximize energy savings. [R]

18. Promote practices which increase groundwater recharge, such as the use of spreading basins and permeable surfacing materials. [W]

19. Protect surface and groundwater supplies from pollution. [W]

20. Development for which a discretionary permit is required shall be consistent with long-term groundwater availability as outlined in the County Groundwater Policy. [W]

21. Promote the landmark designation by the Cultural Heritage Commission of significant historic buildings and routes in the Planning Area and encourage public and private agencies and individuals to consider the reuse of historic structures. [I]

22. Encourage alternative methods of making historic structures safe for occupancy when they fail to meet standard codes. [B]

9. OPEN SPACE

GOAL

ENCOURAGE A PATTERN OF OPEN SPACE LANDS FOR THE PRESERVATION OF NATURAL RESOURCES, FOR RESOURCE PRODUCTION, FOR OUTDOOR RECREATIONAL USES, AND FOR PUBLIC HEALTH AND SAFETY.

FINDINGS

Open space is the outstanding characteristic of Ramona as a community and - along with the uses and pleasures it affords - comprises the "rural atmosphere" which Ramona residents wish to preserve.

However, while the concept of "open space" implies a certain passive emptiness, planning law conceives open space as the setting for various uses or purposes. The law defines open space as essentially unimproved land or water used for "preservation of natural resources, managed production of resources, outdoor recreation, public health and safety."

All of these uses overlap with other elements of the Community Plan. Open space for outdoor recreation is discussed under the Recreation Section and the other uses are discussed as aspects of conservation or land use. The conditions under which these uses are to be carried out are discussed in the appropriate sections of the Plan.

POLICIES AND RECOMMENDATIONS

1. The County will cooperate with other jurisdictions in trading and otherwise negotiating land transfers to consolidate holdings for conservation and recreational uses. [DPR]

2. Integrate open space dedications in private developments with surrounding uses to maximize a functional open space/recreation and wildlife management system. [DPR]

3. Incorporate publicly and semi-publicly owned land into a functional recreation/open space system wherever feasible. [DPR]

10. RECREATION

GOAL

DEVELOP A COMPREHENSIVE PLAN OF LOCAL, NEIGHBORHOOD, COMMUNITY AND REGIONAL PARKS AND FACILITIES DIRECTED TO THE NEEDS OF ALL AGE LEVELS AND WHICH USE, WHENEVER FEASIBLE, OUTSTANDING NATURAL FEATURES OF THE PLANNING AREA.

PARKS

FINDINGS

Existing Park Facilities

The following parks are keyed by number to the Local and Regional Park Map, page 123.

1. Collier Park: This is an 8.34 acre local park consisting of ball fields, play equipment, picnic areas, rest room and open areas.

2. Well Field Park: This 166 acre park, located on Ramona Water District land, is proposed to be the major community park pending the identification of a viable maintenance entity. This park is centrally located and meets the criteria for community parks established in the County Recreation Element.

3. Dos Picos Regional Park: This is a 78.75 acre camping park serving the entire County of San Diego.

Future Park Facilities

The following parks are proposed for acquisition and development for Ramona. These parks are keyed by letter to Local and Regional Park Map, page 123.

Local Parks (A-D)

These four park sites are proposed for approximately ten acres each to be coordinated with school facilities.

Neighborhood Parks (E-H)

These four parks have been proposed to serve the most highly populated areas outside of the Town Center, including a Specific Plan Area within the Ramona Subregion. One of these parks would be a 30-acre park located within the

Cagney SPA. At least one-half of the park will be topographically suitable for playfields and other active uses.

Community Park (I)

This is a proposed second community park in addition to existing Well Field Community Park. A park in this location would meet criteria stated in the County Recreation Element for community parks.

Regional Parks (J, K, L)

(J) This is a 39 acre site currently being acquired from the Bureau of Land Management (BLM). Due to the difficulties in acquiring suitable access and steep slopes, this site is being proposed for a stop-over for equestrians and hikers only. No vehicular access is planned and low-intensity development is being proposed. It is intended that four to six cleared areas be provided for campsites with water if available. Because of the small size of this parcel, it would be advisable to purchase additional, adjacent land from BLM in the future.

