

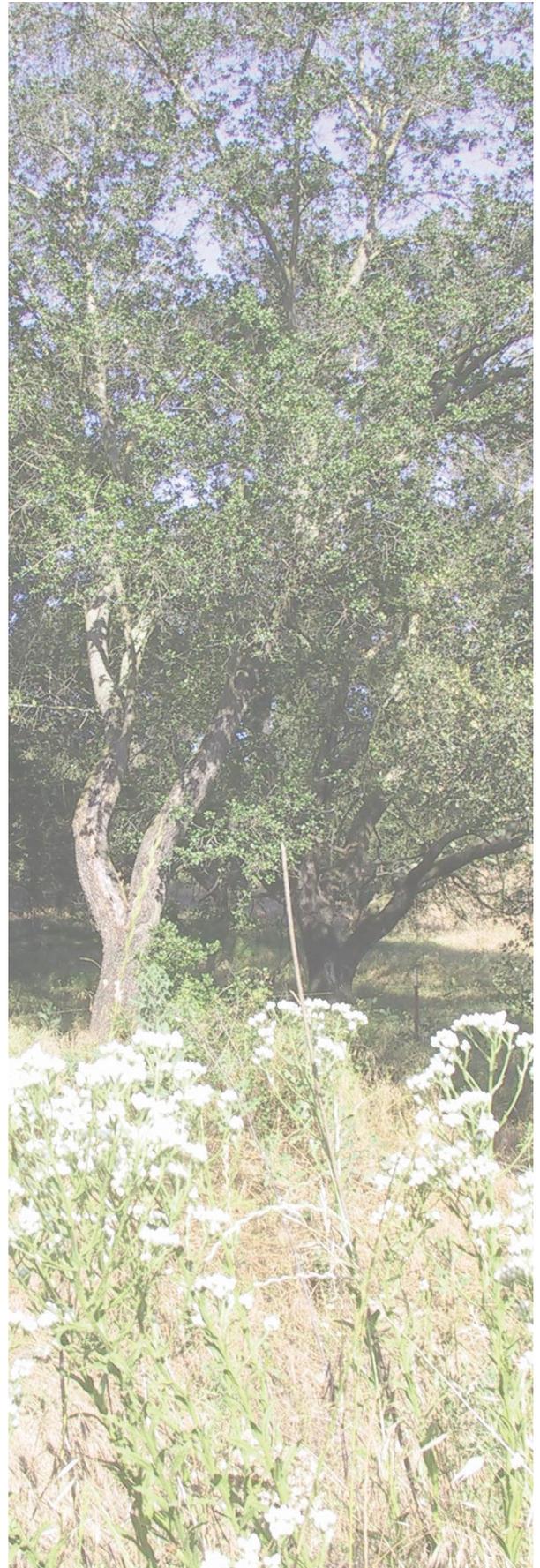
MONTECITO RANCH

“RURAL COUNTRY ESTATES”

GENERAL PLAN AMENDMENT REPORT

(GPA 04-013)

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MONTECITO RANCH

RURAL COUNTRY ESTATES

GENERAL PLAN

AMENDMENT REPORT

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MONTECITO RANCH
"RURAL COUNTRY ESTATES"

GENERAL PLAN AMENDMENT REPORT



I. INTRODUCTION

A. Overview of Amendments

I. INTRODUCTION

Montecito Properties, LLC has applied for approval of the Montecito Ranch Specific Plan located northwest of downtown Ramona in San Diego County. The proposed Specific Plan (SP) prompts the need to amend the County of San Diego General Plan known as the “Ramona Community Plan” (RCP). This General Plan Amendment Report includes the following information:

- An overview of the proposed amendments to the County General Plan/ Ramona Community Plan;
- A description of the proposed Montecito Ranch Specific Plan (including physical setting, development plan and the merits of the proposal);
- A description of the required infrastructure improvements, focused primarily on transportation and public facilities;
- A description of the processing of related planning documents and maps as well as the intended phasing of the development;
- A description of how the proposed Specific Plan meets the goals and policies of the County General Plan and the Ramona Community Plan;
- Report appendices including the proposed Ramona Community Plan text amendments, vicinity and site maps, and letters from service providers.

Complete technical studies and reports (traffic, biological resources, water, sewer, etc.) are provided under separate cover as components of the Montecito Ranch Specific Plan’s EIR.

A. OVERVIEW OF AMENDMENTS

I. County General Plan

The County of San Diego's Regional Land Use Plan designates Montecito Ranch as an Estate Development Area (EDA). This land use designation combines agricultural uses with low-density residential uses (i.e., parcel sizes of primarily 2 acres, up to 20 acres). Approximately 935 acres are subject to the (21) Specific Plan Area (0.5) Land Use Designation and this area is also subject to specific development guidelines set forth in the Ramona Community Plan. Two small parcels designated as (18) Multiple Rural Use and (19) Intensive Agriculture are located adjacent to the Specific Plan Area. The project proposes to amend the Ramona Community Plan adding

these two smaller parcels to the existing (21) Specific Plan Area, as shown in Figure 1, *General Plan Land Use Designations*.

In addition to combining properties into one Specific Plan Area, the proposed amendment changes the development guidelines set forth in the Ramona Community Plan Text to allow a 20,000-square foot minimum residential lot size (Figure 2). This re-designation allows development to be located in the least environmentally sensitive areas of the property and sets aside large contiguous blocks of open space (573.8 acres total under Wastewater Management Option 1 [549.1 acres under Option 2]), thereby preserving sensitive habitat and wildlife corridors. The resulting land use plan supports the County's goals and policies for, RPO Biological Resources, ridgetops, archaeology, and steep slopes.

The Project would include a General Plan Amendment (GPA) to the County Circulation Element, as required by the County. Figures 5 and 6 depict the existing and proposed RCP Circulation Element roadway network, respectively, and Figures 5 and 6 show the existing and proposed RCP Circulation Element bicycle network, respectively. Specific changes to the Circulation Element roadway and associated bicycle networks would include:

- Elimination of SA 603 between Pine Street and Rangeland Road.
- Relocation of SA 330 between Sonora Way and Montecito Road to Montecito Way.
- Revision of the road classification on Montecito Way between Sonora Way and Montecito Road from rural collector to rural light collector.
- Revision of the road classification on Montecito Road between Montecito Way and Main Street from rural collector to rural light collector.
- Addition of SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Ranch Road and Ash Street).
- Realignment of SA 330 between Montecito Road and SR 67.

2. Ramona Community Plan

The Ramona Community Plan implements the goals and policies of the County's Regional Land Use Element and sets forth goals, objectives and policies intended to guide development decisions within the community.

The Ramona Community Plan designates the property as Specific Plan Area (21) SPA (0.5). This designation requires processing a Specific Plan

for development of the project site and limits the maximum number of residential units that may be constructed. The 0.5-designator allows up to 468 homes but the maximum density has been specifically limited in the Community Plan to 417 dwelling units.

As shown in Figure 3, *Existing Zoning*, most of the project site is zoned S88 (Specific Plan Land Use Regulations). The S88 use regulations allow uses permitted by approved Specific Plans.

Various amendments to the Ramona Community Plan are proposed (see Figure 4, *Proposed Zoning*):

- Rezone two adjacent parcels to S88 to acknowledge their inclusion within the Specific Plan. These parcels are currently zoned A-70 (Limited Agriculture), intended to create and preserve areas primarily for agricultural crop production. The Ramona Community Plan policies require detailed study of agricultural lands, including economic considerations, before considering a rezone. The County Department of Planning and Land Use determined that the intent of those policies is to require agricultural lots only if they are demonstrated to be viable. An evaluation of these properties determined that due to their size, isolated location, soils and other factors, the viability of agriculture is low. The proposed project designates these properties as part of the open space program for the Specific Plan.
- Eliminate descriptions of "agricultural" land use within the Montecito Ranch Specific Plan area text. As described above, agricultural uses are not proposed.
- Eliminate "industrial" as a land use within the Montecito Ranch Specific Plan Area. The Community Plan currently allows industrial uses in the southern portion of the Specific Plan Area near the Ramona Airport if studies demonstrate the need and ability to provide infrastructure within planning and environmental constraints. The Montecito Ranch Specific Plan proposes the southern area to be preserved as open space rather than industrial development.
- Amend the minimum size for lots with an average slope under 25 percent from 2.0 acres to 20,000 square feet; and amend the minimum size for lots with an average slope over 25 percent from 4.0 acres to 20,000 square feet. This amendment guides residential development to avoid impacts to steep slopes and sensitive natural habitat areas. By reducing residential lot sizes, large contiguous

blocks of natural open space and associated wildlife corridors are preserved.

- Amend descriptions of the 30-acre community park and associated Davis Specific Planning Area to describe the proposed community-serving land uses such as the 8.3-acre Local Park, 11.9-acre historic ranch house park site, and 10.6-acre charter high school site. The parks have been determined appropriate for the community by the County Parks and Recreation Department. The school play fields are anticipated to contribute to community recreational needs. If the school site is determined unnecessary to meet community needs, the site shall be dedicated for additional park or recreational facilities.
- Describe the potential for an on-site wastewater reclamation facility to accommodate the wastewater needs for the Specific Plan Area and to provide reclaimed water for Project irrigation.
- Amend the Public Works Conditions regarding specific dedication of property for road construction, traffic signal installations and flood control requirements and add text referencing public infrastructure improvements as determined by the County of San Diego and required for implementation of the proposed Montecito Ranch Specific Plan, traffic study and EIR.

The RCP Circulation Element would be revised accordingly:

- The existing Circulation Element of the RCP identifies SA 603 (Cedar Street located to the south of Ash Street) as a future major roadway between Pine Street and Bandy Canyon road. The Ramona community Planning Group has requested that SA 603 be removed from the Circulation Element. The Project would eliminate this ‘northern bypass’ between Pine Street and Rangeland Road and replace it with a proposed realignment of SA 330 between Pine Street and SR 67, extending along Ash Street, Montecito Ranch Road, and Montecito Way. Specifically the Circulation Element of the RCP would be amended to provide for the;
- Elimination of SA 603 between Pine Street and Rangeland Road.
- Relocation of SA 330 between Sonora Way and Montecito Road to Montecito Way.
- Revision of the road classification on Montecito Way between Sonora Way and Montecito Road from rural collector to rural light collector.

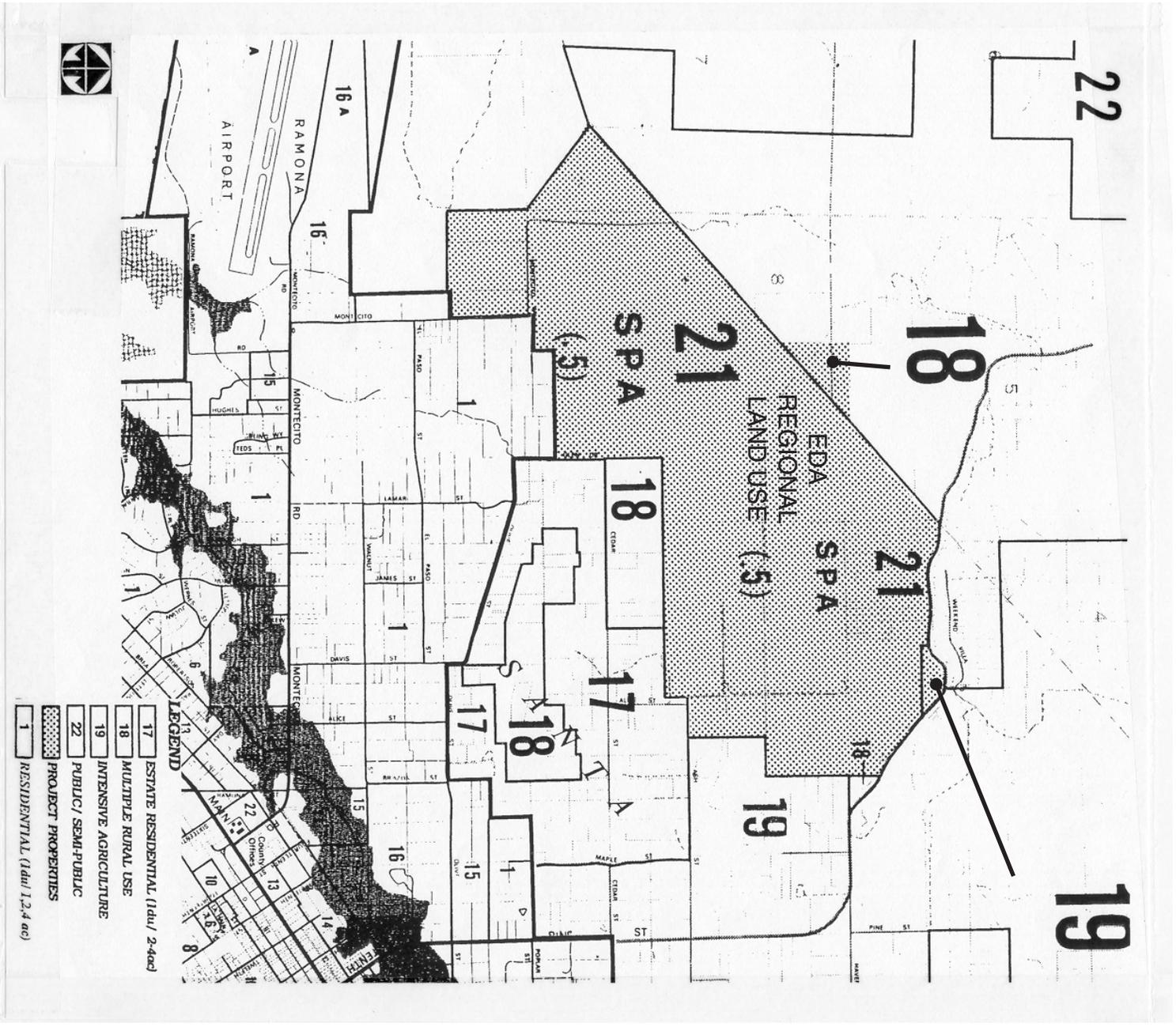
- Revision of the road classification on Montecito Road between Montecito Way and Main Street from rural collector to rural light collector.
- Addition of SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Ranch Road and Ash Street). Ramona Community Plan.
- Realignment of SA 330 between Montecito Road and SR 67.

The Project would include an amendment to the Ramona Community Trails and Pathways Plan within the San Diego County Community Trails Master Plan (CTMP; County 2005). Figure 9 shows the existing trails and pathways network and Figure 10 shows the proposed trails and pathways network. Specific changes would include;

- Elimination of SA 603 and associated trail between Pine Street and Rangeland Road.
- Addition of a trail along SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Ranch Road and Ash Street).

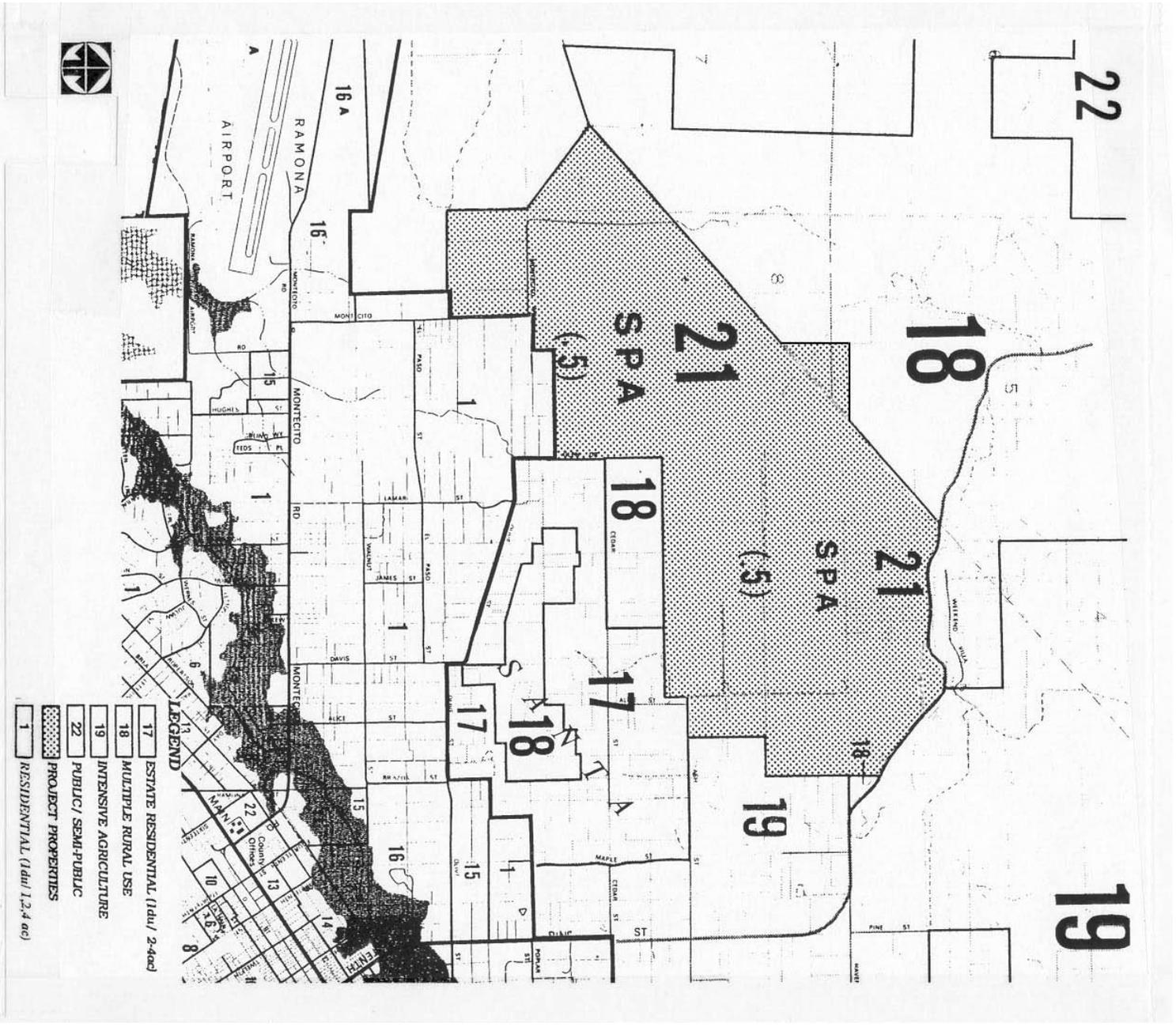
A strike-out/underline version of the amendments proposed to the Ramona Community Plan text is provided as Appendix A.

MONTECITO RANCH



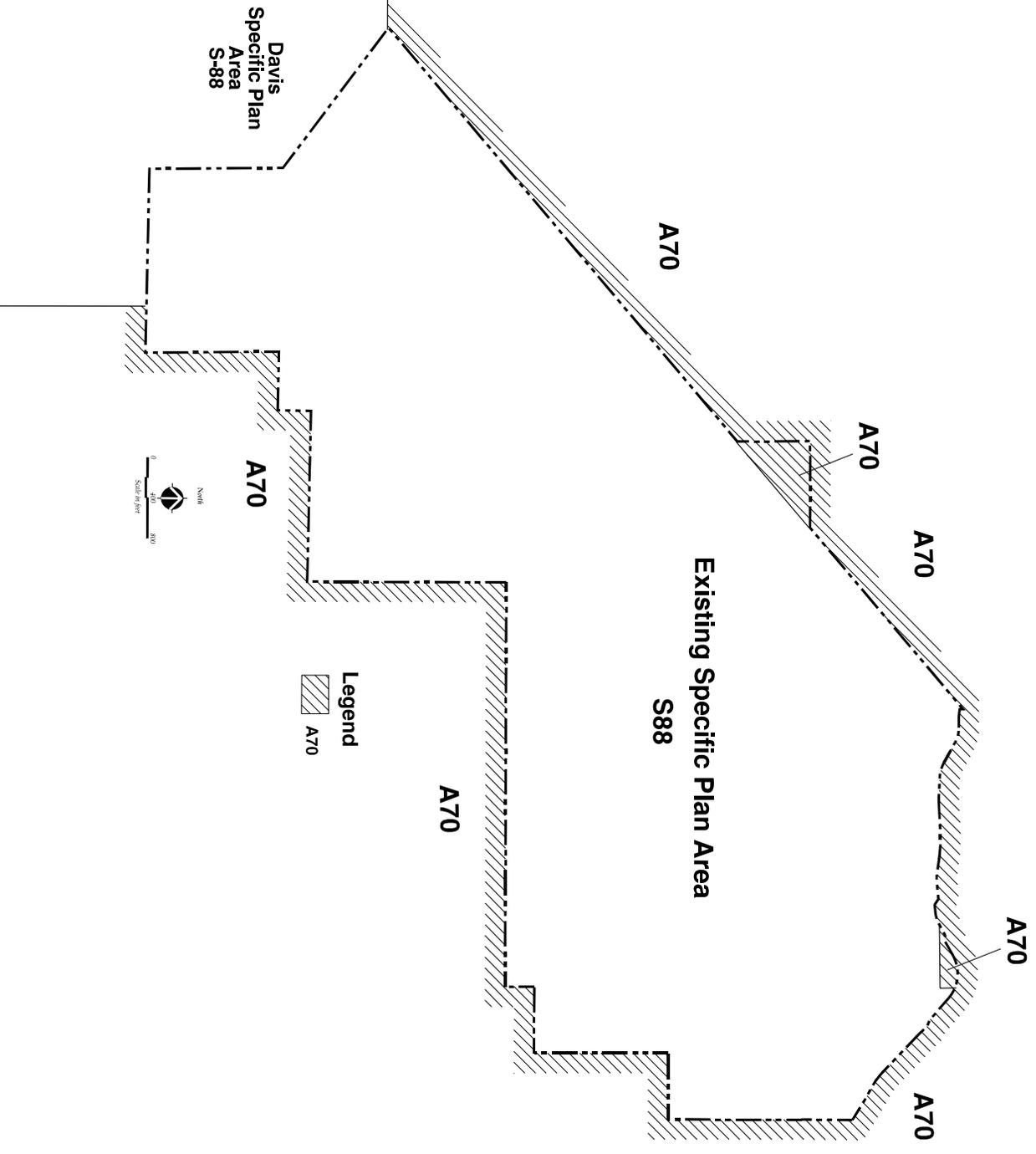
Existing General Plan Land Use Designations

MONTECITO RANCH



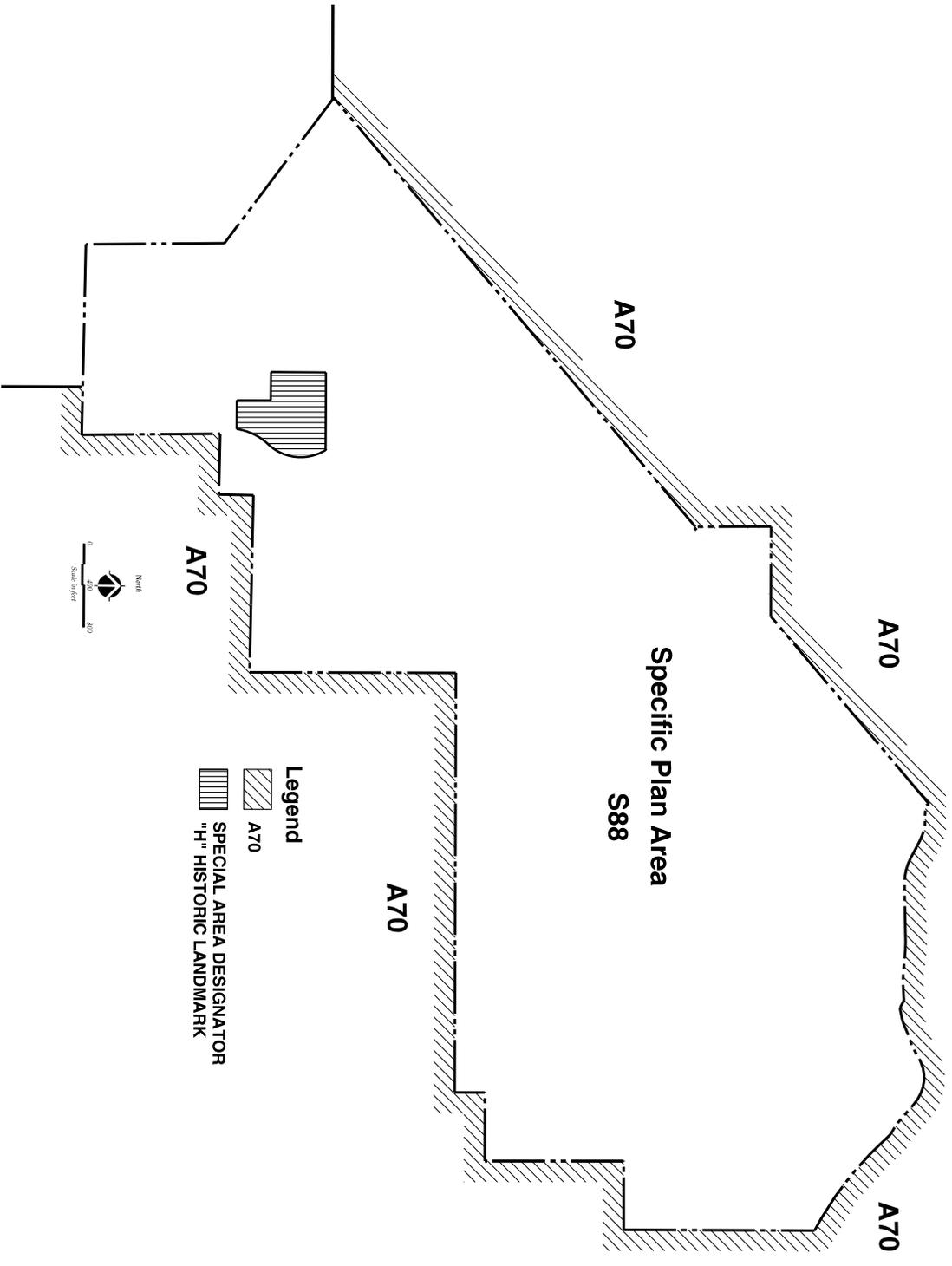
Proposed General Plan Land Use Designations