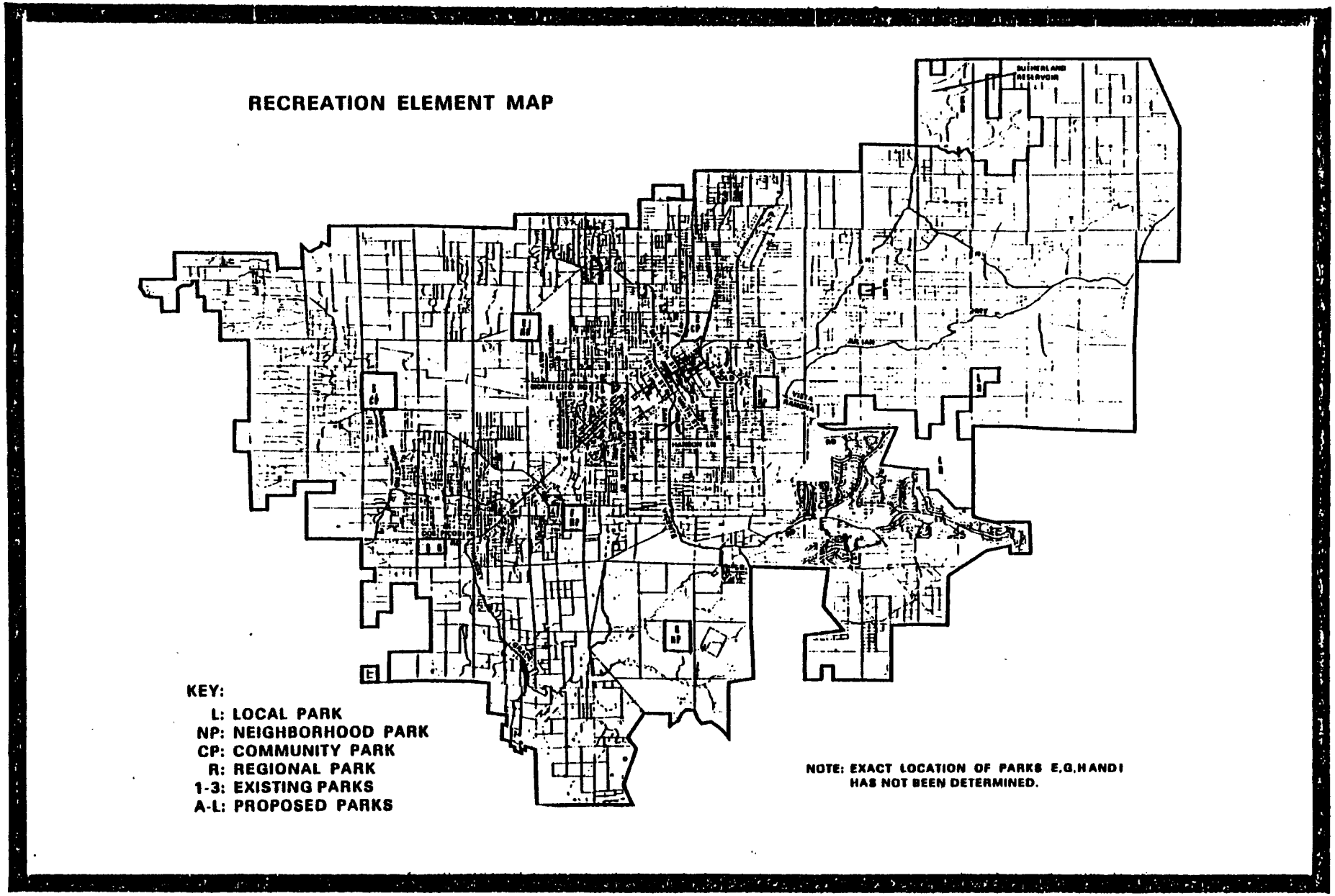
(K) A regional park is being proposed in this area to take advantage of the potential development of recreational activities at Sutherland Reservoir and the possibility of available land from BLM in the future.

(L) This is 1.574 acres of recently acquired Bureau of Land Management (BLM) property that is scheduled for development as a open space regional park to serve the entire County. Facilities will include a small parking area suitable for horse trailers, water availability, trails and scenic overlooks.

STANDARDS

The County General Plan Recreation Element recommends the standard of 15 acres of local park land and 15 acres of regional park land per 1,000 persons. Ramona currently has a total of 238 acres of local park land and a total of 78.75 acres of regional park land. Since SANDAG Series 6 forecasts a total population of 41,500 by the year 2005, according to the above standards, Ramona should ultimately have a total of 622 acres of local park land and 622 acres of regional park lands. Therefore, at the present time, Ramona requires additional regional and local park land to meet the above standards.

RAMONA LOCAL AND REGIONAL PARKS



POLICIES AND RECOMMENDATIONS

1. Prior to the expenditure of Park Lands Dedication Ordinance (PLDO) funds for park development in the Ramona Subregion, a funding agency for operations and maintenance must be identified. If the Ramona Water District elects to discontinue its Improvement District for the administration of park operations and maintenance, a County Service Area, Community Services District or other taxing agency must be formed. [DPR]

2. Development of local and neighborhood park and recreation facilities will be coordinated with local school facilities by establishing Joint Powers Agreements to promote joint development, operation and maintenance. [DPR]

3. Establish priorities and encourage the early acquisition of park lands to minimize public cost. The County will work with the community to implement a park acquisition program which will use all possible acquisition and funding mechanisms. [DPR]

4. Encourage the acquisition and development of park lands which will protect outstanding scenic areas, cultural and historical resources. The establishment of park locations and design shall incorporate these features whenever possible. [DPR]

5. The County will support the further development of a major community park in Ramona. [DPR]

6. All park lands dedicated in conjunction with the development of an SPA will consist of a reasonable amount of flat land suitable for play fields and other similar local park activities. This will not, however, preclude the possibility of a portion of large parcels to be more topographically varied and suitable for trails, picnicking and other similar activities. [DPR]

7. Lighting fixtures of park facilities shall be shielded to protect adjacent properties and the dark sky. [DPR]

APPENDIX

APPENDIX A

RESOURCE CONSERVATION AREAS

The Conservation Section (8) of the Community Plan includes a Resource Conservation Element Area Map and reference to Resource Conservation Areas (RCAs) by number. This appendix identifies those areas, and provides discussion of those resources to be conserved in each of the numbered areas.

CRITERIA

The following criteria were used in selecting resources worthy of conservation:

-- Areas necessary for the protection of wildlife and representative stands of native vegetation.

-- Areas containing rare and/or endangered plants.

-- Wildlife habitats which are:

  a. in large blocks, if possible;

  b. wide, rather than long and narrow to minimize adverse effects along their margins; and

  c. in contact with other wild areas and floodplains to provide migration corridors.

-- Areas containing mineral resources. Conservation measures should ensure future availability.

-- Areas which provide the scenic mountainous backdrop to development within the community.

DESCRIPTION OF RCAs

Biological Resource Conservation Areas

Number 1. Bandy Canyon-Highland Valley Road area.

Resources to be conserved in Bandy Canyon include very steep slopes, large rock outcrops, and Oak woodlands. Oak woodlands are scattered through this canyon and along Highland Valley Road. In addition, the rare Campo Clarkia (Clarkia delicata) can be found beneath these trees.

Number 2. Schoolhouse Canyon Region.

Resources to be conserved in this region include very steep slopes, rock outcrops, and Oak woodlands. A large portion of this area burned in 1975 but otherwise, it is in a nearly undisturbed state. Much of the property in this RCA is public domain.

Number 3. Vernal Pool Site South of Ramona Airport.

The rare vernal pool habitat type in San Diego County, is typically found on coastal mesas, but it is also found here in Ramona. Its presence in this location is indicated by vernal pool inhabiting plants.

Number 4. Clevenger Canyon Region.