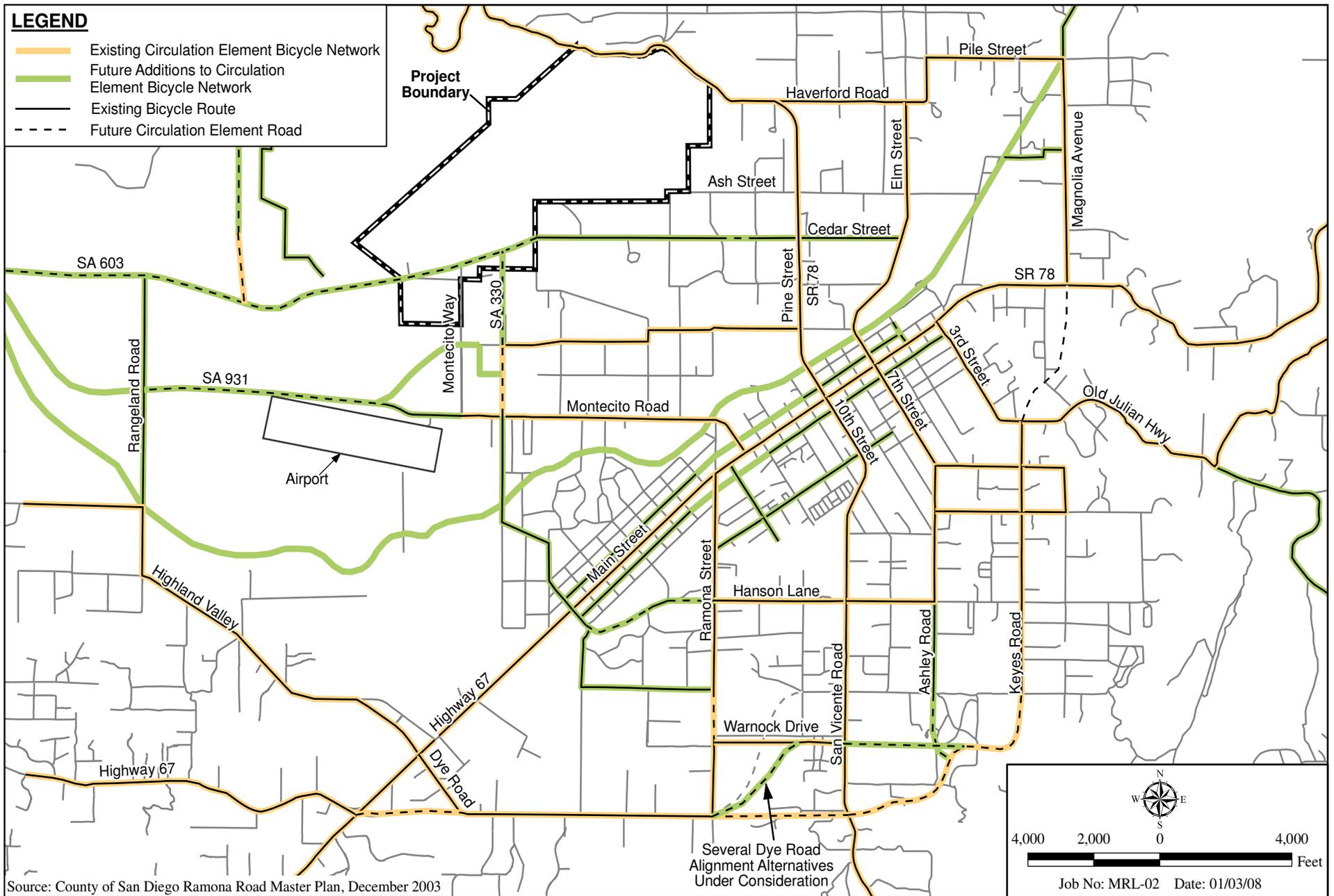
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Existing Zoning

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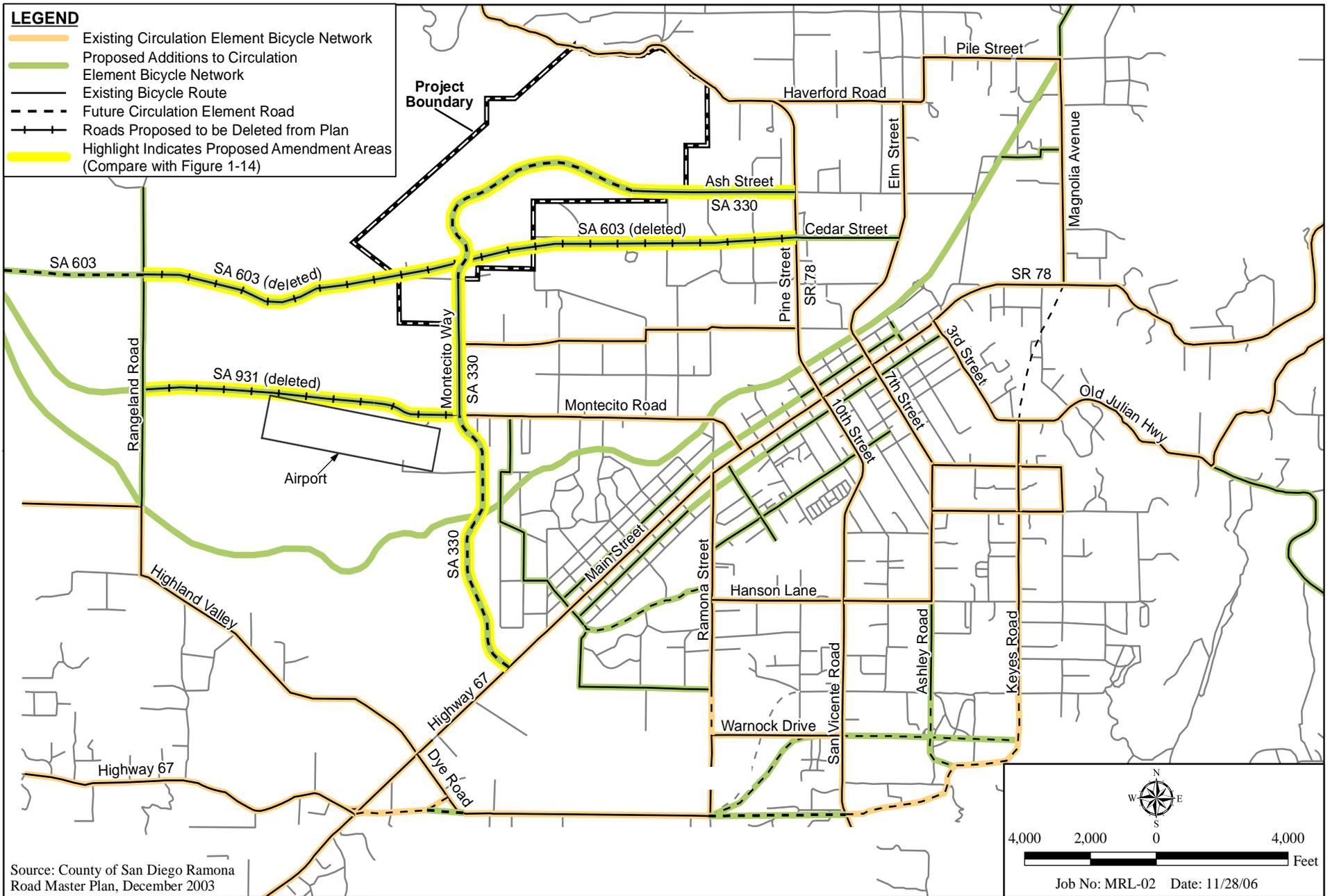




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MONTECITO RANCH

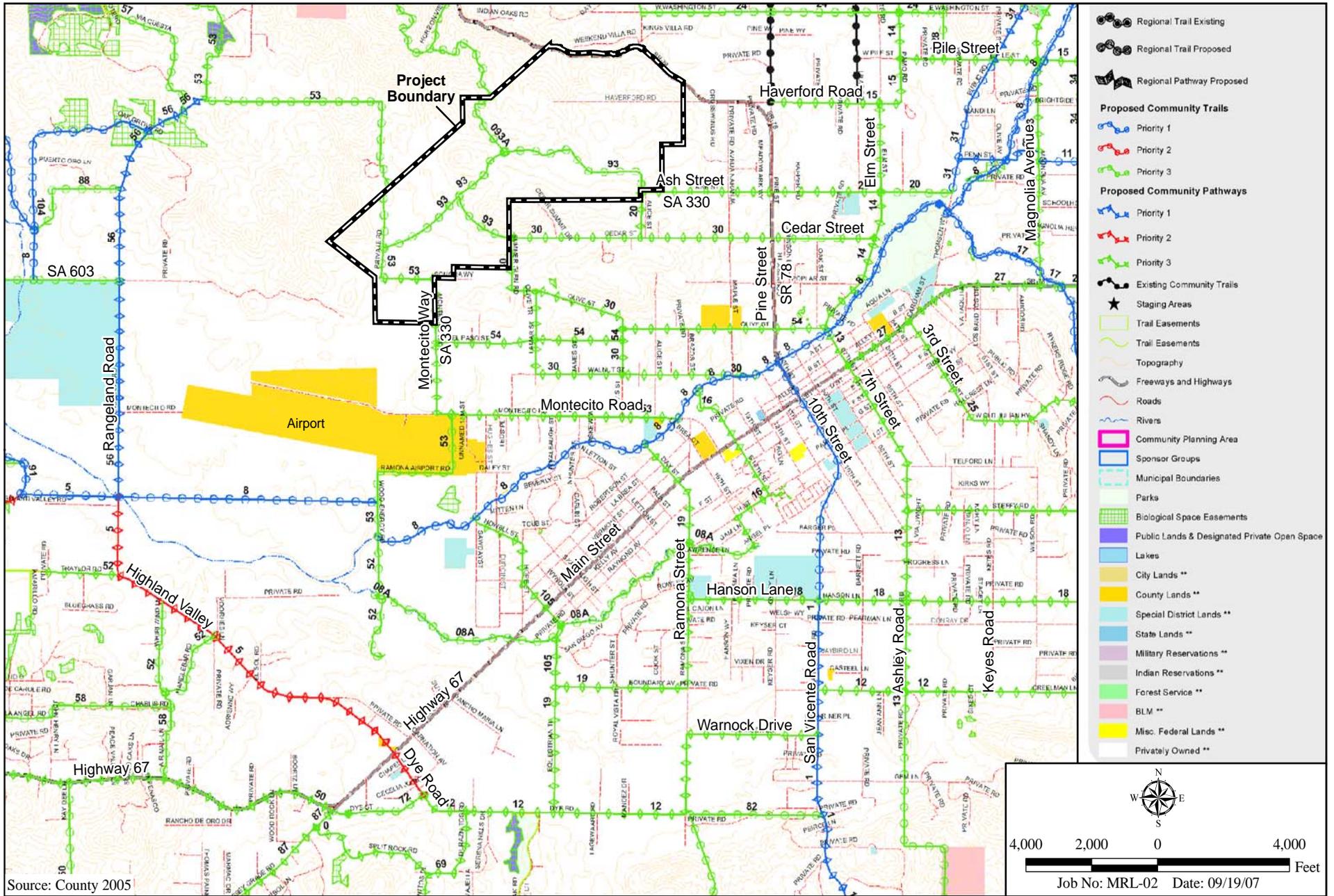
Existing Ramona Community Plan Circulation Element Bicycle Network



Source: Helix Environmental

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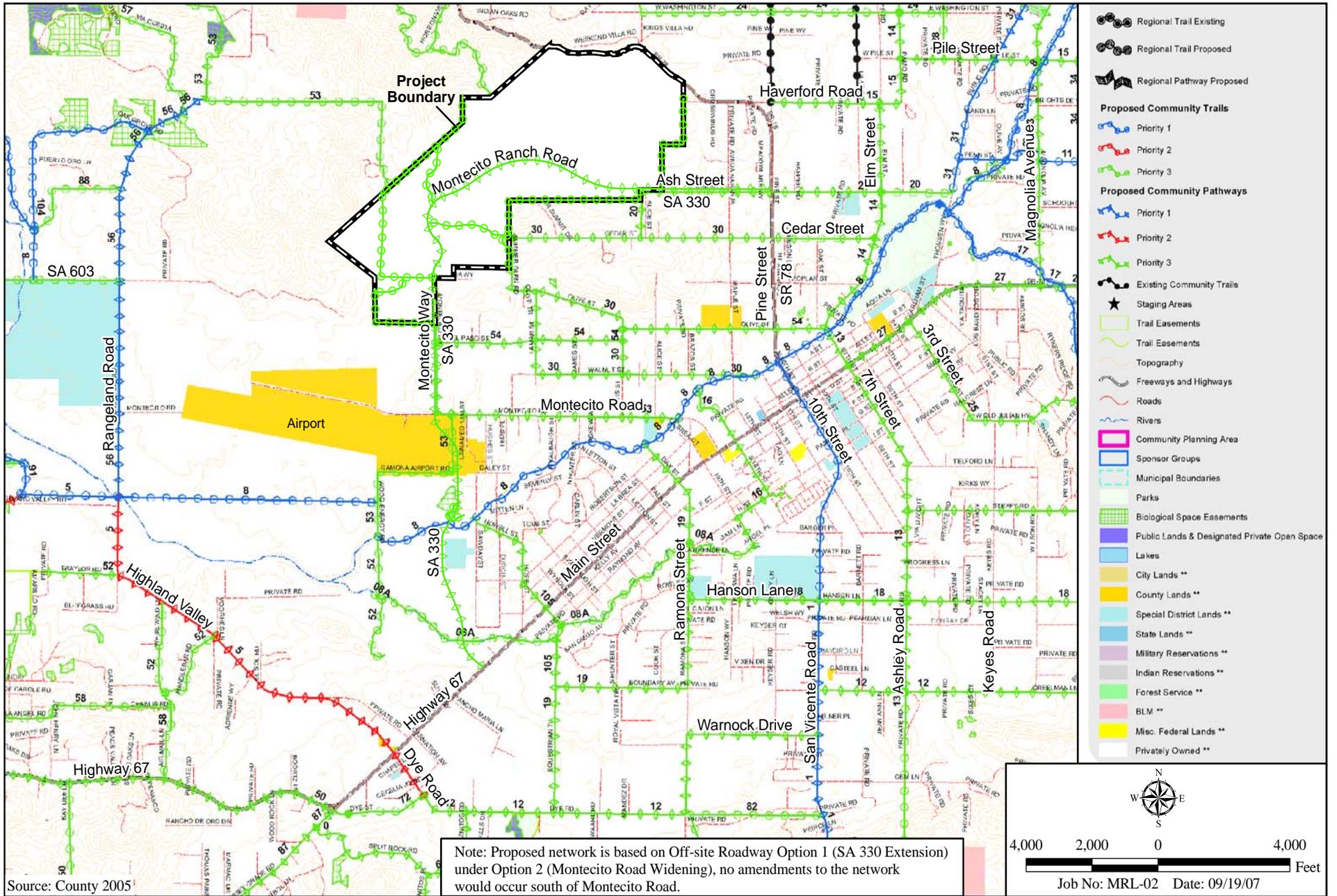
Proposed Ramona Community Plan Circulation Element Bicycle Network



Source: Helix Environmental

MONTECITO RANCH

Existing Ramona Community Trails and Pathways Plan



Source: Helix Environmental

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Proposed Ramona Community Trails and Pathways Plan



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

**GENERAL PLAN
AMENDMENT REPORT**



**II. PROPOSED MONTECITO
RANCH SPECIFIC PLAN**

- A. *Planning Concept and Land Use*
- B. *Infrastructure Improvements*
- C. *Merits of the Proposal*

II. PROPOSED MONTECITO RANCH SPECIFIC PLAN

A. PLANNING CONCEPT AND LAND USE

The 935.2-acre Montecito Ranch Specific Plan is designed to combine the best features of an environmentally sensitive planned community with the rural character of the Ramona community. The proposed residential development would develop 417 single-family homes, as permitted by the RCP, on lots ranging from approximately 0.5 acre (20,000 s.f. minimum) to 1.8 acres in size. The overall objective of the project is to preserve the project's dense oak woodlands and steeply sloping hillsides while integrating development within the topographically level and gently sloping portions of the site. Over half of the property is preserved as open space and consists of grasslands, sensitive biological habitat, important archaeological resources, steep slopes, and vital connections of the County Regional Trail system. The biological open space preserve includes environmentally sensitive habitats to protect viable wildlife corridors and linkages. Project open space and brush management zones serve as buffers between improved portions of the site and biological open space.

Developed areas are carefully located within the site's topography to minimize aesthetic impacts and landform alteration. Two distinct residential areas are proposed which provide a variety of amenities associated with rural living, including adjacency to extensive open space, views of the surrounding natural landscape, horse keeping, and access to miles of project trails. The development's curving streets follow the natural contours of the site and cul-de-sacs create tranquil, intimate neighborhoods within the larger community. Street parkways include foot paths or multi-use trails to encourage pedestrian, equestrian, and bicycle travel within the community.

Public and semi-public land uses, including a charter high school and local park located next to an historic ranch house park site and equestrian staging area located in the western portion of the planning area. These combined land uses create a distinct community center separate from residential areas.

Based on a comprehensive opportunities and constraints analysis conducted for the site, environmental resources such as sensitive biological habitats, significant cultural resources, and unique landforms are protected. Montecito Ranch provides 573.8-acres (61.4%) of dedicated and preserved open space¹ (including trails) under Wastewater Management Option 1

¹ Total excludes 7.9 acres of HOA open space maintenance lots.

[549.1 acres² (58.7%) under Option 2]), as well as an 8.3-acre local park and 11.9-acre historical park site.

The dedication of open space protects sensitive hillsides and ridgelines, sensitive biological habitats and wildlife corridors, buffer areas and important cultural resources. Preserved open space is dedicated in perpetuity. The County Department of Parks and Recreation would be the resource manager of the dedicated Open Space Preserve.

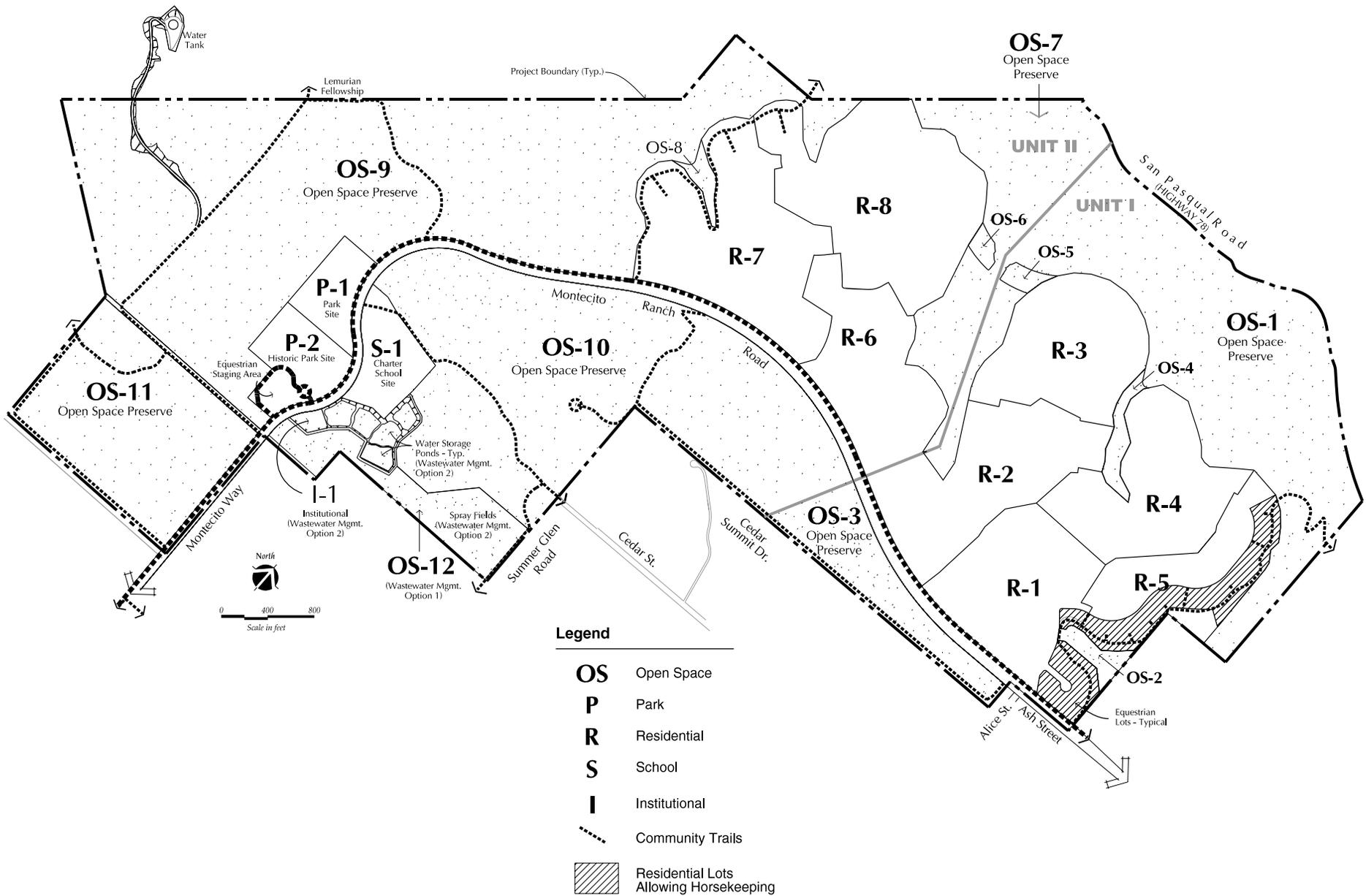
The Montecito Ranch local park, situated in the western portion of the project, serves Montecito Ranch residents and the Ramona community in general. The County Department of Parks and Recreation and Montecito Ranch determined park amenities appropriate to serve the area. These amenities include picnic and play areas, tot lots, ball fields, sports courts and exercise stations.

The Historic Montecito Ranch Park site, located immediately southwest of the local park, contains the Historic Montecito Ranch House. This structure and site will be dedicated to the community to serve as a public/quasi-public use with the potential of being used as an educational facility. A Historical Preservation Plan prepared for the site details the requirements necessary to preserve and maintain this historic icon.

The trail system in Montecito Ranch is an important recreational component of the community and provides opportunities for jogging, hiking, equestrian use, and enjoyment of the natural resources that surround the project (Figure 15, *Proposed Open Space and Trails*). The trail system emphasizes the pedestrian and equestrian aspects of the community by creating links between neighborhoods, equestrian areas, and community serving land uses. Neighborhoods within Montecito Ranch link to the County's Regional Trail System by a network of informal community trails located within private street parkways.

The Land Use Plan for Montecito Ranch is provided as Figure 11. Tables 1 and 2 contain the Project land use summary.

² Total excludes 7.9 acres of HOA open space maintenance lots and 23.8 acres of spray fields and water storage pods associated with the wastewater treatment facility.



MONTECITO RANCH

Land Use Summary - Wastewater Management Option 1 - Sewer Lines

9/5/2007

	Area	Land Use	UNIT 1 Acres	Dwelling Units (DU)	UNIT 2 Acres	Dwelling Units (DU)	Total DUs	Total Acres	% of Total
RESIDENTIAL									
	R-1	Single-family	36.9						
	R-2	Single-family	36.7						
	R-3	Single-family	30.9						
	R-4	Single-family	32.8						
	R-5	Single-family	28.1						
	R-6	Single-family			30.3				
	R-7	Single-family			45.9				
	R-8	Single-family			52.2				
	Total Residential (1)		165.3	243 DUs	128.4	174 DUs	417 DUs	293.7	31.4%
OPEN SPACE									
	OS-2	Open Space	2.8						
	OS-4	Open Space	3.2						
	OS-5	Open Space	1.5						
	OS-6	Open Space			1.2				
	OS-8	Open Space			1.9				
	Subtotal Open Space		7.5		3.2			10.6	1.1%
	OS-1	Open Space Preserve	102.7						
	OS-3	Open Space Preserve	21.1						
	OS-7	Open Space Preserve			39.4				
	OS-9	Open Space Preserve			201.4				
	OS-10	Open Space Preserve			129.5				
	OS-11	Open Space Preserve			52.3				
	OS-12	Open Space Preserve (2)			24.8				
	Subtotal Preserve (3)		123.8		447.3			571.2	61.1%
	Subtotal Open Space		131.3		450.5			581.8	62.2%
	P-2	Historic Park Site			11.9				
	P-1	Local Park Site			8.3				
	Subtotal Parks		0.0		20.2			20.2	2.2%
	Total Open Space & Parks		131.3		470.6			601.9	64.4%
SCHOOLS									
	S-1	Charter School			10.6				
	Total Schools		0.0		10.6			10.6	1.1%
OTHER									
	PUBLIC ROADS (4)		9.3		19.7			29.0	3.1%
	Subtotal Other		9.3		19.7			29.0	3.1%
	Project Total		305.9		629.3			935.2	100.0%

Note

1. Includes private roads, and HOA lots within residential development areas.
2. Includes .94 acres of Planning Area I-1 of Wastewater Management Option 2
3. Includes trails and water tank access road but excludes Montecito Way dedication.
4. Includes Montecito Ranch Road, Hwy 78, and other public road dedications and easements

Land Use Summary - Wastewater Management Option 2 - Water Reclamation Facility

9/5/2007

	Area	Land Use	UNIT 1 Acres	Dwelling Units (DU)	UNIT 2 Acres	Dwelling Units (DU)	Total DUs	Total Acres	% of Total
RESIDENTIAL									
	R-1	Single-family	36.9						
	R-2	Single-family	36.7						
	R-3	Single-family	30.9						
	R-4	Single-family	32.8						
	R-5	Single-family	28.1						
	R-6	Single-family			30.3				
	R-7	Single-family			45.9				
	R-8	Single-family			52.2				
	Total Residential (1)		165.3	243 DUs	128.4	174 DUs	417 DUs	293.7	31.4%
OPEN SPACE									
	OS-2	Open Space	2.8						
	OS-4	Open Space	3.2						
	OS-5	Open Space	1.5						
	OS-6	Open Space			1.2				
	OS-8	Open Space			1.9				
	OS-12	Open Space (5)			23.8				
	Subtotal Open Space		7.5		27.0			34.4	3.7%
	OS-1	Open Space Preserve	102.7						
	OS-3	Open Space Preserve	21.1						
	OS-7	Open Space Preserve			39.4				
	OS-9	Open Space Preserve			201.4				
	OS-10	Open Space Preserve			129.5				
	OS-11	Open Space Preserve			52.3				
	Subtotal Preserve (3)		123.8		422.6			546.4	58.4%
	Subtotal Open Space		131.3		449.5			580.8	62.1%
	P-2	Historic Park Site			11.9				
	P-1	Local Park Site			8.3				
	Subtotal Parks		0.0		20.2			20.2	2.2%
	Total Open Space & Parks		131.3		469.7			601.0	64.3%
SCHOOLS									
	S-1	Charter School			10.6				
	Total Schools		0.0		10.6			10.6	1.1%
OTHER									
	I-1	Wastewater Treatment Facility (5)			0.9				
		Public Roads (4)	9.3		19.7			29.0	3.1%
	Subtotal Other		9.3		20.7			30.0	3.2%
	Project Total		305.9		629.3			935.2	100.0%

Note

1. Includes private roads, and HOA lots within residential development areas.
2. Includes .94 acres of planning area I-1 of Wastewater Management Option 2
3. Includes trails and water tank access road but excludes Montecito Way dedication.
4. Includes Montecito Ranch Road, Hwy 78, and other public road dedications and easements
5. Considered Open Space Preserve under Wastewater Management Option 1

B. INFRASTRUCTURE IMPROVEMENTS

I. Project Circulation Plan

Traffic Analysis

The January 2008 *Traffic Impact Analysis for Montecito Ranch*, prepared by Urban Systems Associates, Inc., evaluates the possible traffic impacts associated with this development. The analysis shows that the Project generates 5,885 average daily trips, 569 occurring in the AM peak hour and 587 occurring in the PM peak hour. Based on an evaluation of Existing, Existing plus Project, Existing plus Approved Projects (near term), Existing plus Approved Projects plus Project (Near Term Project plus project) and Year 2030 Conditions With and Without the Project, the following conclusions are reached:

- Street segments rarely limit traffic flow along a corridor like SR-67 and SR-78. Intersections where there is conflicting cross traffic are usually the cause of delay. Because of this fact, proposed Project mitigation focuses on intersection improvements. The Highway Capacity Manual (2000) also recognizes this fact and, therefore, provides corridor evaluation procedures which are based on intersection control delays.
- The Project will pay its fair share contribution toward the cost of mitigating cumulative segment impacts by paying the Transportation Development Impact Fee (TDIF). These fees may be used to mitigate cumulative segment and intersection impacts with the exception of a segment on SR-67 from the Ramona boundary to Poway Road, which is not covered under the TDIF program. Direct segment impacts for SR-67 and SR-78 will not be mitigated; therefore findings and a statement of overriding considerations will be required for these segments.

A detailed description of the existing conditions, existing and proposed level of service, turning movement analysis and similar data are provided in the *Traffic Impact Analysis prepared by Urban Systems Associates, Inc. (2008)*. A summary of the Project level circulation plan follows. Figures showing proposed amendments to the existing Circulation Element roadways are provided as Figures 5 and 6, *Existing Ramona Community Plan Circulation Element Roadways*, and, *Proposed Ramona Community Plan Circulation Element Roadways*, respectively.

Circulation Plan – On Site

The circulation plan for Montecito Ranch creates a network of roadways to accommodate access for on-site circulation as illustrated in 10, *Proposed On-Site Circulation*. Cross sections of proposed roadways are provided as Figures 13 and 14, *Street Sections*. The following describes the proposed on-site circulation improvements:

a. Montecito Ranch Road

Access to the eastern part of the development is from Ash Street. Access to the western part of the development is from Montecito Way, via Montecito Road. The Project connects these access points with a new road, Montecito Ranch Road, which will be added to the County Circulation Element as a portion of the realigned SA 330. Montecito Ranch Road is a two-lane road, with bike lanes on both sides. At the eastern portion of the project the right-of-way is 118-feet, transitioning to an 80-foot right-of-way in the western portion. An eight-foot wide multi-purpose trail meanders along the entire length of the north side within a 22- to 40-foot wide landscaped parkway. A five-foot wide trail is provided within an 18-foot wide landscaped parkway on the south side. Other improvements along Montecito Ranch Road include graded, 2:1 slopes (maximum) up to 30 feet in height, sound walls (a maximum of 6 feet tall) along portions of the north side of the road to buffer residences from traffic noise. On street parking is not permitted on this scenic access road through the development. The landscaped parkways, medians, and trails on Montecito Ranch Road will be maintained by an HOA or an assessment mechanism such as a Landscape Maintenance District (LMD).

b. Residential Streets

In Montecito Ranch, residential streets are two-lane roadways constructed to private street standards within a 56-foot or 60-foot right-of-way width. Pavement sections are 36- or 40-feet in width and allow for on-street parking on both sides. Areas within a 7- to 13-foot unimproved right-of-way include informal groupings of street trees, and portions of the community trail network. All internal streets in Montecito Ranch include streetlights and standard curbs and gutters.

c. Gated Entries

Gated entrances and exits are located where residential streets intersect Montecito Ranch Road.

Private streets, landscaped parkways, entry monuments, landscaping, and gates are maintained by an HOA or an assessment mechanism such as an LMD.

d. Off Street Parking

Residential development provides off-street parking in the form of two, three- and four-car garages and residential driveways. The school, park, historic park and wastewater reclamation facility sites provide on-site parking areas adequate to accommodate average daily needs for staff and visitors. The proximity of these public and semi-public uses to one another allows for centrally located and shared parking facilities. A portion (approximately 2.4 acres) of the historic park site may be used as an overflow parking area for the parks and school sites, as well as an equestrian staging area for nearby trails. This graded parking area, surfaced with decomposed granite, includes perimeter landscaping.

e. Other On-Site Roadways

Montecito Ranch includes a road dedication and future slope easement of varying width, up to 55 feet, along San Pasqual Valley Road (SR 78) at the northeastern boundary of the Project site, sufficient to accommodate an ultimate road right-of-way of 98 feet along the Project frontage. Another 20-foot wide road dedication is made along Summer Glenn Road in the southeastern portion of the Project. The dedication accommodates a trail, connecting to the trail along Montecito Ranch Road near the charter high school site. A ten-foot dedication is made for Sonora Way, located in the southern portion of the Project, bringing the total right-of-way for this road to 30 feet. Other dedications are made for segments of Montecito Way within the Project site.

f. Alternative Transportation

Alternatives to automobile transportation include pedestrian and bicycle paths and public transportation. The Montecito Ranch plan provides for trails on all residential streets to encourage pedestrian access throughout the community. A community multi-purpose trail is located along Montecito Ranch Road, through the entire Project, to accommodate pedestrians and cyclists. This trail connects the residential neighborhoods to the school and parks. A community trail extends north and east from the school and park area to allow for future trail connections to the County’s regional trail system.

Bus stops may be located along Montecito Ranch Road to serve the community and provide a connection between Montecito Ranch and downtown Ramona, where regional bus lines can be accessed.

Circulation Plan – Off Site

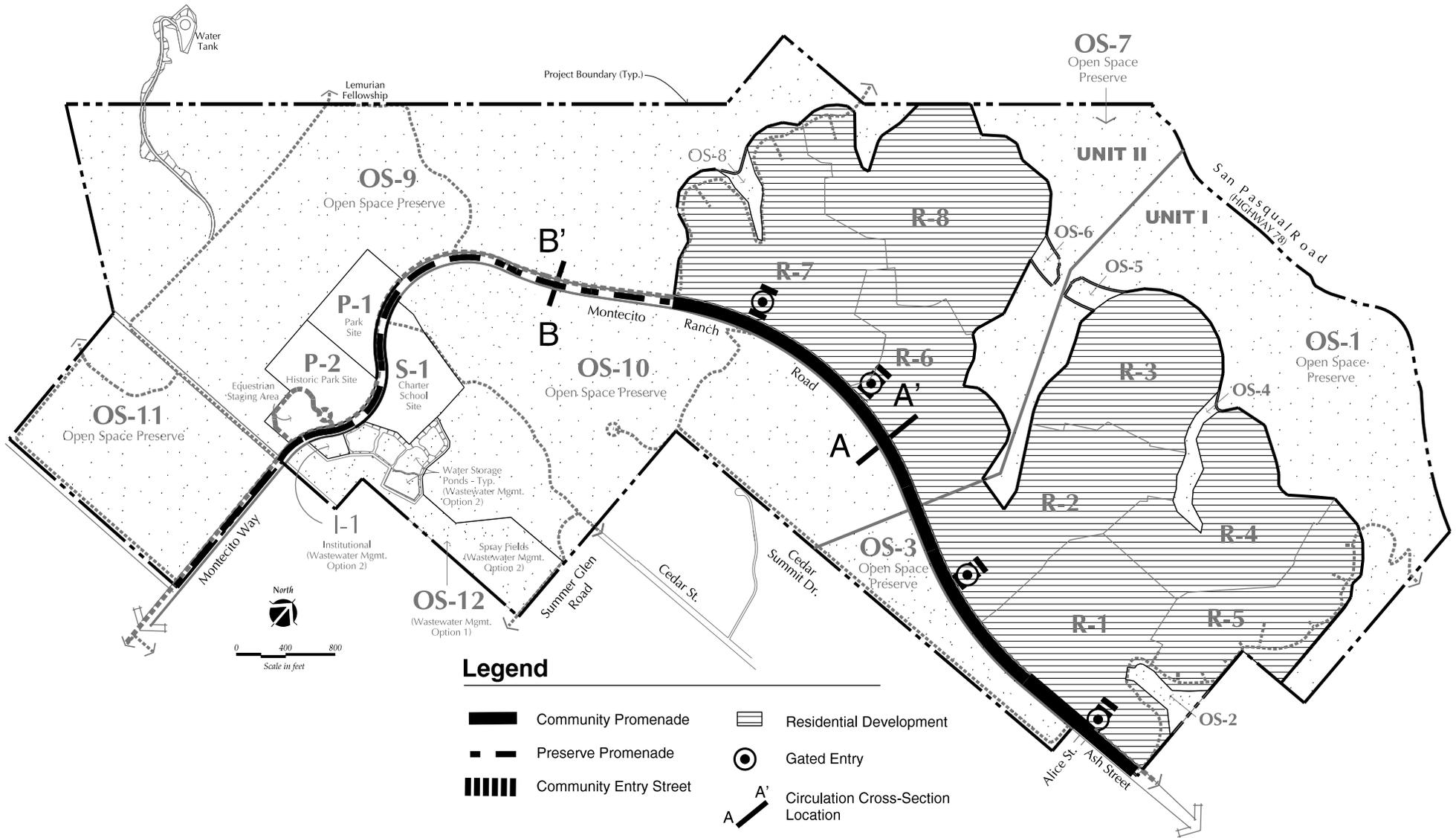
Montecito Ranch provides access to the surrounding roadway system via Montecito Ranch Road, constructed through the site. The connection provides roadway access to SR 78 via Ash Street, and SR 67 via Montecito

Way and Montecito Road. The Project would widen Ash Street, construct Montecito Ranch Road (onsite) to the southern boundary, widen the existing Montecito Way to Montecito Road and widen Montecito Road from Montecito Way to Main Street (SR-67). This would result in the realignment and completion of a significant portion of SA-330 which will provide for a continuous two lane roadway that would bypass downtown Ramona.

The Montecito Ranch circulation plan includes construction of off-site improvements to several surrounding intersections. Proposed improvements entail road widening, re-striping and/or signalization to accommodate Project traffic and reduce congestion. Table 3 lists proposed street circulation improvements and mitigation measures. Cumulative impacts are mitigated through payment of County/Ramona TDIF fees. A more detailed description of traffic related impacts and mitigation is contained in the *Traffic Impact Analysis* (2008) prepared by Urban Systems Associates, Inc.

Table 3 - Circulation Improvements & Mitigation Measures

Phase	Land Use Threshold	Mitigation Required		Improvements
		Segment/ Intersection	Limits	
1	Prior to occupation of the first home to 280 homes	Montecito Way	Montecito Road to Montecito Ranch Rd.	Widen existing 2 lanes to meet 2 lane Rural Light Collector standards
		Montecito Ranch Rd.	Montecito Way to Ash Street	Construct new special design 2 lane Divided Rural Light Collector; No signalization
		Ash Street	Montecito Ranch Rd. to Pine St.	Widen existing 2 lanes to meet 2 lane Rural Light Collector standards
		Ash St. at Pine St.	Intersection	Signalize and construct eastbound to southbound right turn lane. Also provide a southbound to westbound right turn lane (Community Improvement)
		Main St. at Montecito Rd.	Intersection	Restripe, widen, and modify signal to provide a southbound to westbound right turn land
		Montecito Way at Montecito Rd.	Intersection	Widen to provide left turn lanes on all approaches; no signalization
		Pine St. at Main St.	Intersection	Widen, Restripe, and modify signal to provide a south to westbound right turn lane
2	Prior to occupancy of 281 st home to Project build out of 417 homes	Montecito Road	Montecito Way to SR-67	Improve the existing 2 lane road to 2 lane rural light collector standards
		Pine at Olive	Intersection	Provide new traffic signal if not previously signalized by Caltrans
		Highland Valley Road at SR-67	Intersection	Provide dual north to westbound left turn lanes
		Archie Moore at SR-67	Intersection	Signalize existing intersection



MONTECITO RANCH

Proposed On-site Circulation

Circulation Plan Implementation

The proposed circulation street improvements and traffic mitigation measures described above will be implemented by the developers of Montecito Ranch in coordination with the County Department of Public Works. Maintenance of the public streets is the responsibility of the County of San Diego. Private streets, and landscaping within the public right-of-way on public streets (such as medians and parkways), will be maintained by an HOA or other appropriate entity such as an LMD.

2. Drainage & Storm Water Management Plan

The 2006 *Montecito Ranch Preliminary Drainage Study*, prepared by Stevens Cresto Engineering, Inc., establishes the existing and proposed hydrologic conditions for the development. The hydrologic methods used are consistent with the requirements of the *County of San Diego Hydrology Manual* (June 2003). A summary of the drainage plan is provided below.

Existing Drainage

The majority of runoff discharged from the northern watershed (56 percent of the Project site area) originates primarily within the Project boundary. Runoff in this area is conveyed to various concentration points on the north and east boundaries, ultimately draining north to Clevenger Canyon and Santa Isabel Creek. Runoff discharged from the southern watershed originates both on-site (44 percent) and off-site (56 percent). Runoff in this area is conveyed southerly through the site utilizing natural drainage paths and roadside ditches. Flows continue off-site through culvert crossings under existing roadways including Montecito Way, Sonora Way and various unpaved roads and ultimately to Santa Maria Creek to the south.

Drainage Plan

The *Montecito Ranch Drainage and Storm Management Plan* is shown in Figure 16. The Project does not alter drainage divides on the site and creates no substantial increase in the amount of impervious area. Of the 935.2-acre site, 601.9 acres remain in open space (under Wastewater Management Option 1 [601.0 acres under Option 2]) consisting of dedicated open space, an 8.3-acre local park, and an 11.9-acre historic park. The remaining 333.3 acres are developed into 417 single family residential lots, a charter high school site, and roadways. Development of the site results in a minor increase in the composite runoff coefficient for the entire site from $C=0.35$ to $C=0.39$.

The southern drainage area peak flow rate increases from 717 cubic feet per second (cfs) in the existing condition to 751 cfs in the developed condition. The increase in peak flow rate is regulated through the use of

detention basins located within the school and park sites. The detention basin in the local park site is designed to reduce the overall peak runoff by 24 cfs and the detention basin in the charter high school site is designed to reduce overall peak runoff by 10 cfs. The detention basins serve to control peak flow rates and improve water quality. Flow rates from the detention basins are restricted so that the peak rate of runoff from the developed Project is similar to peak flows rated in the existing condition.

The northern drainage area includes nine separate drainage basins, identified in the study as basins N100 through N900. Five permanent storm water detention basins are located in portions of drainage basins S100, N100 and N600/700 to equalize flows from these areas prior to off-site discharge. Post development runoff rates from the site would be maintained at or below predevelopment levels due to the design, location and operation/maintenance of the noted basins. All detention basins are located outside of identified dedicated open space areas. The remaining northerly basins are similar to the existing condition and do not require detention basins.

Storm Water Management Plan (SWMP)

The 2006 *Montecito Ranch Storm Water Management Plan (SWMP)*, as prepared by Stevens Cresto Engineering, Inc., addresses water quality impacts from the proposed development. As required by the County of San Diego, the SWMP identifies Best Management Practices (BMPs) utilized to provide long-term measures ensuring appropriate water quality from storm water runoff. The SWMP ensures the effectiveness of the BMPs through proper specification and maintenance based on long-term fiscal planning. A summary of the facts and findings associated with the Project and the measures addressed by the SWMP are as follows:

- Beneficial uses for the receiving waters are identified. None of these beneficial uses are impaired or diminished due to the construction and operation of the Project.
- Development of the Montecito Ranch does not significantly alter drainage patterns on the site. Discharge points are not changed and riprap energy dissipaters are placed to attenuate the flow velocities, thus preventing downstream erosion.
- Only 20% of the site is converted to impervious surfaces. Open areas and slopes are landscaped or preserved to reduce or eliminate sediment discharge.
- Vegetated swales, single family lawns, and detention basins proposed as part of the Project provide mitigation of the increased

peak flows by detaining flows, reducing velocities and providing opportunities for infiltration.

- The combination of proposed construction and post-construction BMPs reduce, to the maximum extent practicable, the expected pollutants and do not adversely impact the beneficial uses or water quality of the receiving water.

Drainage Plan Implementation & Maintenance

The drainage and storm water management facilities will be implemented by the developer of Montecito Ranch. The SWMP identifies initial funding for maintenance through development fees to cover a period of 24 months, and then through a Flood Control District special assessment collected with property tax.

3. Water Service Plan

The 2007 *Overview of Water Service for the Montecito Ranch Project*, prepared by Dexter Wilson Engineering, Inc., describes water needs for the Project and on-site and off-site facility improvements recommended to meet the needs. A summary of that document is provided below.

Existing Conditions

Montecito Ranch lies within the water service boundaries of the Ramona Municipal Water District (RMWD). The current source of water for the Project area is the RMWD 1820 Zone. The RMWD is supplied by water imported from the San Diego County Water Authority. The District is supplied with untreated water from Lake Sutherland, which is operated by the City of San Diego. The Bargar Water Treatment Plant and the two million gallon Bargar Reservoir are located northeast of the Project site. The Mount Woodson Reservoir is located in the western portion of RMWD's service area. Transmission piping exists between the Bargar Reservoir and the Mount Woodson Reservoir. The Bargar Reservoir serves existing development surrounding the Montecito Ranch. This reservoir has a high water line of 1,820 feet. Existing water lines border the Project boundary and provide water to the Project (see Figure 17, *Existing Major Water Facilities*).

Water Plan

The average water demand for Montecito Ranch at build-out is expected to be 273.3 acre-feet per year. Montecito Ranch will receive water by constructing improvements to the existing RMWD water system, including transmission piping off-site to the existing 1820 Zone and transmission piping and access road to a new water tank located off-site to the west of the Project. This tank, under Wastewater Management Option 1, will hold

1.26-million gallons (0.91-million gallons under Option 2). (The smaller tank under Option 2 would adequately accommodate water storage, because the Project would have the benefit of using reclaimed water from an on-site water reclamation facility [WRF]). A pipeline will connect the water storage tank to the proposed pipeline within Montecito Way. This pipeline will be installed under a 20-foot-wide access road to the water storage tank. Figure 18, *Water Service Plan*, illustrates the required water tank, water lines and access roads extending from the Project site to the west and east.

The Project also includes the installation of a water booster pump station on a 0.2 acre lot at the northwest corner of the Montecito Road/Montecito Way intersection. The pump station would be built above grade and measure approximately 15 feet by 20 feet and 10 feet high with a pitched roof. The lot would include space to park up to three maintenance vehicles or access for a crane vehicle to replace pump motors and other equipment and would be fenced and landscaped around the perimeter.

The school, Historical Park, and the local park on the western side of the Project are too low to be served directly from the 1820 Zone because static pressures exceed 150 pounds per square inch (psi). Individual pressure reducing regulators will be installed ahead of the water meters to keep the working pressure below 150 psi.

All water lines would be designed in accordance with RMWD requirements and installation would comply with the specifications and requirements of the County Department of Public Works, County Department of Health, and State regulations.

Water Plan Implementation and Maintenance

The proposed on-site water facility improvements necessary to serve the Project will be implemented by the developer of Montecito Ranch. The proposed off-site improvements will be implemented or financed by the developer of Montecito Ranch in cooperation with the Ramona Municipal Water District (RMWD). Maintenance of all facilities is the responsibility of the RMWD.

4. Sewer Service

The 2008 *Overview of Sewer Service for the Montecito Ranch Project*, prepared by Wilson Engineering, Inc., describes sewage flows and recommended facility improvements for the Project.

Existing Conditions

The Project site is located beyond RMWD's existing sewer service boundaries and sphere of influence and would require annexation into the

RMWD and/or expansion of latent powers, which would require approval by the Local Agency Formation Commission (LAFCO).

The RMWD operates two sewage treatment plants: the Santa Maria Wastewater Treatment Plant (WTP) and the San Vicente WTP. The Santa Maria facility, located on Sawday Street west of the Ramona Town Center provides secondary treatment. Although the RMWD plans to expand the water treatment plant capacity to 1.4 million gallons per day (gpd) in the future, capacity is not currently available for the Montecito Ranch Project. Sewage presently is generated mainly from the Town Center area and is comprised of commercial, industrial and residential based flows. Existing sewer facilities in the Project area are shown in Figure 19, *Existing Major Sewer Facilities*.

Proposed Wastewater Collection and Treatment

Montecito Ranch generates approximately 109,510 average wastewater gallons per day at build out, using the RMWD standards.

Wastewater from the proposed residential neighborhoods would be collected in eight-inch sewers and would flow to two proposed pump stations, one in each residential development area. From there, the wastewater would be pumped through four-inch force mains to the proposed eight-inch gravity sewer lines in Montecito Ranch Road as shown in Figure 20, *Sewer Service Plan*.

Wastewater Management Option 1, Off-site Sewer Connection

Under Wastewater Management Option 1, wastewater management for the Project would be provided by RMWD and off-site sewer improvements would be constructed. These off-site improvements would consist of a sewer force main running from the southwestern corner of the Project, within the existing segments of Montecito Way, Montecito Road, and Kalbaugh Street, where it would connect to the Santa Maria WTP located on Sawday Street, west of the Ramona Town Center. At the Santa Maria WTP the wastewater would be treated if capacity becomes available.

A sewer lift station would be placed in the overflow parking/equestrian staging area of the historic park site. The pump station would be housed within a structure with architectural treatments, including fencing and landscaping, that would be compatible with the surrounding historic buildings. An Option, described below, is proposed should it not be feasible for the Project to annex to the RMWD and be served by the Santa Maria WTP.

Wastewater Management Option 2, Wastewater Reclamation Facility (WRF)

Under Wastewater Management Option 2, annexation to RMWD would not occur and all wastewater would flow toward the southwestern corner of the Project site to a proposed 0.9-acre on-site WRF. The WRF would have the capacity to serve only the Project and will accommodate 110,000 gallons of effluent per day.

Treated wastewater would flow to five storage ponds (6.9 acres total). A portion of the reclaimed water would be used on site for irrigation of public landscaped areas and the remaining unused portion would be distributed over a proposed 16.9-acre spray field. The WRF would include four buildings consisting of offices, a laboratory, and emergency power generator. A below grade building would house the effluent storage tank. The treatment process package and the influent pump station would occupy a third building. The last building would house the effluent filter and treatment tank.

Sewer Plan Implementation & Maintenance

The wastewater reclamation, sewer transmission and lift station facilities will be constructed by the developer. A Community Facilities District or a County Sewer Maintenance District will be formed to own, operate and maintain the facilities. If capacity becomes available at the Santa Maria plant and the Project hooks up to the Ramona Municipal Water District for sewer service, maintenance of the sewer system will be through annexation and wastewater connection fees paid to the District.

5. Reclaimed Water

Although the RMWD prepared a study for the use of reclaimed water, there is presently no reclaimed water master plan. Therefore, reclaimed water use is considered on a case-by-case basis.

The wastewater facility will generate an estimated 123 acre-feet per year of reclaimed water. Based on a water use rate of three acre-feet/acre/year, 41 acres of irrigation area is required to dispose of all reclaimed water generated by the Project. Reclaimed water will be used for irrigation of the on-site parks, school, and landscaped areas along Project roadways. Remaining reclaimed water will be distributed over the 16.9-acre spray field. Reclaimed water distribution pipelines would be installed within Project roadways to deliver the reclaimed water to the targeted on-site uses. Figure 21, *Reclaimed Water Plan*, shows reclaimed water use areas within Montecito Ranch.

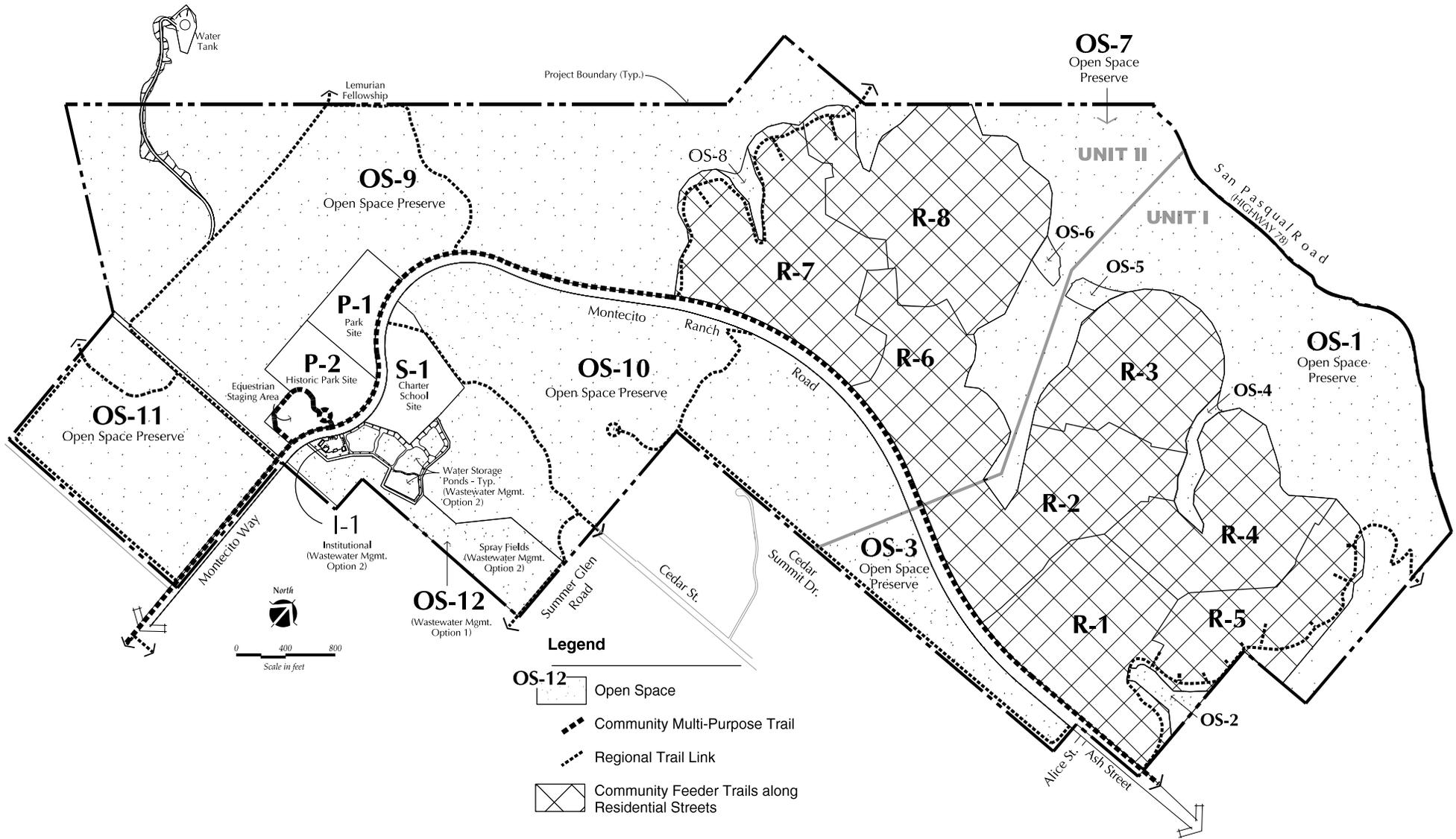
6. Fire and Paramedic Services

The Project site, except for the seven-acre parcel at the northwestern Project site boundary, is within the Ramona Fire District (RFD)/California Department of Forestry and Fire Protection (CDF) service area for fire protection. The required response time for residential lots smaller than two acres in size is five minutes or less. CDF/RFD has indicated that Station No. 80 (829 San Vicente Road), which includes paramedic service, has “first in” responsibility for the Project site. The anticipated total travel time from this station to the farthest house within the proposed development would be approximately five minutes. Furthermore, Station No. 82, located at 3410 Dye Road, could also dispatch fire units to the site via Montecito Road; however, Station No. 82 is not equipped with a paramedic unit.