Part of Clevenger Canyon has been disturbed by the roadbed of Tenth Street, but it still contains vegetation that should be conserved. The canyon itself contain Riparian and Oak woodlands. The slopes are covered with dense chaparral, including the rare Golden eardrops (Dicentra chrysantha) and Smooth mountain mahogany (Cercacarpus minutiflorus). Both the Riparian and Oak woodlands serve as habitat for many wildlife species.

Number 5. Hatfield Creek, East of Santa Maria Valley.

This area phsiographically consists of a deep canyon with rock outcrops. Resources to be conserved include these rock areas, the Riparian and Oak woodland area along Hatfield Creek and the associated wildlife.

Number 6. Goose Valley Ridge

Resources to be conserved in this area include nearby undisturbed Chaparral, steep rocky slopes and outcrops, and Oak woodlands. This area, together with the steep slopes in the Mountain Development category to the north, would help preserve an important part of the visual mountain backdrop for the Santa Maria Valley, plus, this area is important for habitat for large mammals.

Number 7. Highway 78 Corridor

This Resource Conservation Area primarily includes the oak and riparian woodland along Highway 78. The slopes visible from the highway are included to delineate a scenic corridor and provide habitat for riparian and oak woodland animals.

Number 8. Ramona Pegmatite District.

This area is important for the mineral resources contained in it. Gem quality tourmaline, topaz, garnet, beryl, and smoky quartz have been mined from this area. The Ramona Pegmatitie District is one of four mining areas for which San Diego County is famous. Besides the mineral resources, there are also some biological resources in the area such as chaparral and Southern oak woodland, that are important for wildlife.

Number 9. Sutherland Reservoir-Santa Ysabel Creek-Witch Creek.

Resources in this large, relatively untouched area include Sutherland Reservoir and its aquatic habitats, the perennial freshwater Santa Ysabel Creek, the Oak woodlands and the Southern mixed chaparral.

The reservoir and its habitats are valuable for migratory birds including waterfowl and Bald eagles. The riparian woodland area east of the reservoir is in pristine condition and serves as habitat for numerous birds and animals. Portions of Santa Ysabel Creek within the boundaries of this region contain perennial freshwater flow with associated aquatic ecosystems, a rare resource in San Diego County. Patches of Southern and Canyon oak woodlands are scattered throughout the steep slopes of this RCA. Heavy, manzanita-filled chaparral is present on the north facing slopes. Both the chaparral and oak woodlands serve as habitat for mammals, birds, reptiles, and amphibians. This RCA contains large blocks of public land that serve as watershed for the reservoir. It is adjacent to Forest Service and Indian Reservation land on the north.

Number 10. Witch Creek Mountain.

The northern slope of this mountain is covered with a choice stand of Southern Oak woodland. Golden eagles have been seen repeatedly on this mountain and there is a possibility that its rocky cliffs could serve as their nesting sites.

Number 11. Littlepage Road - Highway 78.

The major resources of this area are the rolling hills covered with Southern Oak woodlands and the prime stands of chaparral. The eastern portion of this RCA also has steep rock outcroppings.

Number 12. San Vicente Oaks Road.

The resources in this RCA are the oak woodlands in the canyon bottom, dense undisturbed chaparral on the slopes ad numerous animal inhabitants.

Number 13. Irvings Crest - Daney Canyon.

This area includes very steep slopes, large rock outcrops, oak woodlands and old growth chaparral. In addition, there is a high probability that the rare Golden eardrops, Smooth mountain mahogany, and the Lakeside wild lilac, which is proposed as threatened, can be found in this area.

Number 14. Mussey Grade Road.

This RCA contains oak woodlands, valuable both as scenic and biological resources. Lakeside wild lilac and the rare California copperleaf have been found along Mussey Grade.

Number 15. Iron Mountain - Mount Woodson.

The Iron Mountain portion of this area contains very large, old growth Southern mixed chaparral. Several sensitive plants such as Smooth mountain mahogany, Golden Eardrops, the possibly threatened Lakeside wild lilac undoubtedly occur here. Iron Mountain also contains the only known location in San Diego of the Heart leaf pitcher sage, as well as the northern most location of the rare Mountain misery. Iron Mountain and its vicinity is composed of very steep slopes and large rock outcrops.