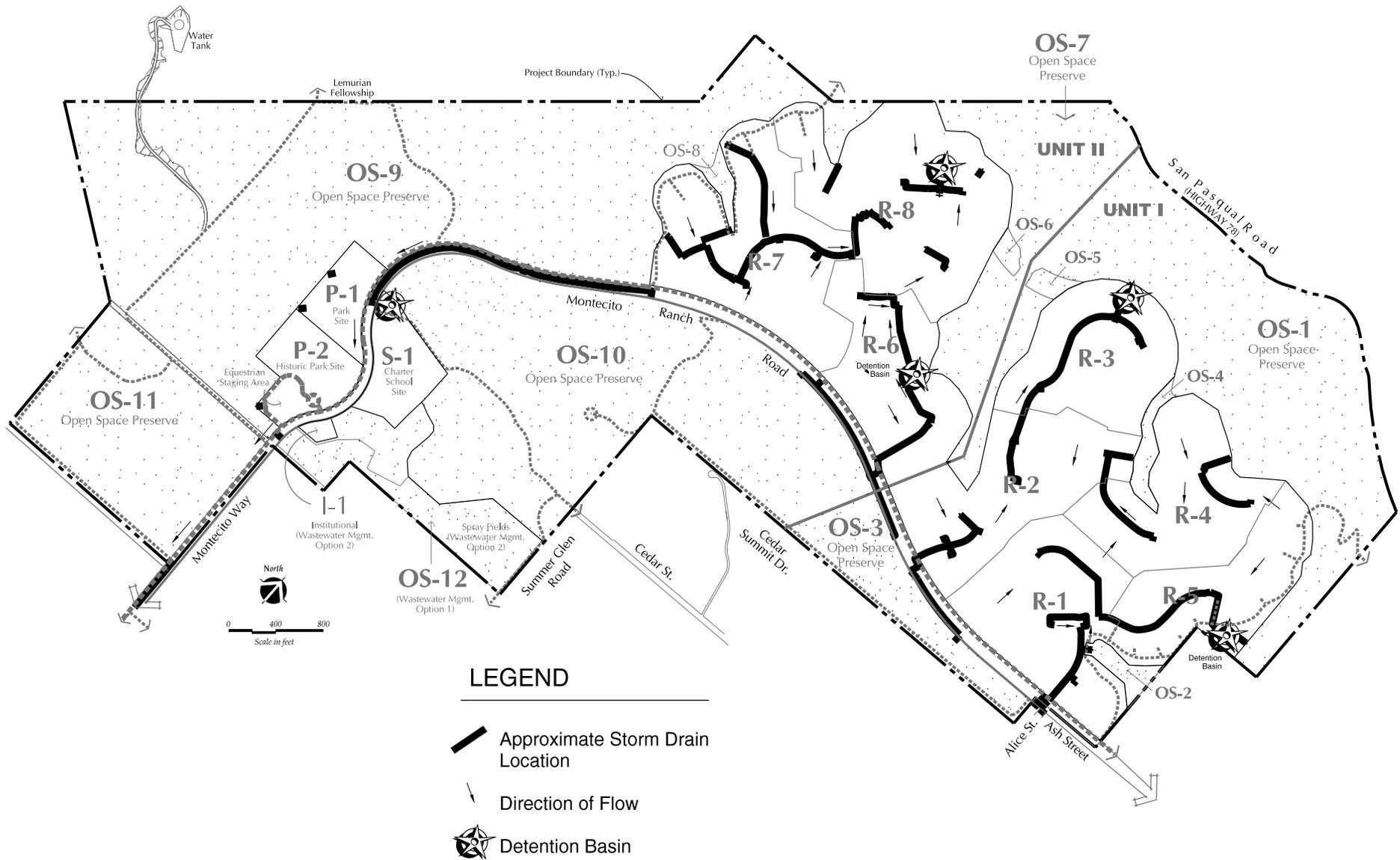
Although an acceptable response time is anticipated from Station No. 80 to the proposed residences, CDF/RFD has indicated that Station No. 80 is overloaded and an additional fire station is needed to maintain acceptable response times with the addition of the Proposed Project residences and charter high school site. It is anticipated that expanded fire protection services primarily would be funded from increased property taxes and other revenues to the County resulting from the Project as well as from other cumulative developments in the Ramona area that have contributed or would contribute to the increased demands on fire protection services.

A large portion of Montecito Ranch is natural open space and includes grasslands, considered "State Responsibility Areas." The California Department of Forestry (CDF) has the primary fire fighting responsibility for grassland and brush fires in these areas. The Ramona Fire Department, the San Pasqual Fire Department, the CDF and the U.S. Forest Service (USFS) have a mutual agreement to assist each other in fighting fires. At the Ramona Airport, located approximately ½ mile to the south of the Project site, the CDF and USFS have bases and aircraft for fighting brush fires.

Fire and paramedic needs are met by the existing facilities. In addition, improvements made to the local circulation system by the Montecito Ranch Project will benefit response times in the surrounding area. Overall, the Montecito Ranch site, circulation, water service and fuel modification plans are designed to promote safety in the development. All plans will be reviewed and approved by the Ramona Fire District.

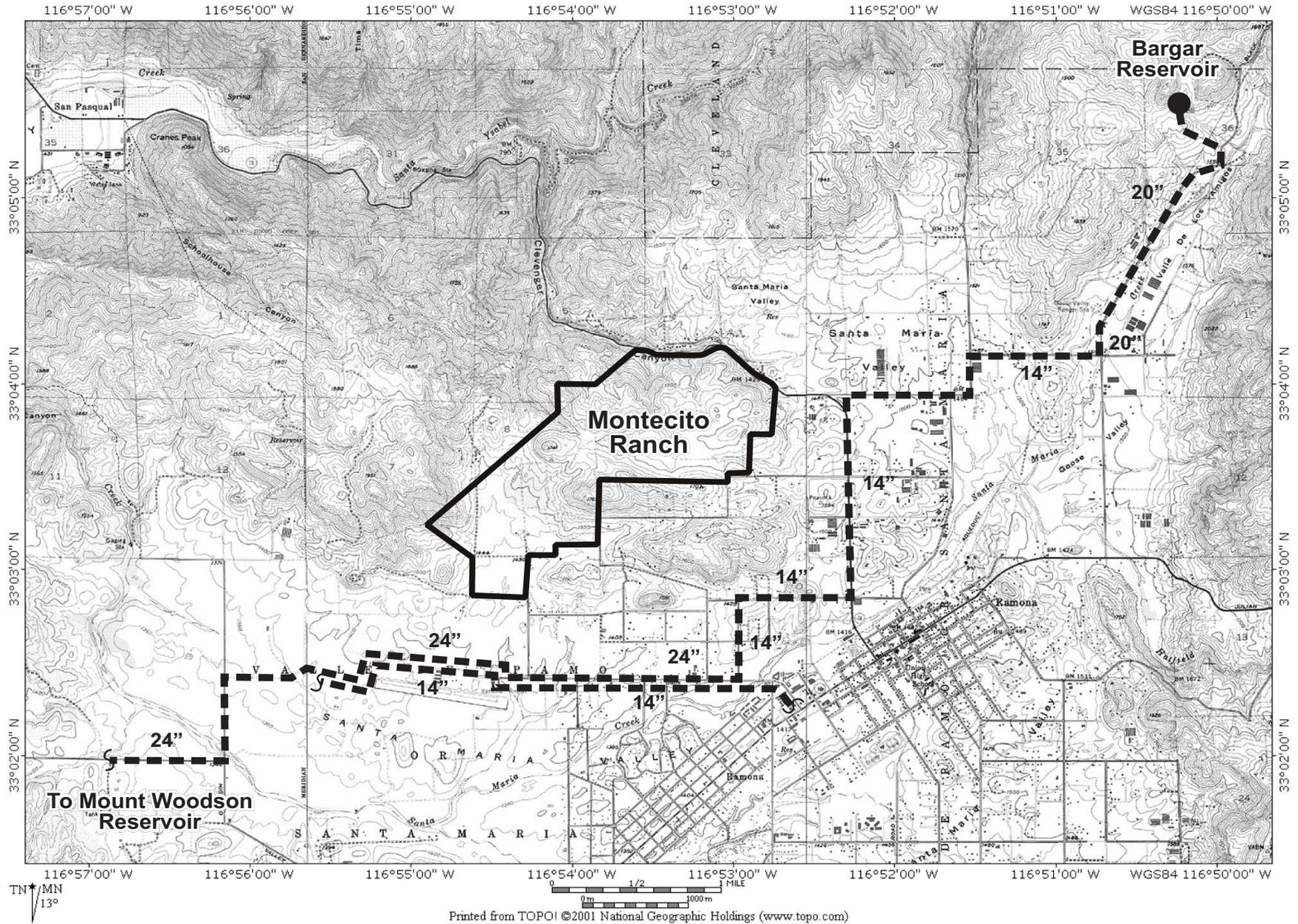


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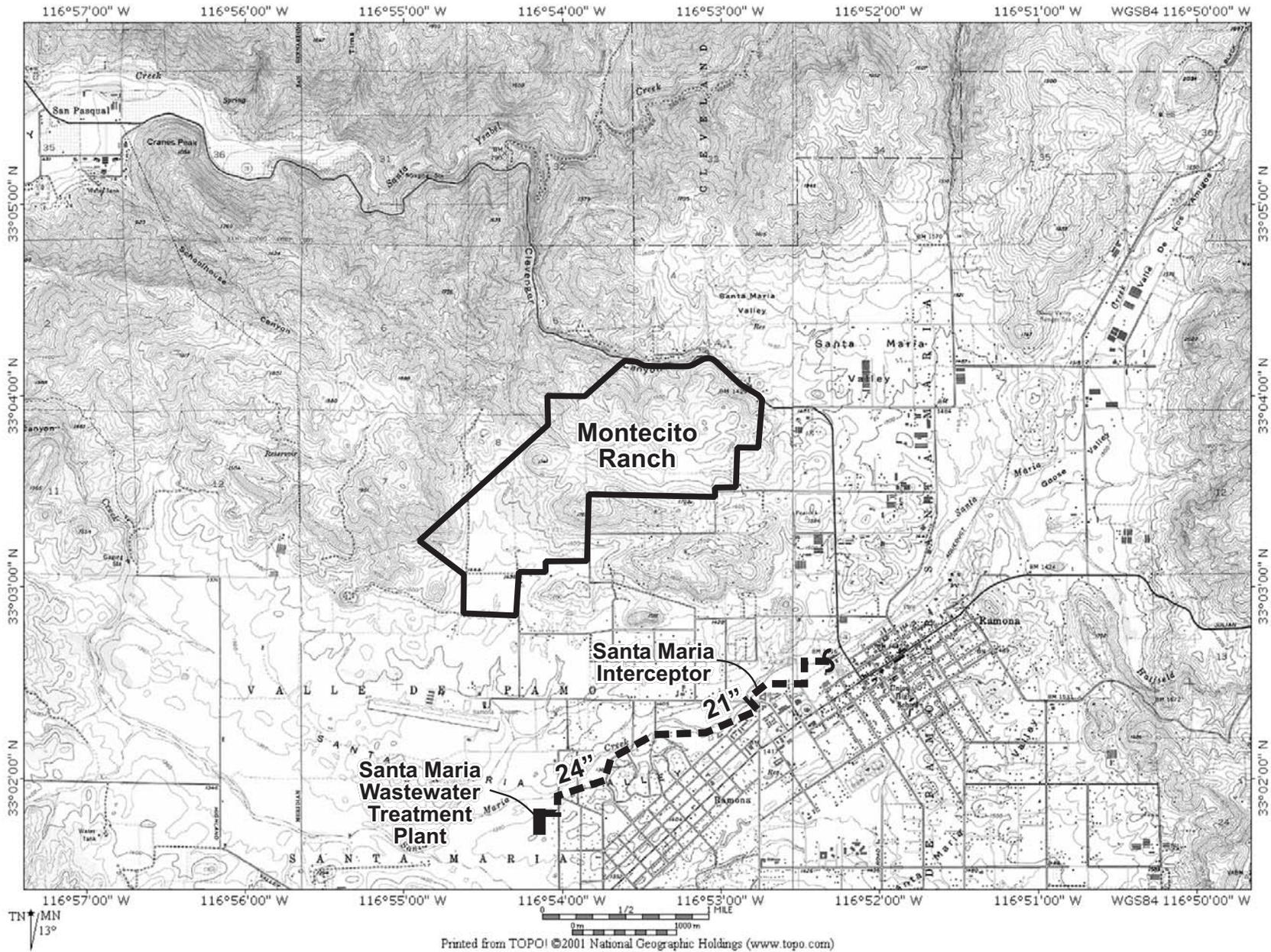
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Drainage & Storm Management Plan



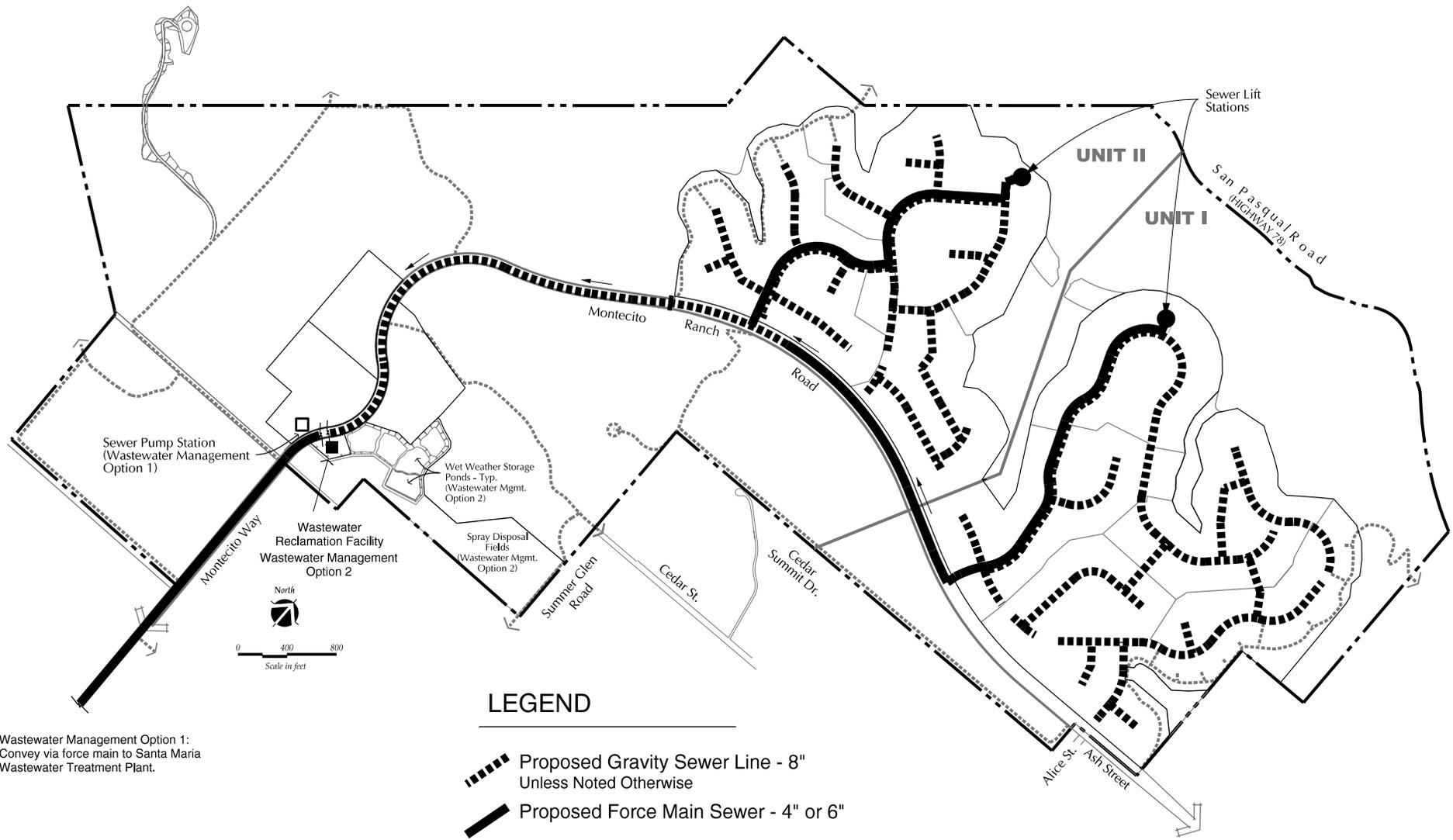
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Existing Major Water Facilities



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Existing Major Sewer Facilities



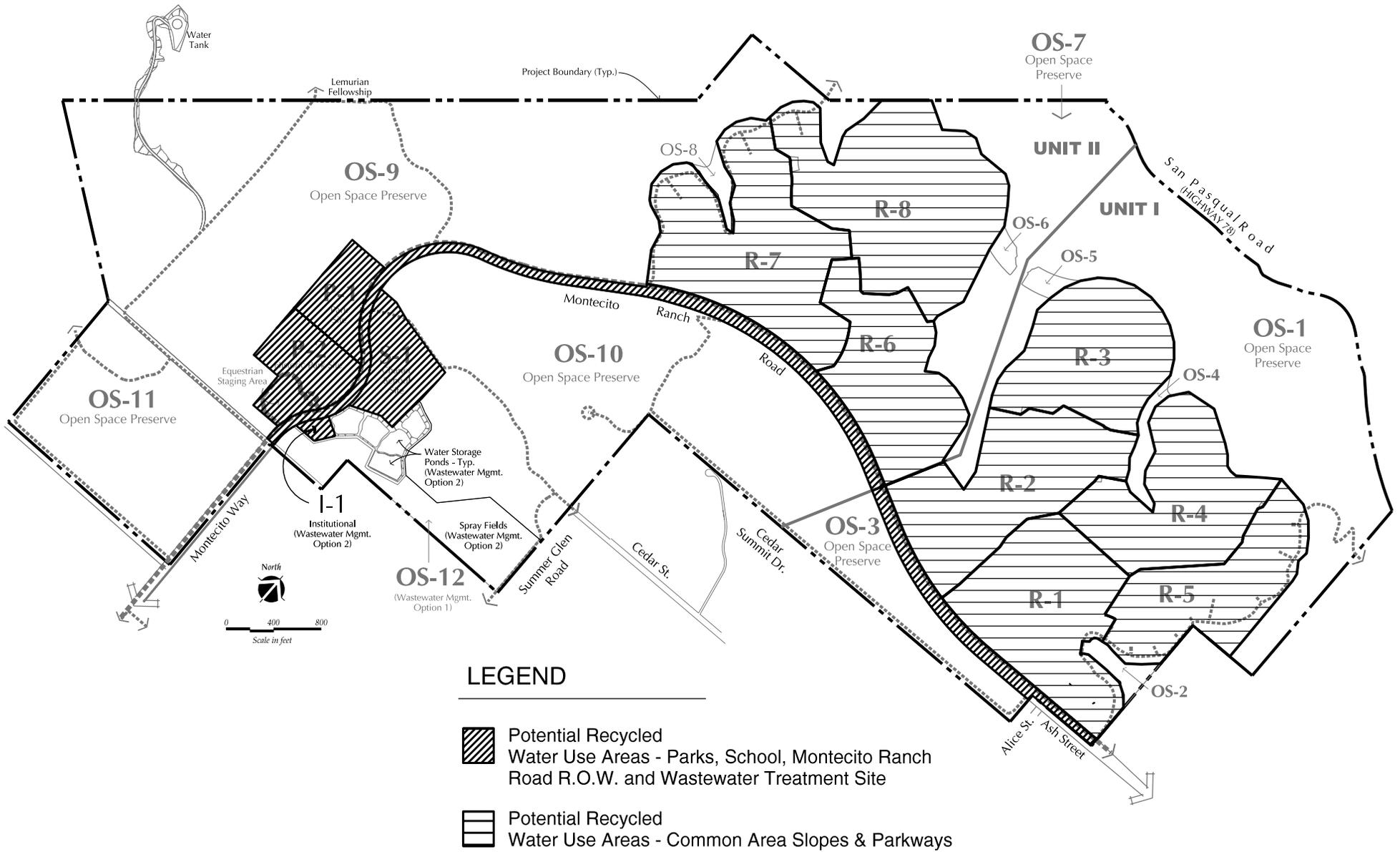
LEGEND

-  Proposed Gravity Sewer Line - 8" Unless Noted Otherwise
-  Proposed Force Main Sewer - 4" or 6"
-  Wastewater Reclamation Facility (Wastewater Management Option 2)

Note: All Residential Gravity Sewer Lines are 8" Diameter

Wastewater Management Option 1:
Convey via force main to Santa Maria Wastewater Treatment Plant.

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Reclaimed Water Plan

7. Law Enforcement Services

Montecito Ranch is within the San Diego County Sheriff's Department, Ramona Substation law enforcement services area. The Sheriff's Department determines facility needs of the population served. Staffing needs are seven patrol deputies, two detectives, one supervisor and one clerical support for each 10,000 resident population. For each increase in 1,000 persons, an additional officer must be added to maintain adequate service.

The demand for additional law enforcement services generated by the Montecito Ranch development will be met in part by payment of taxes and allocation of funding from the County General Fund.

8. Schools

School facilities are available within and in proximity to the Project. Mt. Woodson Elementary School, part of the Ramona Unified School District, accommodates elementary students, and kindergarten through fifth grade. Students in grades six through eight and nine through twelve are accommodated at Olive Peirce Middle School and Ramona High School, respectively. In addition, the development plan for Montecito Ranch provides a charter high school site.

Payment of school fees is required prior to building permit issuance.

C. MERITS OF THE PROPOSAL

One of the key elements of the Montecito Ranch Specific Plan Amendment involves a new, rural two-lane collector, SA 330. SA 330 presently exists on the County Circulation element, however, it traverses existing residential neighborhoods located between Montecito Road and Main Street/SR 67. With the Project, the facility is re-aligned and shifted generally west of existing developed areas and classified as a Rural Light Collector with a design speed of 40 miles per hour. The ultimate build-out of SA 330 will provide substantial benefits to the Ramona area, as highlighted below:

- Provides circulation improvements along with an alternative route to downtown Ramona.
- Reduces both existing and future traffic along Main Street/SR 67.
- Reduces both existing and future traffic on SR 78/Pine Street.
- Relocates road facilities away from developed areas.
- Provides for a future direct connection to the airport from SR 67.

- Will ultimately provide a more direct link for fire protection and emergency medical services from existing stations to the Project and to other areas in northern Ramona.
- Minimizes environmental impacts to grasslands and archeological areas of sensitivity.
- Eliminates cut-through traffic to Rangeland.

Rationale for support of the overall Project and the proposed General Plan and Community Plan Amendments, and the benefit provided by the Montecito Ranch project are listed below:

- The proposed amendments are generally consistent with the overall vision, goals and policies for Montecito Ranch as contained in the existing County of San Diego General Plan and Ramona Community Plan.
- The proposed amendments provide improved land use, site planning and open space preservation through the creation of a school site, park and recreation facilities, off site intersection and road improvements, wastewater reclamation facility and dedicated open space including grasslands.
- The proposed amendments allow for implementation of the Project in a manner that respects the existing topography and circulation patterns in the area and promotes orderly growth for expansion of a rural community.
- The Project ensures that public facilities are provided in a timely manner and financed by the parties creating the demand for, and benefiting from, the improvements.
- The amendments foster effective management of resources by concentrating development into less sensitive areas of Montecito Ranch while preserving large contiguous open space.
- The amendments foster development patterns that promote orderly growth and prevent urban sprawl.
- The land plan creates a community with character and identity, complementing the surrounding views and resources.

- The amendments maintain and enhance the unique character of the Ramona area through the renovation and eventual public use of a historical ranch house in the community.
- The land plan accentuates the relationship between development areas, the natural setting and the physical character of the region.
- Provides for the future alignment of SA 330 (Montecito Ranch Road) to connect SR 78 (Pine Street) with SR 67 (Main Street) through the Montecito Ranch project. This provides community circulation benefits.
- Development of the wastewater reclamation facility provides for sustainable development by treating wastewater on site and using reclaimed water to irrigate public landscaped areas, thereby reducing the on-site demand for potable water.
- The amendments respond to the changing community environment, including the lessening viability of commercial agriculture, the priority of habitat preservation, and increased land values, and are consistent with the evolving GP 2020 for the area.



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

**GENERAL PLAN
AMENDMENT REPORT**



III. IMPLEMENTATION

- A. *Concurrent Applications*
- B. *Public Facilities*
- C. *Project Phasing*

III. IMPLEMENTATION

A. CONCURRENT APPLICATIONS

The following associated discretionary actions are part of the proposed Project:

1. Zone Reclassification

The majority of the Project site is zoned with the S88 Specific Planning Area Use Regulations. Two areas are currently included in the A70 Limited Agricultural Use Regulations. The zoning reclassification changes these areas to the S88 Use Regulations so that the entire boundary of the Montecito Ranch Specific Plan is within the S88 Use Regulations.