The Mount Woodson portion contains the notable landmark of Mount Woodson and its surrounding slopes. Resources to be conserved in this area include several significant plants. The threatened Wooly leaf monardella (Monardella hypoleuca ssp. lanata) grows on top of Mount Woodson and plants with limited distribution such as the Coast spice bush (Cneoridium dumosum) and Cleveland sage (Salvia clevelandii) occur on the lower slopes. The rare Smooth mountain mahogany and threatened Lakeside wild lilac also probably occur on the mountain. Other resources include the Red Shouldered hawk, a declining species.

Number 16. San Vicente Creek.

The major resources to be conserved in this area are the oak and riparian woodlands along San Vicente Creek and its tributaries. Portions of this system, such as the area around the San Diego Country Estates golf course are somewhat modified, but because Riparian Woodlands are such significant resources, it is felt that these woodlands are worth protecting. Most of the remaining portions of the San Vicente Creek area are in good condition.

Number 17. Mt. Woodson, Old Coach Road Area.

This major area includes the southern portion of Mt. Woodson, the western slopes of Iron Mountain, as well as the drainage area along Old Coach Road.

Resources to be conserved in this area include the riparian woodland and the oak woodlands along the drainage form the Green Valley Truck Trail. These woodlands serve as habitat vital for many wildlife species. Resources on the slopes of Mt. Woodson and Iron Mountain include steep slopes covered with Mixed Chaparral. Rare plants, including Smooth mountain mahogany (Cercucarpus minutiflorus), and the possibly threatened Lakeside wild lilac (Cernothus cyaneus) probably occur here (Aesthetics, significant wildlife habitat and endangered plants).

Number 18. Thompson Creek Area.

Resources in this area are Oak-Riparian woodlands and steep canyon walls (significant wildlife habitat).

Number 19. Highland Valley Area.

Resources to be conserved in this area are Oak woodlands in the drainage bottom and associated vegetation (significant wildlife habitat).

Number 20. San Vicente Reservoir.

Resources in this area include the San Vicente Reservoir and surrounding steep peaks, and rocky ridges. The vegetation in the area serves as a significant wildlife habitat and contains several rare and endangered species.