2. Montecito Ranch Specific Plan, Related Permits and Documents

Concurrent with these amendments, the Montecito Ranch Specific Plan and related documents are processed. As described above, the Specific Plan includes a variety of community, residential, recreational and open space areas. The text defines the uses in detail and provides a description of infrastructure improvements that will be implemented as part of the development. A Project conformance section that follows provides an analysis of the Project's conformance with the County General Plan and Ramona Community Plan and other applicable County Plans, Ordinances and standards. The following Specific Plan related documents ensure consistency with the County process:

3. Vesting Tentative Map / Site Plan

A Vesting Tentative Map and associated Site Plan application for all of the Project area accompanies the Montecito Ranch Specific Plan.

4. Major Use Permits

Two Major Use Permits implementing the Specific Plan are processed concurrently. One Major Use Permit establishes the development regulations throughout the Specific Plan Area and establishes the design theme through the Montecito Ranch Design Guidelines. A second Major Use Permit establishes the design, development and operation parameters for the on-site Montecito Ranch Wastewater Reclamation Facility.

5. Environmental Impact Report

In adherence to the discretionary actions involved with this Project, an EIR (EAD Log No. 01-09-013) is prepared under the County's authority and in compliance with the California Environmental Quality Act (CEQA). The EIR serves as the Project-wide environmental document for the Montecito Ranch Specific Plan, General Plan Amendment, Vesting Tentative Map

and Major Use Permits and functions as a Project level EIR for all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. Furthermore, the EIR is an informational document designed to provide the County decision makers and general public with a full understanding of the potential environmental effects of the Project.

B. PUBLIC FACILITIES

Development of Montecito Ranch requires the provision of adequate public facilities and services. The following summary identifies on- and off-site services required to be available at the time of need as well as a description of financing options for their implementation.

I. Required Facilities

Circulation Facilities

Public road improvements and mitigation measures for traffic impacts are as identified in the *Traffic Impact Analysis for Montecito Ranch prepared by Urban Systems Associates, Inc. (2008)*. These circulation improvements involve several intersections and segment improvements in the Project vicinity as well as the following:

- Elimination of SA 603 between Pine Street and Rangeland Road.
- Relocation of SA 330 between Sonora Way and Montecito Road to Montecito Way.
- Revision of the road classification on Montecito Way between Sonora Way and Montecito Road from rural collector to rural light collector.
- Revision of the road classification on Montecito Road between Montecito Way and Main Street from rural collector to rural light collector.
- Addition of SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Ranch Road and Ash Street).
- Realignment of SA 330 between Montecito Road and SR 67.

Additionally, a multi-purpose trail will be constructed along Montecito Ranch Road, through the Project; and a recreational trail extending north and south from the charter high school site, through natural open space, will be constructed.

Drainage Facilities and Storm Water Management

The Montecito Ranch *Preliminary Drainage Study and the Montecito Ranch Storm Water Management Plan* (SWMP) identifies required facilities to control drainage and protect water quality. Detention basins will be constructed as described in the Drainage Study and Best Management Practices will be implemented as described in the SWMP.

Water Facilities

The *Overview of Water Services for Montecito Ranch* describes the required water facility improvements. Improvements include off-site extensions of water mains. One approximately 4,000-foot long, 12-inch polyvinyl chloride (PVC) water line would be extended northerly along Montecito Way to the Project site from the existing 24-inch main in Montecito Road. A second 12-inch PVC water line would be extended from the existing 14-inch line in Pine Street, approximately 4,000 feet westerly within Ash Street to the Project site. The off-site connections would be installed during construction of the proposed improvements to Montecito Way and Ash Street. In addition, an off-site 0.91 to 1.26 million gallon water storage tank and associated pipes and access road will be constructed west of the Project (Water Service Option 1) and a water booster pump station will be constructed at the northwestern corner of the Montecito Road/Montecito Way intersection. New water service within the development consists of a 12-inch main in Montecito Ranch Road, 8-inch lines in the residential neighborhoods and appropriately sized lines to serve the charter high school and park areas. Pressure regulators are provided to maintain appropriate pressure in lower elevations of the site.

An off-site water storage tank, associated pipes, and access road will not be required under Water Service Option 2 however a larger water booster pump station will be utilized instead.

Sewer Facilities

The *Overview of Sewer Service for Montecito Ranch* describes the required sewer facility improvements. Project wastewater will be treated at the 0.9-acre, on site wastewater reclamation facility located in the southern portion of the Project. The facility consists of a treatment plant on the 0.9 acres, storage ponds on an adjacent 6.9 acres and an adjacent 16.9-acre spray field, and will accommodate 110,000 gallons of effluent per day. On-site 8-inch gravity sewers are located in the development to convey sewage from two sewer pump stations.

As an alternative, Montecito Ranch could receive sewer service from RMWD's existing facilities. Under this alternative, improvements include installation of an offsite 8-inch sewer extending from the southern

boundary of Montecito Ranch, approximately ½-mile to a proposed sewer pump station south of Montecito Road. The Ramona Municipal Wastewater District's treatment and disposal facilities expansion plan accommodates future growth, including Montecito Ranch.

Fire, Paramedic and Law Enforcement Services & Facilities

The Project is provided fire and paramedic services by the Ramona Fire District and the California Department of Forestry and Fire Protection. Existing fire and paramedic services and facilities are adequate to serve Montecito Ranch.

Schools

School services are provided by the Ramona Unified School District. School fees are paid prior to building permit. In addition, a charter school site is provided in the Montecito Ranch Development.

Recreational Facilities & Open Space

Montecito Ranch provides large contiguous blocks of dedicated open space, an 8.3-acre Local Park and an 11.9-acre Historic Park site and equestrian staging area. The Project implements multi-use trails as components of the County trails system.

2. Financing Options

Financing the above-mentioned facilities requires utilizing appropriate public facilities financing mechanisms to secure their acquisition, construction and maintenance. Financing options include the following:

General Fund

The County of San Diego's general fund finances many public services and facilities throughout the County. In most cases, alternative financing mechanisms are available to initially construct or provide the facility or service and the general fund finances maintenance costs.

County Service Area

Property owners within the County have the option of assessing their properties for a higher level of service. These services could include construction, operation and maintenance of facilities. For example, a County Service Area could be established for the construction and maintenance of the Local Park, historic park site and recreational trails in Montecito Ranch.

Mello-Roos Community Facilities Act

This Act authorizes the formation of Community Facilities Districts (CFD) which is authorized to provide the financing of certain public services or facilities through approved special taxes. The Mello-Roos Act can provide

funding for the purchase, expansion, rehabilitation or maintenance of the parks, recreation or parkway facilities, fire stations, public service facilities and educational facilities.

Assessment Districts

This financing mechanism is used where the value or benefit of a particular improvement is assignable to particular properties. Assessments are levied in exact amounts on individual properties based on the specific benefits each parcel receives from the said improvement. Special assessments are used for both publicly dedicated on-site and off-site improvements.

Generally, public type improvements are financed through Assessment Districts, including County Facilities Districts (CFD), County Maintenance Districts (CMD) and Landscape Maintenance Districts (LMD). Assessments are levied and bonds issued to fund the construction of public improvements. Bonded indebtedness is a collective responsibility of all parcels within the Assessment District. The bond issue is a lien against each property with a special assessment. Bonds are not issued to represent individual parcels but are pooled in marketable denominations. Assessments for the construction of infrastructure improvements are predominantly administered through the following legislation: the Improvement Act of 1911; the Municipal Improvement Act of 1913; and the Improvement Bond Act of 1915.

Dedication

Dedication of land by developers for public facilities is a simple and direct financing tool used throughout the State. Land dedications may include: road and utility rights-of-way; park sites; open space and trails; community purpose facility sites; wastewater reclamation facility sites including pump station and water storage sites.

Subdivision Exaction

The exaction of local or Project level public improvements are required by jurisdictions under the Subdivision Map Act (SMA) for subdivisions. The SMA requires individual development projects to fund and/or construct local street, utility and associated recreational improvements. Projects are conditioned for specific exaction, where appropriate, to insure the construction of facilities phased with the actual development.

Development Fees

As an alternative to direct exaction, an increasing number of communities require payments of impact or development fees to finance local public improvements. These fees compensate the community for the extra costs of public facilities caused by development. The fee is typically collected at the

time of building permit issuance, with the proceeds placed in a fund designated for the construction of certain facilities. Generally, fees are collected to fund traffic mitigation; parks and recreational facilities; fire services; schools; drainage and flood control facilities; as well as water and sewer facilities.

Developer Reimbursement Agreements

For area-wide facilities required to be constructed on-site, off-site and/or oversized to accommodate future development, a Developer Reimbursement Agreement provides a mechanism for future payback (reimbursement) to the developer for the additional costs of these facilities. Subsequent development projects pay their "fair share" portion of the appropriate costs for a shared facility with area wide benefits. Upon collection of a developer's share, the County reimburses the initial developer.

Habitat Management

The recently amended Lighting and Landscaping Act, Streets and Highways Code, Section 22500 et. seq. allows for the establishment of a Habitat Maintenance District (HMD) for maintenance of open space areas dedicated to the County (or habitat management agency acceptable to the County). An HMD is an assessment district established by the County to provide long-term maintenance of natural habitats.

Homeowners' Association

A homeowners' association (HOA) provides funding for the on-going maintenance costs associated with private roads, utilities, landscaping, recreational facilities, and/or open space areas created within individual developments. These facilities include private roads, drainage, sewer, and water systems, lakes and other water features, parkway landscaping on private streets, community and neighborhood entry landscaping, private trails and other common open space areas.

3. Recommended Financing Mechanisms

The public facilities and services required to support Montecito Ranch are intended to be financed on an equitable basis to ensure that all parcels within the Specific Plan Area are equitably assessed for the benefit accruing from the public improvements, using various sources and methods of public and private financing. Infrastructure improvements require long-term financing. However, long-term financing strategies may be combined with short-term financing methods when advantageous for reasons of timing or economics with prior approval of the County.

Recommended financing mechanisms for facility improvements are described below and summarized in Table 4, *Financing Strategy Summary*. The recommended financing mechanisms are provided as guidelines and should not be considered as final recommendations. Actual implementation of a specific financing mechanism will be accomplished pursuant to certain procedures as established by special districts, the County of San Diego, and relevant State and Federal laws.

Circulation and Related Infrastructure

Public roads and other related infrastructure may be financed by the benefiting property owners. Frontage improvements can include curbs, gutters, sidewalks, street lights, parkway landscaping and contribution to intersection signalization. Contributions can be made for circulation improvements identified as part of the County’s Transportation Development Impact Fee (TDIF) program and reimbursed to the developer through the TDIF.

Drainage and Storm Water Management

The facilities will be constructed by the developer and maintenance will be through a Flood Control District special assessment collected with property taxes or HOA.

Water Service

Water storage and transmission facilities will be provided by the developer and the Ramona Municipal Water District.

Sewer Service

The wastewater reclamation, sewer transmission and lift station facilities will be constructed by the developer. A Community Facilities District or a County Sewer Maintenance District will be formed to own, operate and maintain the facilities. If capacity becomes available at the Santa Maria plant and the Project hooks up to the Ramona Municipal Water District for sewer service, maintenance of the sewer system will be through annexation and wastewater connection fees paid to the District.

Community Facilities

The local park, historic park and certain recreational trails can be financed in part by park land dedication, in-lieu fees and/or as an exaction in conformity with the applicable San Diego County policies. Educational facilities can be financed in part by land dedication and by exaction of fees. Fire/paramedic and law enforcement services can be financed in part through local taxes.

Formation of Assessment Districts

Implementation of major public facilities will be through formation of appropriate Assessment Districts. The Board of Supervisors Policy F-14, *Improvements Act Procedures* establishes a procedure for the use of Assessment Act Proceedings in work performed and/or funded under any of the assessment district procedural and funding laws, whether initiated by petition of owners, the County or a non-county agency. Board of Supervisors Policies I-24, I-25 and J-16 indicate conditions under which the Board of Supervisors may accept property owner petitions or initiate Assessment Act Proceedings themselves. These policies authorize Assessment Districts to be initiated by petition signed by owners of more than 60% of the area. The property owners fund all costs for construction of improvements to the time of bond sale, which follows the receipt of construction bids. The Assessment District issues bonds and charges the proportionate tax or assessment liability to each property.

Habitat Management District

The County could, by ordinance or resolution that is adopted after public notice and hearing, establish an HMD to provide for the improvement and maintenance of natural habitat. The County may perform the habitat maintenance functions or contract with the State, another local agency, a special district, or other entities. If the County establishes a district, it may provide for the levy of assessments to finance the development and implementation of a long-term Habitat Management Plan.

Table 4 - Financing Strategy Summary

Required Facility	Recommended Financing Mechanism(s)
Intersection Improvements	Developer improvements; Fair Share contribution
Circulation Street Improvements & Expansion	Developer improvements; Formation of Assessment District and/or Reimbursement Agreements
Drainage & Storm Water Management	Developer improvements; Formation of Assessment District
Water	Developer improvements; Payment to RMWD of capacity, connection and installation fees
Sewer	Developer improvements; CFD or CSD
School	Payment of fees
Parks & Trails	Land dedication, PLDO funds, CSA participation for maintenance
Open Space Preserve	LMD, HMD and/or other application of HMP
Fire, Paramedic & Law Enforcement	Taxes

4. Subsequent Actions

Subsequent actions by the County of San Diego include, but are not limited to, final maps, major and/or minor use permits and grading and building permits.

Other actions by regulatory and trustee agencies include a 4(d) Habitat Loss Permit issued by the County of San Diego, the U. S. Fish and Wildlife Service and the California Department of Fish and Game and a Section 404 Permit by the U.S. Army Corps of Engineers. A 1603 Streambed Alteration Agreement is required from the California Department of Fish and Game for any channel modifications. Approval of a National Pollution Discharge Elimination System (NPDES) General Permit for Stormwater Discharges is required from the State Water Resources Control Board. In addition, an NPDES Municipal Storm Water Permit Compliance must be issued from the County of San Diego and the California Regional Water Quality Control Board. This same Board must also issue a General Waste Discharge Permit for Groundwater Extraction Waste Discharges and a Waste Discharge Permit for the WRF. The California Department of Health Services must issue a Water Treatment Device Certification for the WRF and the Air Quality Management Board must issue a permit for the emergency generators for the pump stations and the WRF. A Section 401 Water Quality Certification or a waiver thereof from the Regional Water Quality Control Board pursuant to the federal Clean Water Act is also

required. A Caltrans Encroachment Permit will be required for improvements to Pine Street, Main Street, and utility connections.

C. PROJECT PHASING

The phasing for Montecito Ranch includes two separate units: Unit 1 including 243 single family residences built in 5 neighborhoods; and Unit 2, including 174 residences built in 3 neighborhoods. Unit 2 also includes the park sites and charter school site (see Figure 22, *Phasing Plan*). Each unit would be in various stages of grading/construction at the same time. Construction is anticipated to occur over a three to six year period in response to market demands and in accordance with a logical and orderly expansion of roadways, public utilities, and infrastructure. Phasing is implemented through the Vesting Tentative Map. Due to changing market conditions, the actual construction of dwelling units in Montecito Ranch is non-sequential. As long as infrastructure necessary to serve the planned development is in place, and the San Diego County Department of Public Works approves the proposed phasing, planning areas may develop in any order.

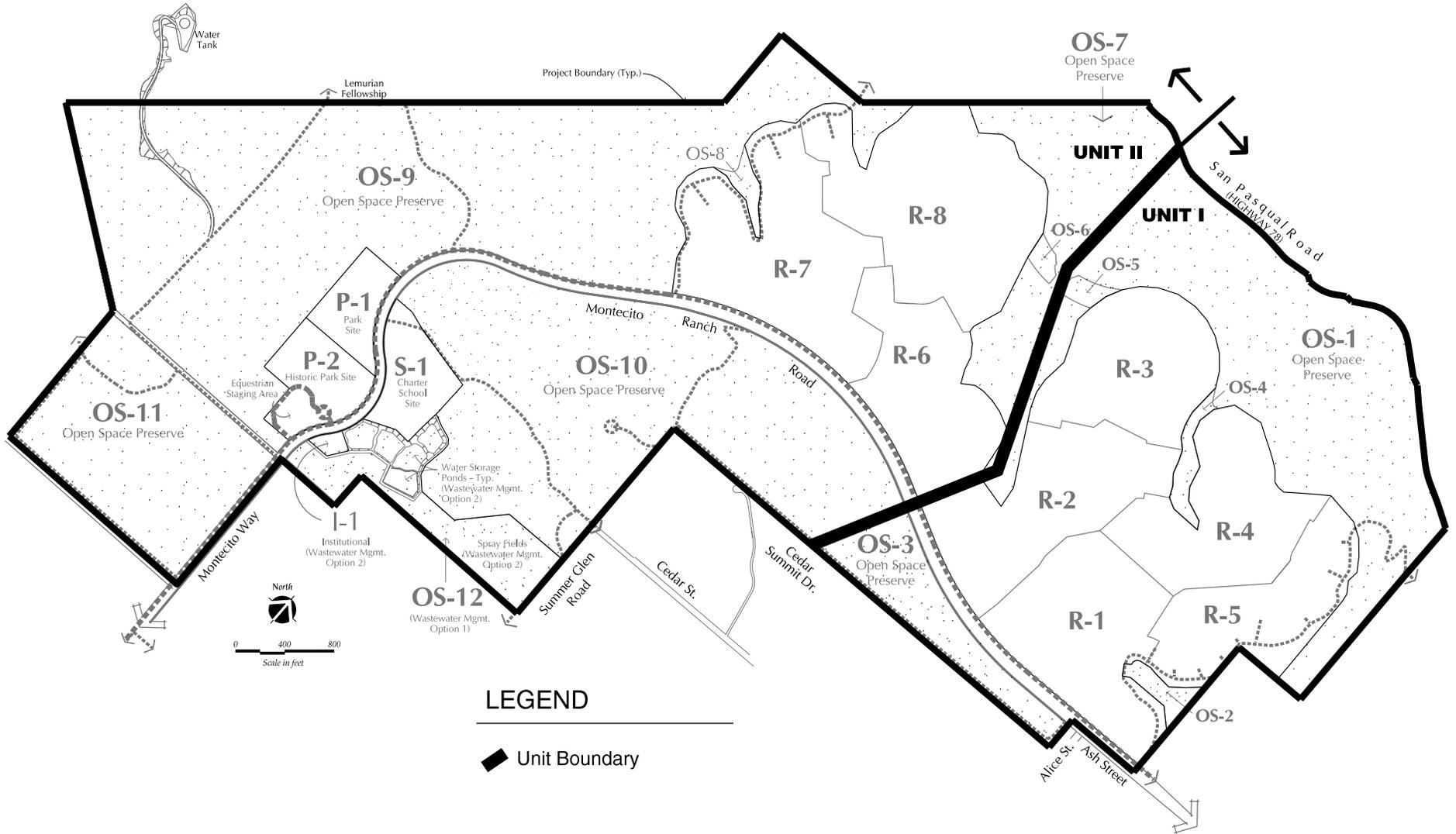
The Proposed Project would require grading and improvements, including fuel modification zones, to approximately 330 acres on site. Grading would be consolidated in the flatter portions of the site, thus minimizing impacts to slopes that exceed 25 percent gradient. Both cuts and fills are proposed within the two development units. Fill material would be transferred from Unit 1 to the Unit 2 residential area and the local park and charter high school sites. Roadways would be constructed as traffic demand requires. See Table 5, *Development Phasing Strategy*, below for details. Prominent rock outcroppings would be preserved and blasting is not anticipated.

The maximum (worst case) assumed grading/construction conditions would entail both planning units under grading at the same time. The total anticipated disturbance area on site would be 330 acres, with a maximum of 200 acres exposed at one time. It is assumed that up to 41 acres of the site would be disturbed on any given day under this worse-case scenario. Required roadway improvements would be constructed in phases, as needed to ensure that improvements are in place at the time of need. The following table outlines when roadway improvements would occur in relation to Project phasing.

Table 5 - Development Phasing Strategy³

Phase	Land Use Threshold	Mitigation Required		Improvements
		Segment/ Intersection	Limits	
1	Prior to occupation of the first home to 280 homes	Montecito Way	Montecito Road to Montecito Ranch Rd.	Widen existing 2 lanes to meet 2 lane Rural Light Collector standards
		Montecito Ranch Rd.	Montecito Way to Ash Street	Construct new special design 2 lane Divided Rural Light Collector; No signalization
		Ash Street	Montecito Ranch Rd. to Pine St.	Widen existing 2 lanes to meet 2 lane Rural Light Collector standards
		Ash St. at Pine St.	Intersection	Signalize and construct eastbound to southbound right turn lane. Also provide a southbound to westbound right turn lane (Community Improvement)
		Main St. at Montecito Rd.	Intersection	Restripe, widen, and modify signal to provide a southbound to westbound right turn land
		Montecito Way at Montecito Rd.	Intersection	Widen to provide left turn lanes on all approaches; no signalization
		Pine St. at Main St.	Intersection	Widen, Restripe, and modify signal to provide a south to westbound right turn lane
2	Prior to occupancy of 281 st home to Project build out of 417 homes	Montecito Road	Montecito Way to SR-67	Improve the existing 2 lane road to 2 lane rural light collector standards
		Pine at Olive	Intersection	Provide new traffic signal if not previously signalized by Caltrans
		Highland Valley Road at SR-67	Intersection	Provide one additional north to westbound left turn lane
		Archie Moore at SR-67	Intersection	Signalize existing intersection

³ Source, Traffic Impact Analysis for Montecito Ranch, Urban Systems, January 9, 2008



MONTECITO RANCH



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

GENERAL PLAN AMENDMENT REPORT



IV. PLAN CONFORMANCE

- A. *Montecito Ranch Specific Planning Area Section of the Ramona Community Plan*
- B. *Ramona Community Plan*
- C. *San Diego County General Plan*

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Policies that apply to the Montecito Ranch project are contained in the Montecito Ranch Specific Planning Area section and other elements of the Ramona Community Plan (RCP), San Diego County General Plan, County Zoning Ordinance, County Subdivision Ordinance, County Light Pollution Code, Congestion Management Plan and Natural Community Conservation Planning Program. These policies address a variety of issues, including development at appropriate densities and in accordance with existing community character, protection of steep slopes, conservation of sensitive habitats, provision of open space and recreational opportunities, protection of visual amenities, regulation of signage and lighting, and protection against incompatible land uses. Many of these issues are addressed in several elements of both the General and Community plans. The conditions set forth in the Montecito Ranch Specific Planning Area section within the RCP, however, are considered a more detailed application of the same types of regulations set forth in the RCP and the General Plan. Likewise, the regulations set forth in the RCP are considered a more detailed application than policies addressed in the General Plan. Thus, the policies set forth in the RCP are applicable only where the Montecito Ranch Specific Planning Area conditions are silent, and General Plan policies need to be considered only where the RCP is silent.

A. MONTECITO RANCH SPECIFIC PLANNING AREA SECTION OF THE RAMONA COMMUNITY PLAN

The RCP describes the Montecito Ranch SP as a proposed rural development with an overall density of 0.5 dwelling unit per acre with a maximum of 417 single-family residential units on two- and four-acre lots, plus industrial land uses. The RCP requires preparation of a specific plan prior to development of the Montecito Ranch SP and specifies conditions that must be met by the specific plan.

B. RAMONA COMMUNITY PLAN

The SPA is located within the area addressed in the RCP, which was adopted by the San Diego County Board of Supervisors on October 5, 1978, and last amended on April 17, 2002. The RCP implements the goals and policies of the Regional Land Use Element and sets forth goals, objectives, and policies intended to guide development within the community. Several sections in the RCP are relevant to the Proposed Project. These

include Community Character, Land Use, Montecito Ranch SPA, Circulation, Scenic Highways, Noise, Conservation and Trails.

C. SAN DIEGO COUNTY GENERAL PLAN

The San Diego County General Plan (various dates, as amended) designates planned land uses that are considered appropriate for each portion of the County. The Project site is located within the County's Estate Development Area (EDA) regional plan category, which includes agricultural and low-density residential uses with parcel sizes ranging from 2 to 20 acres. The General Plan land use designations for the Project site include (21) Specific Planning Area (.5) and (18) Multiple Rural Use, as described below.

The General Plan designation for most of the Project site (approximately 933.2 acres) is (21) Specific Planning Area (.5). This designation applies to areas where a specific plan has been adopted or must be adopted prior to development. The (.5) suffix indicates a maximum overall density of 0.5 dwelling unit per acre within the area designated (21). A small, triangular area located adjacent to the northwestern SPA boundary (approximately seven acres) is designated (18) Multiple Rural Use. This designation generally applies in remote areas to broad expanses of rural land with overall low population density and with an absence of most public services characterized by one or more of the following: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. Minimum allowable lot sizes generally range from 4 to 20 acres and are based on slope criteria and criteria established in the County Groundwater Policy, with the more restrictive criteria determining the minimum lot size.

General Plan land use designations along the segment of Ash Street proposed for improvement include (17) Estate Residential and (19) Intensive Agricultural. The (17) Estate Residential designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres or larger are required. The (19) Intensive Agricultural designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population. Minimum allowable development within this designation is based on slope criteria and includes one dwelling unit per two, four, or eight acres. Land use designations along the existing segment of Montecito Way include (1) Residential and (16) General Impact Industrial. The (1) Residential designation includes one dwelling unit per one, two, or four acres and the

(16) General Impact Industrial designation provides for all types of industrial uses. Land use designations for the proposed Montecito Way extension alignment under Off-site Roadway Option 1 include (16) General Impact Industrial, (19) Intensive Agricultural, (21) Specific Planning Area (.25), and (22) Public/Semi-public Lands. The area designated as (21) Specific Planning Area is the Cumming SPA. Land use designations along the segment of Montecito Road proposed for improvement under Option 2 include (1) Residential, (5) Residential, (13) General Commercial, (16) General Impact Industrial, (22) Public/Semi-public Lands, and (26) Visitor-serving Commercial. The (5) Residential designation allows up to 4.3 dwelling units per acre. The (13) General Commercial designation provides for commercial areas where a wide range of retail activities and services are permitted, the (22) Public/Semi-public Lands designation provides for lands generally owned by public agencies, and the (26) Visitor-serving Commercial designation provides for areas reserved for commercial recreation and visitor-serving uses catering primarily to tourists and vacationers. The intersection of Pine Street/Main Street is with land designated as (13) General Commercial.

D. COUNTY OF SAN DIEGO ZONING ORDINANCE

The County Zoning Ordinance identifies the permitted uses of the Project site, consistent with the land use designations of the General Plan. Most of the Project site (approximately 926.3 acres) is zoned S88, Specific Plan Land Use Designation. The S88 designation is intended to accommodate SPAs. Residential development is a permitted use within the S88 zone. Other development regulations associated with the S88 zone include building type, height, setbacks, and special area designations. The on-site S88 zone currently has a C Building Type Designator, which allows the development of single-family detached homes. On-site height restrictions are currently regulated by the G designator, which allows two stories with a maximum height of 35 feet. Finally, the S88 zoned-area on the Project site currently has a V designator, which indicates that setbacks are to be established during a Planned Development, Use Permit or Site Plan review procedure. In addition, the Project site abuts a portion of SR 78 that is designated a scenic highway corridor in the General Plan and therefore, the on-site S88 zone area currently has a special area regulation of “Scenic” and must comply with the provisions set forth in the Scenic Area Regulations contained in Sections 5200 through 5299 of the zoning ordinance. These provisions require that development shall not degrade or interfere with the scenic features attributed to the designated area.

A two-acre portion of the Project site, located in the northeast portion of the site, and a seven-acre triangular area, located adjacent to the northwestern SPA boundary, are zoned A70, Limited Agriculture. The A70 zone is intended to create and preserve areas primarily for agricultural crop production and permits residential development with a minimum lot size of four acres. These areas are proposed to be rezoned to S88 in order to be consistent with the remainder of the Project site.

Zoning in the vicinity of the off-site roadway and utility improvement alignments, excluding the Davis SPA, include: A70, Limited Agriculture; C36, General Commercial; C37, Heavy Commercial; M52, Limited Industrial; and M54, General Impact Industrial. The Davis SPA is zoned S88, Specific Planning Area. The Montecito Way extension alignment is within or adjacent to areas that are zoned as A70, Limited Agriculture and S88, Specific Planning Area (Cumming SPA).

E. COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE

The Subdivision Ordinance is contained within Title 8, Division 1 of the San Diego Code of Regulatory Ordinances and sets forth development standards for the subdivision of land with respect to design, dedication and access, and required improvements. Applicable standards for the Proposed Project are contained in Section 81.401 and include several design regulations associated with lot size, orientation, and configuration. The Project is subject to the provisions within this ordinance.

F. COUNTY OF SAN DIEGO RESOURCE PROTECTION ORDINANCE

The RPO, effective March 21, 2007, provides development controls for resources within the County deemed to be fragile, irreplaceable, and vital to the general welfare of residents. The resources protected by the County include: steep slopes, sensitive lands, wetlands, wetland buffers, floodways, floodplain fringe, and prehistoric and historic sites. The RPO requires that prior to approval of VTMs or MUPs, a Resource Protection Study must be completed and findings must be made relative to compliance with the provisions of the RPO. The Resource Protection Study can be found in Appendix D of the EIR.

Steep Slopes. The RPO defines steep slope lands as “all lands having a slope with natural gradient of 25 percent or greater and a minimum rise of 50 feet, unless said land has been substantially disturbed by previous legal grading. The minimum rise shall be measured vertically from the toe of slope to the top of slope within the Project site boundary.”

A majority of the Project site consists of low-angle slopes between 0 and 15 percent grade. The topography on site is divided into the following classifications: approximately 64.2 percent (600.55 acres) lies within the 0 to 15 percent category; 19.8 percent (185.14 acres) lies within the 15 to 25 percent category; 14.3 percent (133.37 acres) lies within the 25 to 50 percent category; and 1.7 percent (15.94 acres) exceeds 50 percent slope. Slopes exceeding 25 percent are found primarily along the ridges and knolls along the northwest and northern property boundary as well as two smaller knolls located at the southeastern and southwestern property boundaries. The Project site contains approximately 102.6 acres of RPO steep slopes.

Sensitive Habitat Lands. Sensitive habitat lands are defined in the RPO as, “land which supports unique vegetation communities, or the habitats of rare or endangered species or subspecies of animal or plants as defined in Section 15380 of the State CEQA Guidelines.”

Sensitive habitat lands on site consist of approximately 10.60 acres of southern coast live oak riparian forest, 0.30 acre of southern riparian scrub, 0.73 acre of disturbed wetlands (agricultural ponds), 18.60 acres of open Engelmann oak woodland, 13.60 acres of dense Engelmann oak woodland, 318.93 acres of Diegan coastal sage scrub (inland form), 229.10 acres of southern mixed chaparral, 25.20 acres of chamise chaparral, and 2.50 acres of non-native grassland. The Project site also includes numerous areas of rock outcroppings that are considered a valuable visual resource and a unique microhabitat. Rock outcrops add diversity to vegetation communities by providing discrete ecological niches for species not found elsewhere in the surrounding habitat. Rock outcroppings on site support a number of fern species and flowering plants, as well as provide cover and potential nesting cavities for several animal species. Some reptile species are attracted to the sun-warmed rock surfaces and birds use boulders as perches or vantage points. In addition, RPO-sensitive habitats occur adjacent to the off-site roadway and utility improvement alignments, including riparian scrub, cismontane alkali marsh, Diegan coastal sage scrub, valley needlegrass grassland, and non-native grassland. Vernal pools are located adjacent to the alignment of the proposed extension of Montecito Way.

Wetlands. Wetlands are defined in the RPO as lands having one or more of the following attributes: (1) at least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places); (2) the substratum is predominantly undrained hydric soil; or (3) an ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system. Wetlands

are considered sensitive biological resources because they have been dramatically reduced in San Diego County and across the nation. Due to the regional and national loss of wetland habitats resource agencies have implemented a “no net loss” policy. Wetland habitats are important because they support high levels of food, nutrients, and high wildlife diversity, and are a valuable water source for wildlife in the arid climate of southern California.

Several intermittent drainages and wetland areas are located within the Project site. Four of these areas are RPO-defined wetlands and include: (1) a north/south-trending drainage in the northeastern portion of the Project site; (2) a small agriculture pond in the south central portion of the Project site; (3) an east/west-trending intermittent drainage located in the central portion of the Project site; and (4) a small north/south-trending intermittent drainage located in the northwestern portion of the Project site.

Wetland Buffers. Wetland buffers are defined by RPO as “lands that provide a buffer area of an appropriate size to protect the environmental and functional habitat values of the wetland, or which are integrally important in supporting the full range of the wetland and adjacent upland biological community.” The County generally requires a wetland buffer between 50 and 200 feet, depending on the condition of habitat being buffered, including areas upstream and downstream; existence of hydrophytic vegetation and sensitive species; and functionality of the buffer as a wildlife corridor and connectivity. Where oak woodland occurs adjacent to the wetland, the wetland buffer includes the entirety of the oak habitat (not to exceed 200 feet in width).

Floodways. According to RPO regulation, “the development of permanent structures for human habitation or as a place of work shall not be permitted in a floodway.” A floodway is defined in the RPO as land that meets the following criteria, as determined by the Director of Public Works:

- The floodway shall include all areas necessary to pass the 100-year flood without increasing the water surface elevation more than one foot.
- The floodway shall include all land necessary to convey a 10-year flood without structural improvements.
- To avoid creating erosion and the need for channelization, riprap, or concrete lining, the floodway will not be further reduced in width when the velocity at the floodway boundary is six feet per second or greater.

- Floodways are determined by removing equal conveyance from each side unless another criterion controls.

The SPA is located above the Santa Maria Valley and is not subject to any floodplains as identified on County of San Diego floodplain maps.

Floodplain Fringe. The RPO defines floodplain fringe as the area within the floodplain that is not in the floodway. No impacts would occur to the floodplain fringe within the Project site.

Significant Prehistoric or Historic Sites. Significant prehistoric or historic sites are defined by the RPO as the “sites that can provide information regarding important scientific research questions about prehistoric or historic activities that have scientific, religious, or other ethnic value of local, regional, State, or federal importance.

The property contains a total of 15 CEQA-significant archaeological sites, four of which are RPO-significant. The Proposed Project would protect 14 CEQA-significant archaeological sites, including all 4 of the RPO-significant archaeological sites. No archaeological sites are located within the proposed off-site roadway and utility alignments.

G. SAN DIEGO COUNTY COMMUNITY TRAILS MASTER PLAN

The San Diego County Community Trails Master Plan (CTMP 2005) is part of the County General Plan and implements the County Trails Program, which involves trail development and management on public, semi-public, and private lands. A system of interconnected regional and community trails and pathways is planned to be developed to address an established need for recreation and transportation, as well as health and quality of life benefits associated with hiking, biking, and horseback riding throughout the County. Goals and policies described in the CTMP encourage communities (including Ramona) to maximize trail opportunities. The CTMP contains a trails map for the Ramona community, which identifies two proposed Priority 3 community trails/pathways within the Project site (numbers 53 and 93).

H. COUNTY LIGHT POLLUTION CODE

The Light Pollution Code (LPC) is a County Regulatory Ordinance (Division 9, Section 59.101 through 59.115) that restricts the use of any outdoor lighting that emits undesirable light rays into the night sky. Although the primary intent of the code is to curb lighting that may affect astronomical research at the Mount Palomar and Mount Laguna observatories, it also contains language to minimize spill light into adjacent

neighborhoods. The LPC defines two zones in the unincorporated portion of San Diego County. Zone A consists of areas within a 15-mile radius of Mount Laguna and Mount Palomar. Zone B pertains to all areas that are not defined as Zone A. The Project site is located within Zone B.

I. CONGESTION MANAGEMENT PROGRAM

The CMP, as adopted by SANDAG, requires enhanced CEQA review for projects that generate 2,400 or more average daily trips (ADT), or 200 or more peak hour trips, or 50 or more peak hour trips on freeway segments. Proposed projects meeting one of these criteria must be evaluated in accordance with the requirements of the Regional CMP. The CMP analysis must include the traffic level of service impacts on affected freeways and Regionally Significant Arterial (RSA) systems, including all designated CMP roadways. The traffic study conducted for the Proposed Project (Urban Systems Associates, Inc. [USAI] 2008) concluded that although the Project would not exceed the thresholds relating to freeway segment peak hour trips, it would exceed the thresholds for the ADT and street segment peak hour trips. Therefore, preparation of a CMP analysis, consistent with the CMP Program, is required.

J. NATURAL COMMUNITY CONSERVATION PLANNING PROGRAM

Regional conservation planning strategies under the California Endangered Species Act (ESA) providing protection, preservation, and conservation of listed and candidate species, their habitats, natural communities, and natural resources, while continuing to allow appropriate development and growth within the State, are authorized and implemented under the Natural Community Conservation Planning (NCCP) Act of 1991. These strategies are designed to provide protection and conservation to threatened and endangered species through multi-species, habitat-based, and long-term approaches that ensure both the conservation of, and net benefits to, the affected species, as well as allow for growth. Under this program, the USFWS, CDFG, and other stakeholders have evaluated, or are evaluating, the distribution and extent of sensitive habitats and target sensitive plant and animal species in California. The ultimate goal of these studies is to develop interconnected ecosystem open space. Development and implementation of regional multi-species open space systems is intended to protect viable populations of key sensitive plant and animal species and their habitat while accommodating continued economic development and quality of life for residents of the region. Conformance with the NCCP and/or Section 4(d) of the federal ESA would be required if

the North County MSCP Subarea Plan is not adopted prior to Project approval.

K. MULTIPLE SPECIES CONSERVATION PROGRAM

The County adopted the Multiple Species Conservation Program (MSCP) on March 18, 1997 to meet the requirements of the NCCP Act of 1991 and the federal and California ESAs. The MSCP is a comprehensive, long-term habitat conservation plan that addresses the needs of multiple species by identifying key areas for preservation as open space in order to link core biological areas into a regional wildlife preserve. The total MSCP study area encompasses 582,243 acres, of which 43 percent (252,132 acres) is in the southwestern and western unincorporated areas of San Diego County. If the Proposed Project is approved after the adoption of the North County MSCP Subarea Plan, the Project would be required to make findings of conformance to the Subarea Plan and associated Biological Mitigation Ordinance (BMO).

L. RAMONA AIRPORT MASTER PLAN AND COMPREHENSIVE LAND USE PLAN FOR RAMONA AIRPORT

The Ramona Airport Master Plan (County 1997b) provides designations for the area within Ramona Airport property, and the Final Ramona Airport Master Plan EIR/Environmental Assessment (EA; County 1997b) discusses acceptable uses within Ramona Airport property. The runway and areas immediately adjacent to the runway are included within the airport's designated Runway Safety Area. The Runway Safety Area is approximately 300 feet wide (150 feet to each side of the runway centerline) and 400 feet beyond the length of the runway. No development is allowed within the Runway Safety Area. The Proposed Project does not encroach into the Runway Safety Area.

The Proposed Project also would not encroach into the Flight Activity Zone (FAZ) and Runway Protection Zone (RPZ) of the airport. The FAZ designates the area of significant risk from aircraft take off and landing patterns. At the Ramona Airport, the RPZ, which limits activities within the FAZ, corresponds with the FAZ, and begins 200 feet beyond the end of the runway and extends for a length of 1,000 feet. The FAZ/RPZ is 500 feet wide near the runway and tapers out to 700 feet wide. Under federal and State law, the County of San Diego Airports Division has review authority over any project within one mile of the airport planning boundary to assess whether a hazard to air navigation could occur, as defined by FAR Part 77. The Project site is located approximately one-half mile north of the Ramona Airport.

M. COMMUNITY CHARACTER

Community character can be defined as those features of a neighborhood, which give it an individual identity and the unique or significant resources that comprise the larger community. Community character also is a function of the existing land uses and natural environmental features based on a sense of space and boundaries, physical characteristics (such as geographic setting, presence of unique natural and man-made features, ambient noise, and air quality), and qualitative psychological responses held in common (e.g., “rural” or “friendly”). Each community/subregional planning area in San Diego County identifies its community character attributes and outlines goals and policies intended to preserve those attributes.

The Community Character Element of the RCP describes the community character of Ramona as rural in nature. The intent of the RCP implementation is to maintain its rural atmosphere while accommodating its 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 also are important in preserving the rural atmosphere. 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 that 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 RCP. The treatment of road edges and signage also has an effect on community character. The RCP generally allocates a gradual decrease in density from the Ramona Town Center, where lot sizes of one acre or less are allowed, to eight-acre minimum lot sizes in the western and eastern areas of the Ramona Community 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 rural nature of the community.

Scenic views in Ramona consist of rural hills, valleys, and riparian habitat, as well as estate residential development. The Project site and surrounding areas consist of the Santa Maria Valley with gently sloping terrain to the north. In addition, the site is situated on a drainage divide with the northward drainages emptying into Clevenger Canyon, and the southwest canyons and valley draining into the Santa Maria Valley.

The area immediately surrounding the Project site is consistent with the RCP’s description of a rural community. Semi-rural and estate residential

development ranging in lot sizes from one to more than four acres are scattered north, east, and south of the Project site. The Davis SPA is located west of the Project site and consists of undeveloped land and pasturelands. This property was purchased by The Nature Conservancy for preservation in December 2005. To the immediate northwest lie orchards, as well as property owned by the Lemurian Fellowship, which has been developed with a church and other religious facilities. The immediate Project site vicinity does not contain streetlights, lighted signs or traffic signals, and outside lighting of residences is customarily kept to a minimum to maintain dark skies.

The applicable policies and recommendations within the Community Character Element of the RCP are listed with evaluations of consistency in the table that follows:

Table 6		
Land Use Conditions/Policies Consistency Evaluation		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan		
<p>General Conditions</p> <p>1. <i>The average overall density shall not exceed 0.5 dwelling units per acre within the residential portion of the Specific Plan.</i></p>	<p>The Proposed Project would develop 417 residential units on the 935.2-acre site, resulting in an overall density of 0.45 du per acre.</p>	<p>Yes</p>
<p>2. <i>No more than 417 single-family units shall be allowed.</i></p>	<p>The Proposed Project would develop a total of 417 single-family homes.</p>	<p>Yes</p>
<p>3. <i>No residential lot shall be smaller than two gross acres.</i></p>	<p>The Proposed Project consists of a residential development with lot sizes ranging from approximately 0.5 acre (20,000 s.f. minimum) to 1.8 acres. The Applicant has filed an application for a GPA to the RCP to reduce the minimum lot size from 2 acres to approximately 0.5 acre (20,000 s.f. minimum) to reduce the overall development area and provide large contiguous open space areas. With approval of the GPA, the Project would be consistent with this condition.</p>	<p>Yes, With GPA Approval</p>
<p>4. <i>All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.</i></p>	<p>The Proposed Project is subject to all applicable policies/conditions within the RCP and Regional Land Use Element. Consistency with these conditions and policies are discussed in this table (Table 3.1-2). The Project Applicant has filed a GPA to the RCP for some of the conditions and policies discussed below. Upon approval of the GPA, the Project would be consistent with all applicable RCP and General Plan Land Use Element conditions and policies.</p>	<p>Yes, With GPA Approval</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>General Conditions (cont.)</p> <p>5. <i>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 are paramount.</i></p>	<p>The community character goal of the RCP is to “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.” The Proposed Project would maintain rural character while consolidating all lots in the northern and eastern portions of the site. Existing homes in the immediate vicinity of the Project site, located to the north, east, and south, are situated on approximately one- to six-acre lots. Although lot sizes on the Project site would be smaller than those of surrounding existing residences, dedicated open space areas would surround the homes and larger lots would be placed adjacent to proposed open space. The overall density would be consistent with existing and planned residential development in the vicinity. Residential lots would be sited on the relatively level and gently sloping portions of the site and the proposed development would integrate with the natural topography of the site. The Project would provide a 7.8-mile long multi-purpose trail system, including an equestrian area that would allow for staging for nearby trails, that would link to the County Regional Trails System.</p>	Yes
<p>6. <i>Animal keeping regulations shall be consistent with the animal schedule in the general vicinity of the site.</i></p>	<p>The Animal Schedule is a chart identifying land use designators that permit sales, breeding, boarding, keeping, etc. of animals such as horses, cattle, poultry or other birds, dogs, and bees, to name a few. The existing zoning for the site includes the “L” designator, which is consistent with designations of surrounding properties. The Project would change the animal designator within the Project site to “A,” with the exception that the keeping of poultry is prohibited, for the residential lots where horses are not permitted. The “A” designator is a more restrictive designation than “L.” Both the “A” and “L” designators typically allow kennels, animal raising (including bees), and horsekeeping. The “L” designator also allows horse stables and raising of specialty animals (wild or undomesticated) and racing pigeons. The “A” designator typically requires a major or minor use permit for animal raising and sales and would be more consistent with a</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
General Conditions (cont.)	<p>clustered residential development. Under the new animal designator “A,” leisure animals, such as dogs and cats, would be permitted on all lots. Horse lots (1 through 30) would have an animal designator of “F,” which allows two horses plus one per 0.5 acre over one acre. Animal raising also would normally be allowed; however, this would be restricted on site. This proposed change in the on-site designator is based on the generally small lot sizes associated with the proposed development (1.8 acres maximum and typical lot sizes of 0.5 acre), as well as the fact that agricultural-type animal uses such as keeping/raising large animals or large numbers of smaller animals would not be compatible with the residential nature of the Proposed Project.</p> <p>Because the “A” and “F” designators are more restrictive, on-site animal keeping would not adversely affect adjacent residents. Likewise, existing residences adjacent to the SPA would not adversely affect Project residents with respect to animal keeping. The closest existing residences are located along Ash Street and Alice Street. No major animal uses (i.e., sales, services, raising, or breeding) occur at these existing residences.</p>	
7. <i>The residential site planning of this property shall incorporate the design guidelines of the Ramona Community Plan.</i>	The design guidelines contained in the RCP have been incorporated into the Project design guidelines within the proposed Montecito Ranch MUP (refer to Section III of the MUP).	Yes
8. <i>The visual impact of all hillside development shall be minimized.</i>	The Proposed Project has been designed to minimize visual impacts to hillsides by locating residential development, community facilities, and Project roadways on the level and gently sloping areas of the Project site. The steep slopes, canyons, and hillsides would be dedicated as open space. The northern portion of the Project site contains steep hillsides covered with dense oak woodlands and is located immediately adjacent to SR 78, which is designated a Scenic Highway in the RCP. The Project would preserve the slopes and oak woodlands in this area as part of the dedicated open space. These steep slopes, as well as the protected oak woodlands, along the adjacent segment of SR 78 would fully screen views of the proposed residential development. Retention of these and other on-	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
General Conditions (cont.)	site hillsides would retain diversity and vividness within the Project site vicinity.	
9. <i>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 (0.16) is not increased.</i>	The Proposed Project would include an 8.3-acre local park site and an 11.9-acre historic park site, which would include the historical Montecito Ranch House, for a total of 20.2 acres of parkland on site. The local park site would be developed and dedicated to the County Department of Parks and Recreation or cooperating group. The Ranch House and historic park site would be dedicated to the County or cooperating group for preservation and maintenance as an interpretive center, community center, or museum. In addition to parklands, the Project would include the dedication of 573.8 acres of open space under Wastewater Management Option 1 (549.1 acres under Option 2) that would include 3.8 miles of trails for hiking, horseback riding, and bicycling opportunities. Multi-purpose trails and bike lanes also would be provided along the proposed Montecito Ranch Road, as well as the segments of Montecito Way, Ash Street, and Montecito Road proposed for improvement. The Project would include all of the above-mentioned recreational areas/opportunities that would be developed by the Project Applicant (with the exception of the historic park site) in lieu of 30 acres of parkland that would need to be developed by the County, as currently required by the RCP. The 30-acre community park identified in the RCP was anticipated to serve 417 units in Montecito Ranch and 171 units in the Davis SPA. The Davis SPA was purchased by The Nature Conservancy for preservation in December 2005, reducing the potential demand for parkland in the area; therefore, a 30-acre park would not be necessary to accommodate the residences of only the Project. The County Department of Parks and Recreation has accepted the proposed on-site recreational areas as adequate to satisfy the recreational requirements for the Project. The Project Applicant would work with County staff with regard to the necessary developments and amenities of the proposed local park. Nonetheless, the Proposed Project would be inconsistent with this condition because the park would be less than the specified 30 acres.	Yes, With GPA Approval

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
General Conditions (cont.)	The Project Applicant has filed a GPA to the RCP to change the requirement for a 30-acre neighborhood park to the proposed community facilities, including the 8.3-acre local park and 11.9-acre historic park sites. With approval of the GPA, the Project would be consistent with the new amended condition.	
10. <i>The Specific Plan shall include a phasing section that describes the timing and location of the proposed development.</i>	The Montecito Ranch Specific Plan (Section III.H.) includes a phasing plan describing the timing and location of the proposed development. It is anticipated the Proposed Project would be developed over a two- to six-year period in two separate units.	Yes
11. <i>Package treatment plants shall be discouraged.</i>	The Project site is not within the boundaries of any sewer service district. The Project would either include annexation into the RMWD for sewer services and connection of a sewer pipeline to an existing facility near the southern terminus of Kalbaugh Street that connects to the Santa Maria WTP (under Wastewater Management Option 1) or a WRF to treat Project-generated wastewater (under Option 2). If Option 1 is implemented, the Project would be consistent with this condition, which discourages package treatment plants within the Montecito Ranch SPA. If, however, Option 2 is implemented, the Project would potentially be inconsistent with this condition. The Project Applicant has filed a GPA to the RCP to delete the subject policy and allow the proposed WRF. With approval of the GPA, the Project would be consistent with the new amended condition.	Yes (under Wastewater Management Option 1 only) Yes, With GPA Approval (under Option 2 only)
Residential Conditions		
12. <i>Rural residential lots shall be designed consistent with the topography of this site.</i>	The Proposed Project has been designed to place residential lots on the level and gently sloping portions of the site, thus folding into or respecting the existing topography and natural landforms.	Yes
14. <i>Lots whose average slope are 25 percent or over shall be at least 4 gross acres in size.</i>	None of the proposed residential lots has average slopes of 25 percent or greater.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Residential Conditions (cont.)</p> <p>15. <i>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.</i></p>	<p>Proposed residential lots are generally located on the level and gently sloping portions of the site, based on both a slope analysis and the design guidelines of the RCP. Approximately 15.8 percent (147.89 acres) of the site is comprised of 25 percent or greater slopes. The majority of these slopes would be retained in their natural state through the dedication of open space. Additional existing natural features, such as drainages, rock outcroppings and sensitive vegetation would be retained as well. Much of the proposed open space area coincides with extremely steep slopes in the northern portion of the Project site. This open space area also has relatively high elevations and is highly visible from within and outside the Project site. Steep slopes associated with the on-site knolls and minor ridgelines also would be preserved.</p>	Yes
<p>16. <i>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.</i></p>	<p>The Proposed Project development would occur primarily on level and gently sloping terrain. The prominent minor ridgeline, located along a portion of the southeastern boundary, would be preserved within dedicated open space, in addition to the knolls and steep hillsides. The steep hillsides in the northern portion of the Project site closest to SR 78, a designated Scenic Highway, also would be dedicated open space. Private views from north of Pine Street (SR 78), approximately 0.25 mile from the Project site, would capture proposed homes that would appear to line the ridgeline. These homes actually would be located behind the ridgeline, but would be visible in horizon views from the noted vantage point. Visible homes would be partially screened with Project landscaping compatible with existing vegetation that would soften their appearance and minimize skylining effect. Associated viewshed impacts would therefore be less than significant and the Project would be consistent with this condition.</p> <p>The proposed off-site water tank would be located on a local hilltop (approximately 1,800 feet AMSL), and the associated access road would cut into steep hillsides. In some areas, cut slopes would occur up to 50 feet and the gradient would be steeper than 2:1. As in Subchapter 3.5, Aesthetics, the tank and cut slopes would substantially contrast with the surrounding topography, and would</p>	Yes, With Project Mitigation

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
Residential Conditions (cont.) 16. (cont.)	disrupt existing visual continuity. The resulting visual effects of this ridgeline development are discussed in Subchapter 3.5, Aesthetics, which identifies significant adverse visual impacts and required mitigation.	
17. <i>A system of streets or walkways shall link the home sites to the proposed neighborhood park.</i>	The Project circulation plan includes an internal street network and an integrated system of multi-purpose trails that would link the residential areas with the proposed local park, historic park, and charter high school sites.	Yes
18. <i>No residential or accessory structure shall be sited closer than one hundred feet (100') from the Lemurian Fellowship property line.</i>	No residential lots are proposed adjacent to (within 100 feet of) the Lemurian Fellowship property line. Areas adjacent to the Lemurian Fellowship property would be dedicated open space and include a community trail.	Yes
Recreational Conditions 19. <i>If the density of the Davis Specific Planning Area is increased from the existing 0.16 dwelling units per acre before the Montecito Ranch Specific Plan is approved, it is intended that the required 30-acre neighborhood park site be shared proportionately between the Montecito Ranch and Davis Specific Plans.</i>	The Davis SPA was purchased by The Nature Conservancy for preservation in December 2005. Therefore, the park site would be provided by Montecito Ranch, without Davis SPA participation.	N/A
19. <i>If the density of the Davis Specific Planning Area is increased from the existing 0.16 dwelling units per acre before the Montecito Ranch Specific Plan is approved, it is intended that the required 30-acre neighborhood park site be shared proportionately between the Montecito Ranch and Davis Specific Plans.</i>	The Davis SPA was purchased by The Nature Conservancy for preservation in December 2005. Therefore, the park site would be provided by Montecito Ranch, without Davis SPA participation.	N/A