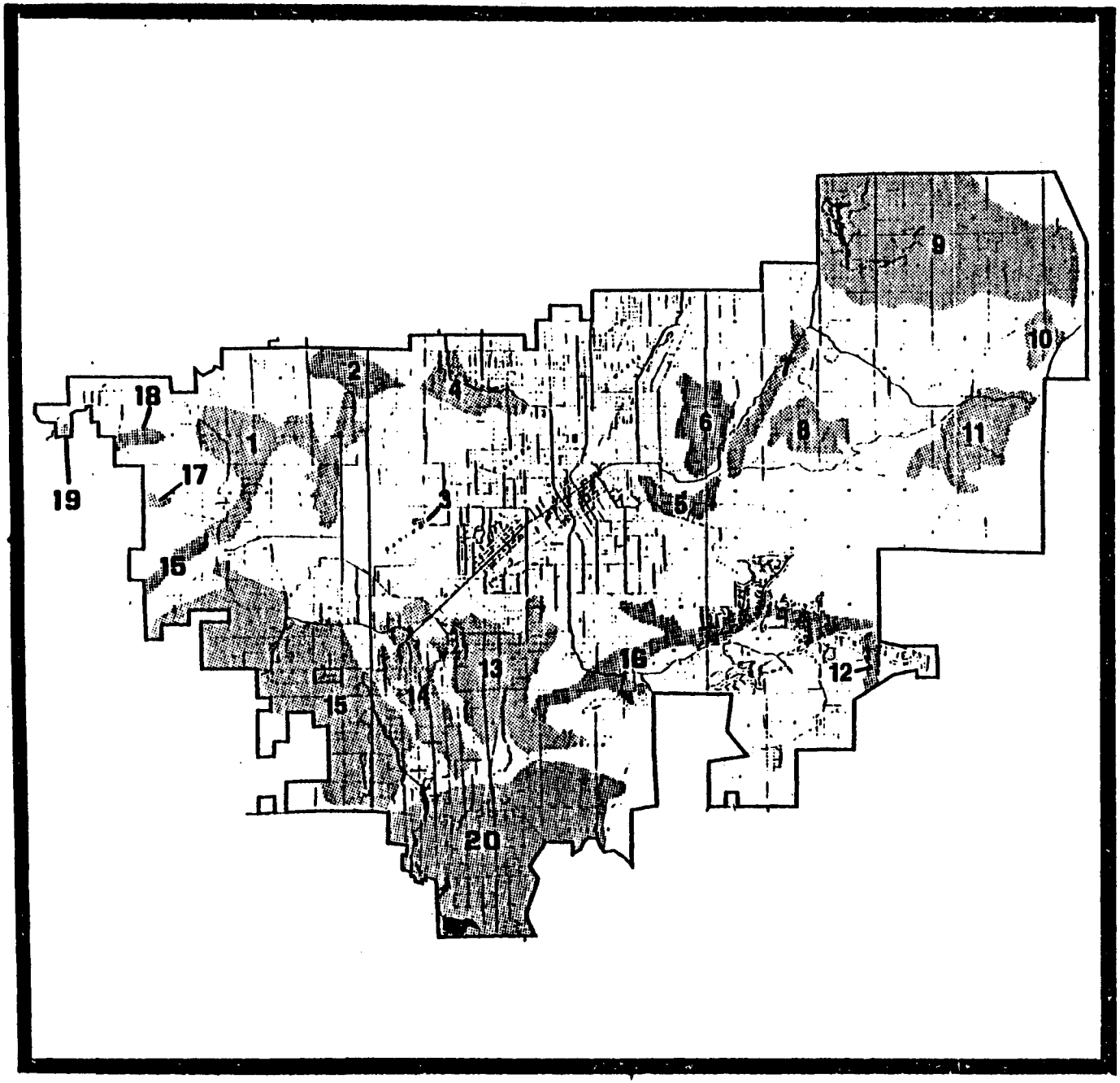
Number 21. Historic Preservation Areas.

(For a discussion of each of the structures listed below cf. Historic Building of the Ramona Area, Ruth Meyer, Ramona Pioneer Historical Society, 1975.)

a. Santa Teresa Ranch House
b. Stokes House
c. Atkinson Bros. Toll House
d. Santa Maria Store (Pioneer Market)
e. Barnett House
f. Verlague House
g. Friends Church
h. Town Hall
i. Congregational Church
j. Montecito Ranch House

k. The Castle
l. Tucket-Billngsley-Stone House
m. Drake House
n. McIntosh House
o. Sawday House
p. Small Verlaque Adobe
q. Old Earle School
r. Gilbough House
s. Little Page House

RAMONA RESOURCE CONSERVATION AREAS



THIS MAP IS AN APPROXIMATE REFERENCE

POLICY CODE EXPLANATION

The responsibility for implementing the policies of this community/subregional plan does not lie solely with the Department of Planning and Land Use (DPLU). The cooperation of private property owners, developers, decision-makers and numerous other entities both public and private is necessary to make these policies successful.

A code has been placed in brackets [ ] at the end of each policy in the plan text which identifies it with the County department or the sub-departmental section of the Department of Planning and Land Use which would be most likely to take the lead in carrying out the policy (see below). In addition, there is a category for those policies that are of general concern to all persons or groups that might be involved in development or plan implementation.

This approach can make detailed information regarding policies easier to locate and it can aid staff in charting the progress of the plan.

CODE

GEN		Policy of General Application
DPW		Department of Public Works
DPR		Department of Parks and Recreation
DHS		Department of Health Services
DPLU		Department of Planning and Land Use
F	-	Facilities Planning
E	-	Economics and Demographics
Pr	-	Process Simplification
G	-	Graphics Section
W	-	Water Section
S	-	Systems Coordination and Data Processing
T	-	Transportation Planning Section
I	-	Plan Implementation Section
Sp	-	Special Projects Section
P	-	Plan Development Section
R	-	Regulatory Division
B	-	Building Codes Enforcement
Z	-	Zoning Codes Enforcement

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