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Recreational Conditions (cont.)</p> <p>20. <i>A trails map shall be prepared as part of the Specific Plan. The trails map shall link this project to any adopted trail system within the Ramona Community Plan or the County Regional Land Use Element. 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.</i></p>	<p>The Ramona Community Trail Plan Map (County 2005) shows a proposed community trail along the majority of an existing dirt road within the Project site. This proposed trail connects to planned community pathways along Ash Street and Montecito Way. The Proposed Project would require an amendment to the existing Ramona Community Trail Plan Map to remove the proposed community trail along the dirt road on site and add a proposed community trail along the entire length of proposed Montecito Ranch Road. The Proposed Project would include an integrated system of multi-purpose trails that would provide connections to these proposed trails/pathways. An eight-foot-wide meandering trail is proposed along the entire alignment of Montecito Ranch Road that would connect with planned trails at Ash Street and Montecito Way. Eight-foot-wide trails are proposed through dedicated open space in the western portion of the site, including trails that would connect with (1) the noted planned regional trail along Montecito Ranch Road to the northwestern Project site boundary, (2) the trail along Montecito Way, near the park and charter high school sites, continuing through the southeastern portion of the site and along Summer Glen Road, and (3) the planned regional trail along Montecito Ranch Road to the south of the historic park site, continuing west and north to the Project site boundary. These proposed on-site trails would provide connectivity through the property, as well as access to some of the exceptional natural features found on the property. Trail marker signs and barriers would be provided, as appropriate. With approval of the proposed Trail Plan Map Amendment, the Proposed Project would be consistent with this condition.</p>	<p>Yes, With GPA Approval</p>
<p>21. <i>No active recreational uses shall be located adjacent to the Lemurian Fellowship property.</i></p>	<p>Proposed on-site land uses adjacent to the Lemurian Fellowship property line would consist of dedicated open space and a community trail and would not include active recreational uses.</p>	<p>Yes</p>
<p>22. <i>The oak woodlands of the Weekend Villa area shall be preserved as open space for the enjoyment of the residents of</i></p>	<p>Proposed impacts to 1.32 acres of oak woodlands (including oak root zones) would occur outside of the Weekend Villas portion of the SPA (REC 2008b). Oak woodlands within the Weekend Villa area would be</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<i>the Specific Plan Area.</i>	preserved and dedicated as open space.	
Industrial Conditions		
23. <i>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.</i>	No industrial uses are proposed; therefore, this condition does not apply. The area west of Montecito Way would be dedicated as open space and would not be available for future development.	N/A
24. <i>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 could not be provided on the existing industrially zoned acreage around the airport.</i>	No industrial uses are proposed; therefore, this condition does not apply.	N/A
26. <i>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.</i>	No industrial uses are proposed; therefore, this condition does not apply.	N/A
27. <i>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.</i>	No industrial uses are proposed; therefore, this condition does not apply.	N/A

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Industrial Conditions (cont.)</p> <p>28. <i>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.</i></p>	<p>No development is proposed in the southernmost portion of the SPA, closest to the airport. The Proposed Project therefore would not conflict with the Ramona Airport Master Plan or Comprehensive Land Use Plan for Ramona Airport. The San Diego County Regional Airport Authority (instead of SANDAG) also will have an opportunity to review the Project during the Project review period.</p>	Yes
<p>Design Guidelines</p> <p>29. <i>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.</i></p>	<p>The proposed MUPs contain comprehensive design guidelines and development standards intended to reinforce the existing rural community character of the Project area (refer to Sections II and III of the MUPs). The Proposed Project is divided into eight residential neighborhoods. The proposed local park, historic park and school site add to the sense of community within Montecito Ranch.</p>	Yes
<p>30. <i>The Design Plan shall contain the following elements: community architecture; residential, commercial, or industrial architecture; landscape plan; fencing; lighting; signage; off-street parking; and street furniture (bus benches, fire hydrants, post boxes, utility company boxes, etc.).</i></p>	<p>The proposed MUPs contain detailed design guidelines and development standards addressing each of the required elements (refer to Sections II and III of the MUPs).</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Design Guidelines (cont.)</p> <p>31. <i>The Design Plan shall also contain proposed Conditions, Covenants and Restrictions (CC&Rs) or other design/aesthetic control mechanisms.</i></p>	<p>The proposed MUPs includes specific design guidelines and development standards, and allows the adoption of CC&Rs within individual neighborhoods to maintain and enforce any or applicable standards (refer to Sections II and III of the MUPs).</p>	Yes
<p>Conservation/Environmental Conditions</p> <p>32. <i>Existing rock outcroppings shall be preserved and integrated into the development of the site.</i></p>	<p>The Montecito Ranch SPA is characterized by large granitic outcroppings interspersed throughout the site. The Proposed Project has been designed to maximize preservation of existing rock outcroppings to the extent possible and integrate them into the Project design, although minor impacts to select large rocks would occur upon development of the Project. Although minor impacts to select rock outcrops would occur upon Project development, the prominent outcrops would be retained.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Conservation/Environmental Conditions (cont.)</p> <p>33. <i>Grading shall be minimized. Streets, walkways, buildings, retaining walls, and other improvements should not modify the natural landforms.</i></p>	<p>The Proposed Project has been designed to preserve the existing steep slopes, canyons, and major natural landforms to a substantial degree. The Project would include the consolidation of the residential development in the northern and eastern portions of the SPA to reduce the overall development area and provide large contiguous open space areas. Development of the Project would require grading of approximately 330 acres of the 935-acre site (approximately 40 percent) located generally within the topographically level and gently sloping portions of the site. The remainder of the site, which largely contains steep slopes, canyons, and major landforms, would be preserved in its natural form. The Project would include the dedication of 573.8 acres of open space under Wastewater Management Option 1 (549.1 acres under Option 2). The height of proposed manufactured cut and fill slopes have been minimized, to the maximum extent practicable, to retain natural landforms while preserving substantial biological and cultural resources. The maximum heights of manufactured cut and fill slopes each would be</p> <p>45 feet, with a maximum 2:1 slope gradient. All manufactured slopes in excess of 15 feet would be contour graded (using techniques such as slope undulation, rounding the top and toe of slopes and varying gradients) and would receive enhanced landscaping with native species. In addition, street alignments have been designed to avoid major landforms and minimize encroachment into steep terrain. Proposed grading, therefore, would not substantially alter the overall visual character of the Project site.</p>	Yes
<p>34. <i>Open space easements shall be placed on the oak woodlands and slopes over 50 percent.</i></p> <p>Conservation/Environmental</p>	<p>The northern portion of the Project site contains dense oak woodlands; this area would be included in permanent open space upon development of the Proposed Project. Most of the on-site steep slopes would be included as part of the open space preserve. Minor encroachments would occur to very small slopes over 50 percent, however, such slopes are located within the residential development footprint and not protected by the RPO (REC 2008a). These minor encroachments would not result in a significant impact and would be consistent with this</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
Conditions (cont.)	condition.	
35. <i>Open space easements shall be applied to protect all significant biological resources.</i>	The Proposed Project would include preservation and/or restoration of significant biological resources within the 573.8 acres of dedicated open space areas within the Project site under Wastewater Management Option 1 (549.1 acres under Option 2). Further discussion regarding the on-site open space is included in Subchapter 3.1, Biological Resources, of this EIR and the Biological Technical Report (Appendix E).	Yes
36. <i>Groundwater quality may be impacted by this project and by surrounding uses. It may be necessary for this development to be served by Ramona Municipal Water District (RMWD). Special considerations shall be given to surrounding property owners.</i>	The Proposed Project does not propose the use of groundwater. The proposed development areas are within the RMWD water service area and the RMWD would provide water service to the Project. Two off-site water lines would be constructed to connect with existing off-site water pipelines.	Yes
37. <i>High quality chaparral and Diegan coastal sage scrub habitat found in the northern portion of the site shall be preserved.</i>	The northern portion of the site (generally north of the existing dirt road that laterally traverses the site) is dominated by southern mixed chaparral interspersed with a few small patches of chamise chaparral and Diegan coastal sage scrub. Moderate quality Diegan coastal sage scrub is located throughout the SPA. Some high quality Diegan coastal sage scrub occurs in the eastern-central portion of the SPA. The majority of the high and moderate qualities of Diegan coastal sage scrub would be preserved on site. The Proposed Project would dedicate approximately 78.3 percent (249.62 acres) of the site’s Diegan coastal sage scrub as open space. The Project also would dedicate approximately 46.2 percent (105.83 acres) of the site’s southern mixed chaparral and 54.1 percent (13.63 acres) of the site’s chamise chaparral, most of which is located in the northern portion of the site, as open space. The Proposed Project would mitigate impacts to these sensitive habitats via on-site habitat preservation.	Yes
Conservation/Environmental	The Proposed Project would dedicate land for an 11.9-acre historic park site that would feature the historic Montecito	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Conditions (cont.)</p> <p>38. <i>The Montecito Ranch House designated as a Historic Preservation Area in the Ramona Community Plan shall be preserved and maintained.</i></p>	<p>Ranch House. The Ranch House would be dedicated to the County or cooperating group for preservation and maintenance as an interpretive center, community center, or museum. Mitigation for Significant Impact No. 3.4.3c requires that the Proposed Project ensure that the historic buildings will be used in a manner consistent with their historic character and maintained in accordance with the Secretary of the Interior Standards and Guidelines for Historic Preservation. Funds for the management and maintenance of the Montecito Ranch House would be procured through the LMD. Preservation and maintenance measures for the Ranch House are presented in the Historical Resources Review, Impact Assessment, and Preservation Plan for the Montecito Ranch House Complex (Appendix G).</p>	
<p>39. <i>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.</i></p> <p>Conservation/Environmental Conditions (cont.)</p>	<p>The project sewer study (Dexter Wilson 2006) evaluated for feasibility of a reclaimed water irrigation system for the Proposed Project under Wastewater Management Option 1 and determined it would not be feasible because (1) there are no existing water reclamation facilities in the vicinity and (2) the nearest facility is two to three miles away with no connecting pipelines or additional capacity. Therefore, under Option 1, the Project Applicant would file an application for a GPA to the RCP to eliminate any requirement for a reclaimed water system.</p> <p>Under Wastewater Management Option 2, the proposed WRF would become operational once 50 homes are occupied within the SPA. The WRF would produce reclaimed water that would be used to irrigate on-site public landscaped areas. A study conducted by Dexter Wilson (2006) documents that under Wastewater Management Option 2, WRF, it is feasible to utilize reclaimed water on site via a dual water system to reduce the demand for potable water for irrigation. Approximately 50 acres of landscaped areas on site could be irrigated with reclaimed water, including manufactured slopes, streetscapes, parks, future school landscaping, and screening plantings for the WRF. Distribution pipelines would be installed within project roadways to deliver the reclaimed water to the targeted on-site uses. Any remaining reclaimed water would be distributed over the</p>	<p>Yes, With GPA Approval (under Wastewater Management Option 1 only)</p> <p>Yes (under Option 2 only)</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
	proposed 16.9-acre spray field.	
<p>Agricultural Conditions</p> <p>40. <i>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.</i></p>	<p>The Proposed Project includes a GPA to remove this condition that is currently associated with the Project site. The proposed removal of this condition would not result in any significant impacts related to conflicts or non-conformance with the RCP (or other local planning documents), based on the following considerations. An Agricultural Technical Study (HELIX and CIC Research 2008) was conducted for the Project site, with the results of this study summarized in Section 4.1.3, Agricultural Resources. The Agricultural Technical Study includes evaluations of agricultural resources, operations, and development potential within the Project site and associated off-site areas. Specific methods used for this analysis include: (1) the LESA Model; (2) assessment of impacts to CDC Important Farmlands and NRCS Prime Farmland Soils; (3) evaluation of off-site impacts to agricultural resources and operations; (4) assessment of indirect impacts to and from the Proposed Project; and (5) evaluation of cumulative impacts. Based on the results of these investigations, the Project Agricultural Technical Study concludes that agricultural use of the Project site is not viable, and that no significant impacts related to the conversion of the site to non-agricultural use would result from Project implementation. Accordingly, the requirements of this condition have been met through the Project Agricultural Technical Study, with no conflicts or non-conformance related to the RCP (or other local planning documents) to result from the removal of this condition.</p>	N/A, With GPA Approval

Table 4 (cont.)

CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Agricultural Conditions (cont.)</p> <p>41. <i>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.</i></p>	<p>The Proposed Project includes a GPA to remove this condition. The proposed removal of this condition would not result in any significant impacts related to conflicts or non-conformance with the RCP (or other local planning documents). The intent of this condition is to determine the appropriate minimum lot size based on the above-described Agricultural Technical Study. Proposed development would include Specific Plan land use and zoning designations for the entire site, with lot sizes ranging from approximately 0.5 to 1.8 acre. Based on the above-described conclusions in the Agricultural Technical Study, the proposed lot sizes are appropriate for the Project site and the related removal of this condition would not result in any conflicts or non-conformance with the RCP (or other local planning documents).</p>	<p>N/A, With GPA Approval</p>
<p>42. <i>The approximately 103 acres of prime agricultural soils identified as Visalia sandy loams (VaA and VaB), Fallbrook sandy loam (RaB) located 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.</i></p> <p>Agricultural Conditions (cont.)</p>	<p>The Proposed Project includes a GPA to remove this condition. The proposed removal of this condition would not result in any significant impacts related to conflicts or non-conformance with the RCP (or other local planning documents). The on-site soils referenced in this condition correspond to the previously noted NRCS Prime Farmland Soils, with approximately 107.1 acres of these soils located within the Project site (including the southwestern portion of the site as noted, and the northeastern site corner). Of the approximately 103 acres of Prime Farmland Soils located in the southwest portion of the site, approximately 64.4 acres are located within an existing biological open space easement and are unavailable for agricultural use (with the noted easement provided as mitigation for previous farming-related impacts). Approximately 6.3 acres within the remaining 38.6-acre area are proposed for dedication as biological open space, due to the presence of sensitive habitats (i.e., Diegan coastal sage scrub). This area is also considered unavailable for agricultural use, due to the prohibitive costs associated with mitigating related biological impacts (e.g., purchasing off-site habitat credits). The remaining 32.3 acres of Prime Farmland Soils, while technically available for agricultural use, would be subject to other potential constraints that could affect the ability to farm this area. Specifically, portions of the described area encompass additional sensitive biological resources, including jurisdictional wetlands and non-native grassland,</p>	<p>N/A, With GPA Approval</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
42. (cont.)	with agricultural use of these areas likely subject to associated mitigation requirements similar to those noted above. In addition, as discussed for Condition 40, the Project Agricultural Technical Study concluded that agricultural use of the Project site as a whole is not viable, based on considerations including the LESA Model analysis and the nature of on- and off-site resources. Specific factors leading to this conclusion included the lack of CDC-designated Important Farmlands on-site, as well as the fact that sufficient water to support irrigated cultivation is not currently available. As a result of the described conditions, the majority (69 percent) of the 103-acre area of Prime Farmland Soils identified in Condition 42 of the RCP is currently unavailable for agricultural use, with the remaining areas likely subject to additional restrictions/costs and potential agricultural uses limited mainly to dryland farming or animal operations (e.g., cattle grazing). Based on the described restrictions and limitations to agricultural use of on-site Prime Farmland Soils, the removal of this condition would not result in any conflicts or non-conformance with the RCP (or other local planning documents).	
Utilities Condition 43. All utilities shall be undergrounded where feasible.	All proposed new utilities extensions to serve the Proposed Project would be installed underground, including water (potable and, under Wastewater Management Option 2, reclaimed), sewer, telephone, electricity, natural gas, and cable television (refer to Chapter 1.0 for additional details).	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Public Facilities Conditions</p> <p>44. <i>The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.</i></p>	<p>Section III of the Montecito Ranch Specific Plan describes the necessary improvements, phasing, and Public Facilities Finance Plan (PFFP) for the Proposed Project. The types of facilities addressed in the Specific Plan include, but are not limited to, on-site circulation, trails, off-site traffic mitigation, on- and off-site utility improvements, local park, historic park, and charter high school. Besides traditional development capital and finance, several programs may be implemented to fund construction including, but not limited to, 1911 and 1913 Bond Act Assessment Districts, Mello-Roos Assessment Districts and other private, and public or semi-public bond or finance mechanisms permitted under County policy and procedures.</p>	Yes
<p>45. <i>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 facilities.</i></p>	<p>The Montecito Ranch Specific Plan includes a discussion of possible public facilities financing mechanisms.</p>	Yes
<p>46. <i>A map showing the location of public facilities currently serving the Specific Plan is required, along with an assessment of the adequacy of those facilities.</i></p>	<p>The Montecito Ranch GPA Report includes a map depicting the location of existing and proposed facilities. An assessment of the state and adequacy of existing facilities accompanies the map along with a discussion of the proposed facilities necessary to adequately meet the service needs of the Project.</p>	Yes

TABLE 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Public Facilities Conditions (cont.)</p> <p>47. <i>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.</i></p>	<p>The types of facilities addressed in the Montecito Ranch GPA Report include the transportation network; sewage, water, and drainage systems; solid waste disposal facilities; fire protection and emergency medical services; energy facilities; and other essential public facilities (i.e., police protection, libraries, animal control).</p>	Yes
<p>48. <i>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.</i></p>	<p>The Montecito Ranch GPA Report includes a financing plan generally outlining the improvements necessary to implement the Project. The report also includes a discussion of phasing of improvements, as well as possible financing mechanisms.</p>	Yes

TABLE 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Public Works Conditions</p> <p>49. <i>Execute irrevocable offers of 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.</i></p>	<p>The Proposed Project would comply with the requirements for public roadway infrastructure improvements and right-of-way as determined by DPW and Caltrans during review of the VTM and traffic study. The Project Applicant has filed an application for a GPA to the RCP to replace certain roadway improvement requirements with improvements that are more responsive to current land use and traffic projections for the area. With approval of the GPA, the Project would be consistent with the new amended condition.</p>	<p>Yes, With GPA Approval</p>
<p>50. <i>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.</i></p>	<p>The Proposed Project would comply with the requirements for public roadway infrastructure improvements and right-of-way as determined by DPW and Caltrans during review of the VTM and traffic study. The Project Applicant has filed an application for a GPA to the RCP to replace certain roadway improvement requirements with improvements that are more responsive to current land use and traffic projections for the area. With approval of the GPA, the Project would be consistent with the new amended condition.</p>	<p>Yes, With GPA Approval</p>
<p>51. <i>Execute an irrevocable offer 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.</i></p>	<p>The Proposed Project would comply with the requirements for public roadway infrastructure improvements and right-of-way as determined by DPW and Caltrans during review of the VTM and traffic study. The Project Applicant has filed an application for a GPA to the RCP to replace certain roadway improvement requirements with improvements that are more responsive to current land use and traffic projections for the area. With approval of the GPA, the Project would be consistent with the new amended condition.</p>	<p>Yes, With GPA Approval</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Public Works Conditions (cont.)</p> <p>52. <i>Execute an irrevocable offer dedicating real property for public highway to fifty-one (51') feet from the centerline, plus slope rights and drainage easements for SA 603 with twenty-foot (20') radius corner roundings at street intersections.</i></p>	<p>The Proposed Project would comply with the requirements for public roadway infrastructure improvements as determined by DPW during review of the VTM and Project traffic study. The Project Applicant has filed an application for a GPA to the RCP to delete SA 603 along Cedar Street in the Circulation Plan between Pine Street and Rangeland Road and replace it with an extension of SA 330 through the Project site via Montecito Ranch Road, continuing on Ash Street to Pine Street. This change is believed to be appropriate and less growth-inducing than the adopted Circulation Plan, based on current land use and traffic projections. The Project Applicant has filed a GPA to the RCP to allow this change. With approval of the GPA, the Project would be consistent with the new amended condition.</p>	<p>Yes, With GPA Approval</p>
<p>53. <i>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 the Department of Public Works a lien on the property to be rezoned.</i></p>	<p>The Proposed Project would meet the intent of this condition by directly constructing improvements to several substandard crossings along the off-site segments of Ash Street, Montecito Way, and Montecito Road to be widened by the Project. The total cost of the improvements would be applied to the amount of the requested lien and any short-fall would be contributed in accordance with the ordinance.</p>	<p>Yes</p>

TABLE 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Public Works Conditions (cont.)</p> <p>54. <i>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.)</i></p>	<p>The Project Applicant would construct the required improvements to the intersections of Ash Street/Pine Street (SR 78), Main Street (SR 67)/Pine Street, Montecito Road/Montecito Way, Montecito Road/Main Street, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road to mitigate Project traffic impacts. The intersection of SA 603/SR 78 would be eliminated by approval of the proposed GPA to the RCP to remove SA 603 between Pine Street and Rangeland Road from the Circulation Element. This intersection would be replaced by SA 330 (Ash Street)/SR 78 (Pine Street), which the Project proposes to improve. The Project Applicant has also agreed to participate in their fair share of the costs associated with improvements to Pine Street/Olive Street to which the Project would contribute a cumulatively significant impacts, provided such improvements have not been made prior to the commencement of Project construction and are still deemed necessary by the County and the community of Ramona. Caltrans has a pending project to signalize and provide left-turn pockets at the Pine Street/Olive Street intersection. No significant Project impacts were assessed at the intersection of Haverford Road with SR 78, and therefore the Project cannot be required to provide for mitigation at this intersection. The total Project contribution to intersection improvements in the area will substantially exceed the amount referenced in this condition.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Community Character Element of the Ramona Community Plan		
<p>Policies</p> <p>1. <i>Mature trees should be conserved wherever possible in all public and private development projects.</i></p>	<p>As discussed above in Condition 34 of the Montecito Ranch SPA Section of the RCP, the Proposed Project would preserve all of the oak woodlands in the northern portion of the SPA site in dedicated open space (REC 2008b). In addition to the oaks, one stand of mature eucalyptus trees, located in the south central portion of the SPA would be preserved within dedicated open space. Where prominent mature trees that substantially contribute to the visual environment are lost due to proposed off-site road widening (e.g. along Ash Street and Montecito Way), such trees would be replaced in sufficient size and quantity to mitigate potential visual impacts (see Subchapter 3.5, Aesthetics). Impacts to trees comprising sensitive vegetation communities would be mitigated accordingly (via biology mitigation measures). The Proposed Project would be consistent with this policy.</p>	<p>Yes, With Project Mitigation</p>
<p>3. <i>Site design should include appropriate street tree planting as an element of landscaping requirements.</i></p>	<p>The landscape design guidelines within the proposed Montecito Ranch MUP require provision of street trees along all Project roadways. Street trees would consist of a variety of native and non-native species, to be visually compatible with the existing rural community character. Therefore, the Proposed Project would be consistent with this policy.</p>	<p>Yes</p>
<p>4. <i>Drainage and sidewalk design shall be appropriate to a rural community, recognizing existing road edge patterns and accommodating existing street landscaping.</i></p>	<p>Site runoff would be directed into existing, natural drainage courses, to the extent possible. In areas where this is not possible, drainage would be directed to underground conveyances and detention basins. All internal streets would be constructed with curbs and gutters, which is consistent with existing conditions along Ash Street. Sidewalks would only be provided along the south side of Montecito Ranch Road. Sidewalks would be five-foot-wide and would integrate with the proposed streetscape treatments, including street trees, landscaped median and parkways. Streetscapes would reinforce a rural character within the SPA community by incorporating features such as informal street tree groupings, meandering sidewalks, decomposed granite trails, landscape parkways featuring native and/or drought-tolerant species, and split-rail fencing. Off-site roadway widening would be finished with curbs and gutters at the roadway edge. Existing drainage</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Community Character Element of the Ramona Community Plan		
Policies (cont.)	facilities would be extended with similar types of facilities, although the road grades may be raised above the floodplain to correct existing flood problems. The proposed SPA development and off-site roadway improvements would be consistent with this policy.	
6. <i>Provide for lot sizes that will permit residents to keep leisure and market animals on their property.</i>	Refer to General Condition 6 under the Montecito Ranch SPA Section of the RCP. As described with respect to this condition, the Project would allow the keeping of leisure animals, such as dogs and cats, on all lots, as well as horse keeping on Lots 1 through 30.	Yes
7. <i>The County will consider the impact of proposed development on adjacent historic structures and propose mitigations where necessary.</i>	Refer to Conservation/Environmental Condition 37 under the Montecito Ranch SPA Section of the RCP.	Yes
11. <i>Site design shall minimize the destruction of existing trees, both native and non-native.</i>	As discussed above in Condition 34 of the Montecito Ranch SPA Section of the RCP, the Proposed Project would preserve all of the oak woodlands in the northern portion of the SPA site in dedicated open space (REC 2008b). A mature stand of eucalyptus trees in the south central portion of the SPA also would be preserved. In addition, the Project landscape plan proposes to plant several species of deciduous and evergreen trees throughout the Project site. The proposed roadway improvements would avoid impacts to existing mature trees where feasible, while still maintaining the road design capacity and speeds. Where tree removal cannot be avoided, removed trees would be replaced in sufficient sizes and quantities to mitigate the visual impact, as addressed in Subchapter 3.5, Aesthetics. The Proposed Project would be consistent with this policy.	Yes, With Project Mitigation

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Community Character Element of the Ramona Community Plan		
<p>Policies (cont.)</p> <p>12. <i>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.</i></p>	<p>Improvements along Montecito Road would require widening of the Montecito Road Bridge over Santa Maria Creek. This activity would impact 0.24 acre of riparian woodland, which would be mitigated at a 3:1 ratio within a pre-approved mitigation bank or property acceptable to the County Director of DPLU. The widening of the bridge over the floodway would help to preserve the natural condition of the floodway in this location. Feasible alternatives (e.g., locating a new crossing) would be more environmentally damaging, would result in removal of additional riparian vegetation, and could possibly result in the removal of residences.</p>	<p>Yes, With Project Mitigation</p>
<p>13. <i>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.</i></p>	<p>Improvements to Montecito Road would include widening of the Montecito Road Bridge, which crosses Santa Maria Creek. The creek bed affected by construction of the bridge abutment would be revegetated with native species. The widening of the bridge over the floodway would help to preserve the natural condition of the floodway in this location. Feasible alternatives (e.g., locating a new crossing) would be more environmentally damaging, would result in removal of additional riparian vegetation, and could possibly result in the removal of residences.</p>	<p>Yes, With Project Mitigation</p>
<p>14. <i>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.</i></p>	<p>No proposed structures would be located within 100-year floodplains. The proposed improvements to Montecito Road Bridge over a 100-year floodway would not include concrete channelization nor concrete bank protection of the floodways.</p>	<p>Yes</p>

TABLE 6 (CONT.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Community Character Element of the Ramona Community Plan (cont.)		
Policies (cont.)		
15. <i>Only natural materials shall be used for bank protection, including but not limited to, rocks or gabions.</i>	Bank protection for the proposed widening of Montecito Road Bridge would be constructed of natural materials.	Yes
16. <i>Subdivisions proposing rural residential lots shall be designed consistent with the topography of the site.</i>	The Proposed Project has been designed to place residential lots on the level and gently sloping portions of the site, thus folding into or respecting the existing topography and natural landforms. All residential lots would have an average slope of less than 25 percent.	Yes
17. <i>Grading shall be minimized. Streets, walkways, buildings, retaining walls, and other improvements should not modify the natural landforms.</i>	Refer to Conservation/Environmental Condition 33 under the Montecito Ranch SPA Section of the RCP.	Yes, With Project Mitigation
18. <i>Open space easements shall be placed on all significant stands of oaks and steep slopes.</i>	Refer to Conservation/Environmental Condition 34 under the Montecito Ranch SPA Section of the RCP.	Yes
19. <i>Whenever possible, developments shall utilize dual water systems for the purpose of using reclaimed water for irrigation.</i>	Refer to Condition 39 of the Montecito Ranch SPA section of the RCP, above.	Yes

TABLE 6 (CONT.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Community Character Element of the Ramona Community Plan (cont.)		
<p>Policies (cont.)</p> <p>22. <i>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.</i></p>	<p>Under this condition, the minimum lot size for clustered development in the SPA would be 1.5 acres. The Proposed Project has a minimum lot size of 0.5 acres. As stated above, the Project Applicant has applied for a GPA to the RCP to allow minimum lot sizes of approximately 0.5 acre (20,000 s.f. minimum); the Project would therefore be consistent with the amended policy.</p>	<p>Yes, With GPA Approval</p>
<p>Residential Policies</p> <p>1. <i>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.</i></p>	<p>The Montecito Ranch SPA is located in a rural setting where noise levels are relatively low. The Proposed Project consists of a residential development consolidated in the northern and eastern portions of the site. Montecito Ranch Road would be the most heavily traveled Project roadway on site. The noise study for the Project (Urban Crossroads 2008) concluded that on-site noise levels generated by vehicular traffic along Montecito Ranch Road could significantly impact on-site residences located within approximately 500 feet from the centerline of the roadway (an estimated 88 homes). Noise impacts to on-site residences would be reduced to less than significant levels through creation of a noise protection easement to a distance of approximately 500 feet from the roadway centerline. Refer to Subchapter 3.3, Noise, for a detailed discussion. The Project is well outside the influence area (55 dB[A] CNEL contour) for the Ramona Airport. Extrapolation of the currently adopted airport contours shows that on-site noise levels are less than 55 dB(A) CNEL. Therefore, noise produced by the aircraft operations would not significantly impact the proposed homes and would not require mitigation.</p>	<p>Yes, With Project Mitigation</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Land Use Element of the Ramona Community Plan (cont.)		
<p>Residential Policies (cont.)</p> <p>2. <i>The majority of residential lots in the Planning Area shall be of a size sufficient to accommodate the keeping of large animals.</i></p>	<p>Refer to General Condition 6 under the Montecito Ranch SPA Section of the RCP.</p>	<p>Yes, With Specific Plan Approval</p>
<p>3. <i>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.</i></p>	<p>The proposed on-site residential development would include lots ranging from approximately 0.5 acre (20,000 s.f. minimum) to 1.8 acres in size. The Project Applicant has filed an application for a GPA to the RCP to reduce the minimum lot size from 2 acres to approximately 0.5 acre (20,000 s.f. minimum) to reduce the overall development area and provide large contiguous open space areas. The Proposed Project, however, would maintain rural character while consolidating all lots in the northern and eastern portions of the site. Existing homes in the immediate vicinity of the Project site, located to the north, east, and south, are situated on approximately one- to six-acre lots. Although lot sizes on the Project site would be smaller than those of surrounding existing and planned residences, dedicated open space areas would surround the homes, and the overall density would be consistent with existing and planned residential development in the vicinity. Lots 1 through 30 would be permitted to keep horses, which would reflect a rural lifestyle. Equestrian/pedestrian trails would be provided within open space areas and along Project roadways. Street trees would consist of a variety of native and non-native species, and would be spaced informally to define and reinforce a rural community character. In addition, the proposed MUP contains comprehensive design guidelines and development standards intended to create and reinforce a rural community character within the SPA.</p>	<p>Yes, With GPA Approval</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Land Use Element of the Ramona Community Plan (cont.)		
4. <i>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.</i>	Refer to Conservation/Environmental Condition 33 under the Montecito Ranch SPA Section of the RCP.	Yes
5. <i>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.</i>	Refer to Residential Condition 16 under the Montecito Ranch SPA Section of the RCP.	Yes, With Project Mitigation
6. <i>County Road Standards in new subdivisions shall conform to the standards in the Ramona Design Review Manual to be prepared.</i>	The Ramona Design Review Manual does not contain any roadway standards (other than for scenic roads). All roads constructed in conjunction with the Proposed Project would be in accordance with County rural road standards. Primary site access would be provided via the proposed Montecito Ranch Road, which would extend from Montecito Way to Ash Street. Montecito Ranch Road would be a two-lane roadway within a 118-foot-wide right-of-way in the eastern portion of the SPA (where residential development would be located) and would transition to an 80-foot-wide right-of-way within the dedicated open space area. Proposed local neighborhood streets would be two lanes with a 36- to 40-foot pavement width within a 56- to 60-foot-wide right-of-way.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Land Use Element of the Ramona Community Plan (cont.)		
<p>7. <i>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.</i></p>	<p>Refer to Conservation/Environmental Condition 33 under the Montecito Ranch SPA Section of the RCP. The Project would include the dedication of 573.8 acres of open space under Wastewater Management Option 1 (549.1 acres under Option 2). Under the condition of the net minimum lot size shall be not less than 75 percent of the minimum lot size specified in the zone, the minimum lot size for clustered development in the SPA would be 1.5 acres. The Project would include minimum-sized lots of 0.5 acre, however. As stated above, the Project Applicant has applied for a GPA to the RCP to allow minimum lot sizes of approximately 0.5 acre (20,000 s.f. minimum). The Project would be consistent with this amended condition.</p>	<p>Yes, With GPA Approval</p>
<p>8. <i>Proposed residential area shall be buffered from incompatible activities which create heavy traffic, noise, odors, dust and unsightly views.</i></p>	<p>Noise walls up to six feet in height would be located to the north of Montecito Ranch Road within the residential lots adjacent to the road. The noise walls would serve as a noise barrier between traffic along Montecito Ranch Road and adjacent residences. Proposed residences would not be bothered by heavy traffic. The combination of a small WRF, under Wastewater Management Option 2, use of odor-control technology, a low density pattern, and generally favorable meteorology would render possible odor emissions much less noticeable than those from existing animal ranching operations in the Project vicinity. Possible stagnation of wastewater in the wet well of the pump station would be avoided by pumping out several times per hour, and the availability of two redundant pumps and an emergency generator. No dust-generating activities would occur following construction. Refer to Section 1.1.2, Project’s Component Parts, Subchapter 2.2, Air Quality, and Subchapter 3.3, Noise, for more details.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the Ramona Community Plan		
<p>Policies</p> <p>2. <i>Develop a transportation plan that is compatible with the rural character of the Planning Area.</i></p>	<p>The proposed circulation plan includes construction of an on-site roadway network to provide efficient circulation within the proposed development while maintaining a rural character. All roads constructed in conjunction with the Proposed Project would be in accordance with County rural road standards. Primary site access would be provided via the proposed Montecito Ranch Road, which would extend from Montecito Way to Ash Street. Montecito Ranch Road would be a two-lane roadway within a 118-foot-wide right-of-way in the eastern portion of the SPA (where residential development would be located) and transitions to an 80-foot-wide right-of-way within the dedicated open space area. Proposed local neighborhood streets would be two lanes with a 36- to 40-foot pavement width within a 56- to 60-foot-wide right-of-way. On-site roadways would be enhanced with an informal landscape concept to reinforce the area’s rural character.</p> <p>The Montecito Ranch circulation plan also includes construction of off-site improvements to several surrounding street segments and intersections, including segments of Ash Street, Montecito Way, and Montecito Road, and the intersections of Pine Street/Ash Street, Main Street/Pine Street, Montecito Road/Montecito Way, Montecito Road/Main Street, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road . Proposed improvements to area intersections would entail road widening, restriping, and/or signalization to accommodate Project traffic and reduce congestion. It is assumed that required improvements to the Pine Street/Olive Street intersection will be implemented by Caltrans prior to Project construction. If not, then these improvements also may be implemented by the Proposed Project, subject to a fair-share reimbursement by others.</p>	<p>Yes, With Project Mitigation</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the Ramona Community Plan (cont.)		
<p>Policies (cont.)</p> <p>2. (cont.)</p>	<p>The overall design and character of the improved roadways would not substantially change since no additional lanes (with the exception of added turn lanes at some intersections), sidewalks, medians, or landscaped parkways are proposed. The amount of traffic along Ash Street and Montecito Way would increase in the long-term, which may adversely impact the community character along these roadway segments. Refer to Section 3.1.3 above, Appendix B, and Subchapter 2.1, Transportation/Circulation, for additional detail of these proposed off-site roadway improvements.</p> <p>Montecito Way retains the rural agricultural character that existed in the Santa Maria Valley in the last century. The segment of Ash Street that would be improved as part of the Proposed Project is mostly developed with modern ranch style homes. Because the existing character of the roadway would not substantially change, the Project would not result in a potentially significant impact on the community character of the rural residential neighborhoods along Montecito Way and Ash Street. The rural nature of these roadway segments, therefore, would largely be preserved. Although the Project would adversely affect the rural community character along Montecito Way and the segment of Ash Street proposed for improvement, impacts would be less than significant.</p>	
<p>4. <i>Plan and design roads so that neighborhoods are not bisected by major traffic arteries.</i></p>	<p>The Proposed Project would improve existing roadways (i.e., Ash Street, Montecito Way, and Montecito Road), which would not result in any new division of existing neighborhoods. In addition, the Project would construct Montecito Ranch Road as the “major traffic artery” serving the proposed development. Montecito Ranch Road would not bisect the Project neighborhoods, because all of the residential development would be on the north side of Montecito Ranch Road.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the Ramona Community Plan (cont.)		
<p>Policies (cont.)</p> <p>5. <i>Ensure that road design follows the natural contours, thereby minimizing any impact upon the aesthetic and environmental character of the Planning Area.</i></p>	<p>On-site Project roadways generally would be located in the gently sloping and topographically level portions of the Montecito Ranch SPA. Construction of Montecito Ranch Road would encroach into steeper hillsides at approximately four locations in an effort to preserve sensitive biological resources. Manufactured cut slopes, however, would be contour graded (if over 15 feet in height) and hydroseeded with a native seed mix to minimize visual impacts associated with these manufactured slopes. Proposed off-site roadway improvements occurring along existing roadways would not require substantial changes to roadway grade. Any changes would occur only if necessary to maintain the safety, design capacity and design speed of these improved roads.</p> <p>The proposed off-site water tank would be located on a local hilltop (approximately 1,800 feet AMSL), and the associated access road would cut into steep hillsides. These cut slopes would substantially contrast with the surrounding topography, and would disrupt existing visual continuity. The resulting visual effects are discussed in Subchapter 3.5, Aesthetics, which identifies significant adverse visual impacts. Development of the water tank and access road, therefore, would be inconsistent with this condition, unless mitigated. Mitigation would include landscaping consisting of native species compatible with existing trees and vegetation cover around the proposed water storage tank and hydroseeding the cut slopes required for the water tank access road with native seed mixes compatible with existing native species.</p>	Yes, With Mitigation
<p>6. <i>Develop a road system which routes externally generated traffic through the planning area with a minimum of disruption to the community.</i></p>	<p>Proposed Project roadways have been designed to effectively move externally generated traffic through the SPA via SA 330 (i.e., Ash Street, Montecito Ranch Road, and Montecito Way) and Montecito Road. This would create a “loop road” system that would help minimize project traffic impacts to the Ramona Town Center. All Project roads would be constructed in accordance with County standards.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the Ramona Community Plan (cont.)		
9. <i>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.</i>	The Proposed Project would include a 7.8-mile long multi-purpose trail system on site designed to accommodate outdoor activities such as hiking, horseback riding, and bicycling. The proposed multi-purpose trail along Montecito Ranch Road would connect the proposed residential units to the proposed charter high school and park sites as well as to multi-purpose trails off site. These proposed trails also would link to the County Regional Trail System. In addition, the Project proposes an eight-foot-wide native soil multi-purpose trail within right-of-way on one side of Ash Street, Montecito Way, and Montecito Road.	Yes
10. <i>Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way.</i>	The Proposed Project would include an eight-foot-wide native soil multi-purpose trail within right-of-way on one side of Ash Street, Montecito Way and Montecito Road.	Yes
Ramona Circulation Element Plan	<p>The Project would include a General Plan Amendment (GPA) to the County Circulation Element. Specific changes to the Circulation Element roadway and associated bicycle networks would include:</p> <ol style="list-style-type: none"> 1. Elimination of SA 603 between Pine Street and Rangeland Road. 2. Relocation of SA 330 between Sonora Way and Montecito Road to Montecito Way. 3. Revision of the road classification on Montecito Way between Sonora Way and Montecito Road from rural collector to rural light collector. 4. Revision of the road classification on Montecito Road between Montecito Way and Main Street from rural collector to rural light collector. 5. Addition of SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Ranch Road and Ash Street). <p>With approval of the GPA, the Project would be consistent with the new amended Circulation Element.</p>	Yes, With GPA Approval

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Scenic Highways Element of the Ramona Community Plan		
<p>Policies</p> <p>1. <i>Corridors of the Scenic Highways identified on the Ramona Community Plan Scenic Highway Map will be protected from incompatible land uses.</i></p>	<p>The RCP designates SR 78 as a Scenic Highway and a Resource Conservation Area and recommends preservation of the visual integrity of this corridor. Approximately 10,000 vehicles currently pass the Project site each day on SR 78, north of Ash Street. The high number of viewers from SR 78 and its designation as a Scenic Highway makes the SR 78 viewshed, which encompasses oak woodlands and rural hillsides, the most sensitive viewpoint with respect to the Proposed Project.</p> <p>As required to meet ultimate right-of-way requirements for SR 78, the Proposed Project would include a road dedication and future slope easement of varying width along San Pasqual Valley Road (SR 78) at the northeastern boundary of the Project site. SR 78 is adjacent to the Project site and the dedication would be made along the Project site boundary. The road right-of-way along this segment of road would be 98 feet wide following the dedication by the Project. The roadway would not be improved under the Proposed Project. The Project would designate the area immediately adjacent to this roadway easement as dedicated open space. The dense oak woodlands and steeply sloping hillsides would be retained in their natural state and no development would occur within this area. In addition, the proposed residential development would occur within the topographically level and gently sloping portions of the SPA located south and west of the hills visible from SR 78. Residential lots abutting the open space would provide an overall setback from SR 78 ranging from approximately 700 feet to more than 1,500 feet. The combination of the intervening topography and the open space buffer between the proposed residential lots and SR 78 would essentially preclude any visibility of Project development from SR 78.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Noise Element of the Ramona Community Plan		
<p>Policies</p> <p>1. <i>Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.</i></p>	<p>The Montecito Ranch SPA is located in a rural setting where noise levels are relatively low. The Proposed Project consists of a residential development consolidated in the northern and eastern portions of the site. Montecito Ranch Road would be the most heavily traveled Project roadway on site. The noise study for the Project (Urban Crossroads 2008) concluded that on-site noise levels generated by vehicular traffic along Montecito Ranch Road could significantly impact on-site residences located within approximately 500 feet from the centerline of the roadway (an estimated 88 homes). Noise impacts to on-site residences would be reduced to less than significant levels through creation of a noise protection easement extending approximately 500 feet from the roadway centerline. Two off-site residences along Montecito Way would be significantly impacted by vehicular traffic noise. Mitigation, however, would serve to minimize significant noise impacts to less than significant levels. Refer to Subchapter 3.3, Noise, for a detailed discussion. It is also worth noting that the existing Circulation Element shows Cedar Street as the connection for the Northern Bypass Route around downtown Ramona. This alignment would impact more homes, with those homes generally located closer to the road than is the case along Ash Street. The Ash Street alignment was selected to minimize impacts to residential neighborhoods.</p>	<p>Yes, With Project Mitigation</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Noise Element of the Ramona Community Plan (cont.)		
<p>Policies (cont.)</p> <p>2. <i>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.</i></p> <p>3. <i>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).</i></p>	<p>The noise study for the Proposed Project concluded that on-site noise levels generated by vehicular traffic along Montecito Ranch Road could significantly impact on-site residences located within approximately 500 feet from the centerline of the roadway (an estimated 88 homes). Noise impacts to on-site residences would be reduced to less than significant levels through creation of a noise protection easement to a distance of approximately 500 feet from the roadway centerline. The Project would include the construction of noise walls along Montecito Ranch Road. The Project is well outside the influence area (55 dB(A) CNEL contour) for the Ramona Airport. Extrapolation of the currently adopted airport contours shows that on-site noise levels are less than 50 dB(A) CNEL. Therefore, noise produced by the aircraft operations would not significantly impact the Project and the Project would be consistent with this condition.</p>	<p>Yes, With Project Mitigation</p>
Conservation Element of the Ramona Community Plan		
<p>Policies</p> <p>5. <i>The County will seek to ensure access along major creek drainages for riding and hiking trails whenever possible.</i></p>	<p>The Proposed Project includes multi-purpose trails, which would link to the County Regional Trail System. No major creek drainages are within the Project site. Under the Proposed Project, the existing Montecito Road Bridge across Santa Maria Creek would be widened. The proposed widening of the bridge would not preclude future trails along this creek.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the Ramona Community Plan (cont.)		
<p>Policies (cont.)</p> <p>13. <i>Archaeological sites of significance will be protected until they can be properly studied and salvaged by qualified archaeologists.</i></p>	<p>The Archaeological Resources Review, Impact Assessment, and Preservation Plan for the Proposed Project (Heritage Resources 2008a) identifies 15 CEQA significant archaeological sites within the Montecito Ranch SPA. Four of these sites also have been determined important or potentially important under the County RPO. Development of the Proposed Project would avoid direct impacts to CEQA-significant sites, except one site that would be impacted by residential pad and road development. A data recovery excavation program guided by the archaeological preservation plan would be implemented. Archaeological data recovery mitigation would include Phase I shovel test pits, Phase II excavation, appropriate artifact analysis, special studies, report preparation, and curation measures. The remaining 14 archaeological sites would not be disturbed and would be protected by the dense native vegetation or other protective measures detailed in the archaeological preservation plan. The historic Montecito Ranch House would be preserved within an 11.9-acre historic park site, offering recreational and educational opportunities.</p> <p>One sparse lithic scatter was identified within or near the location of the proposed off-site water storage tank pad. The site does not appear to be significant under the RPO. Significance under CEQA or the RPO, however, has not yet been assessed. The site requires mapping and recordation on appropriate resource record forms before a determination of significance can be made. If the lithic scatter is determined to be CEQA- and/or RPO-significant, impacts to the site would be significant. Once the water tank pad construction plans are finalized and an accurate archaeological site map is prepared, potential impacts can be determined. RPO-significant sites will be avoided. Monitoring of off-site roadway and utility improvements would occur to avoid significant impacts to unknown resources. A data recovery program guided by the archaeological preservation plan (Heritage Resources 2008a) would be implemented as discussed above.</p>	<p>Yes, With Project Mitigation</p>
<p>15. <i>The County will encourage</i></p>	<p>As discussed above under Conservation Element Policy 13,</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the Ramona Community Plan <i>(cont.)</i>		
<i>other public agencies and private property owners to preserve archaeological and historical sites and make them available to the public selectively for education purposes.</i>	a total of 15 significant cultural resource sites has been identified within the Project site, 14 of which would be preserved in proposed dedicated open space. The Proposed Project would provide a historic park site featuring one of these sites, the historic Montecito Ranch House. A Historical Preservation Plan details the requirements that would ensure preservation and maintenance of the ranch house complex. The plan identifies measures to preserve the historic character and fabric of the complex, develop an adaptive reuse plan that supports a neighborhood resource protection and interpretive program, and use the historical structure as a community resource. The Project will provide for preparation of an application for Landmark Designation, to be submitted to the County of San Diego Historic Site Board and would provide for rehabilitation of the structure. The proximity of the proposed charter high school would further enhance educational opportunities associated with the Montecito Ranch House. Refer to the cultural resources reports in Appendix G for additional detail.	

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the Ramona Community Plan (cont.)		
<p>Policies (cont.)</p> <p>21. <i>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></p>	<p>As a Condition of Approval, the Project Applicant would prepare and submit to the County Historic Site Board an application for Landmark Designation in accordance with Ordinance 9493 (Local Register of Historical Resources adopted August 14, 2002) for the Montecito Ranch House and surrounding landscape that is described in the Historical Resources Review, Impact Assessment, and Preservation Plan for the Montecito Ranch House Complex (Heritage Resources 2008c; Appendix G). In addition, the Proposed Project would dedicate land for an 11.9-acre historic park site that would feature the historic Montecito Ranch House. The Ranch House would be dedicated to the County or cooperating group for preservation and maintenance as an interpretive center, community center, or museum.</p>	Yes
Trails Element of the Ramona Community Plan		
<p>Policy</p> <p>1. <i>Encourage the development of a system of community riding and hiking trails which will link recreational areas and integrate this system with the existing and proposed regional trails in San Diego County.</i></p>	<p>As previously stated, the Project proposes an on-site 7.8-mile multi-purpose trail system, designed to accommodate outdoor activities such as hiking, horseback riding, and bicycling. The proposed trail system includes a multi-purpose community trail connecting to existing trails off-site to the northwest, as well as a community pathway along proposed Montecito Ranch Road and community feeder trails throughout the proposed on-site residential development. The Project also would provide trails along Ash Street, Montecito Way, and Montecito Road. Trails would link to the County Regional Trail System.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<p>Agricultural Preserves and Open Space Easements</p> <p><u>Objectives of Goal II – Conservation of Resources and Natural Processes</u></p> <p>1. <i>Encourage agricultural use of lands with soils which are highly suitable for the production of food or fiber.</i></p>	<p>An Agricultural Technical Study has been prepared pursuant to this policy to evaluate potential impacts to agricultural resources and operations associated with implementation of the Proposed Project (HELIX and CIC Research 2008). This study includes evaluation of direct impacts to on-site agricultural resources/operations through the California Agricultural Land Evaluation and Site Assessment (LESA) Model, which includes assessment of factors such as soil characteristics and quality, project size, water availability and the occurrence of surrounding agricultural/protected lands. The score generated from this effort indicates that implementation of the Proposed Project would not result in significant direct impacts to on-site agricultural resources or operations. Additional analyses conducted as part of the Project Agricultural Technical Study involve assessment of direct, indirect and cumulative Project-related impacts to on- and off-site agricultural resources, including California Department of Conservation (CDC) Important Farmlands, U.S. Natural Resources Conservation Service (NRCS) Prime Farmland Soils, Williamson Act contract lands and active agricultural operations. These impacts were determined to be less than significant based on the lack of Project impacts to CDC Prime Farmland, CDC Farmland of Statewide Importance and Williamson Act contract lands; the minor extent of Project impacts to CDC Unique Farmland and active agricultural operations; the inclusion of design measures to reduce Project impacts to off-site agricultural uses (e.g., buffers, agricultural access retention, and water quality BMPs); Project consistency with local planning and zoning regulations; the fact that all on-site NRCS Prime Farmland Soils are either located within existing or preserved biological easements (and are thus unavailable for agricultural use), or are incorporated into the LESA Model evaluation described above; and the minor extent of cumulative impacts to NRCS Prime Farmland Soils relative to exposures within the cumulative study area.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<p>Agricultural Preserves and Open Space Easements (cont.)</p> <p>2. <i>Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought.</i></p> <p>3. <i>Encourage the conservation of habitats of rare or unique plants and wildlife.</i></p>	<p>The Proposed Project has been designed to avoid impacts to hillsides by locating development on the level and gently sloping areas of the site. The steep slopes, canyons, and hillsides would be dedicated as open space. The Project incorporates a clustered design to minimize the removal of native vegetation and is designed to minimize impacts to the most sensitive habitats, as discussed below. Where grading must occur, the Project would implement a Stormwater Pollution Prevention Plan during grading and construction, and a Stormwater Management Plan following Project implementation. These plans include such measures as minimizing grading and excavation activities during the rainy season to the maximum extent practicable, hydroseeding of cut slopes to prevent erosion and siltation, and installation of temporary slope down-drains and/or permanent sub-drains.</p> <p>The Proposed Project would preserve nine sensitive plant communities including southern coast live oak riparian forest, open Engelmann oak woodland, dense Engelmann oak woodland, southern riparian scrub, disturbed wetland, Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral, and non-native grasslands. The Project also would preserve 2.18 acres of eucalyptus woodland on site. These plant communities provide habitat for several sensitive plants and animals, including the coastal California gnatcatcher, San Diego horned lizard, and raptors. The on-site dedicated biological open space would include the majority of the SPA (578.8 acres [61.2 percent of site] under Wastewater Management Option 1 and 549.1 acres [58.8 percent] under Option 2).</p>	Yes
<p>Agricultural Preserves and Open Space Easements (cont.)</p> <p>4. <i>Encourage the use of natural water courses as local open spaces.</i></p>	<p>Several minor natural drainages occur throughout the Project site. The Proposed Project would impact approximately 3,500 linear feet (15 percent) of Waters of the U.S. The remaining approximately 19,215 linear feet (85 percent), as well as 0.8 acre of wetlands (100 percent), would be preserved in on-site dedicated open space. Site runoff would be directed into existing, natural drainage courses, to the extent possible. In areas where this is not possible, drainage would be directed to underground conveyances and detention basins.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
5. <i>Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcrops.</i>	Refer to Conservation/Environmental Condition 33 under the Montecito Ranch SPA Section of the RCP.	Yes
6. <i>Encourage the use of agriculture to provide visually pleasing open space and variety within an urban environment.</i>	The Project site does not contain significant agricultural resources, and implementation of the Proposed Project would not result in significant impacts to agricultural resources or operations. Project implementation would permit non-commercial uses such as small gardens and orchards within proposed residential lots. Refer to the previous discussion of Objective 1, Goal II, under Agricultural Preserves and Open Space Easements within the Open Space Element of the San Diego County General Plan for additional information.	Yes
8. <i>Encourage the use of open spaces as a separation of conflicting land uses whenever possible.</i>	The Proposed Project would include the consolidation of the residential development in the northern and eastern portions of the SPA. The parks, WRF, and charter high school sites would be clustered together in the southeastern portion of the Project site, located approximately 2,000 feet away from the proposed residences and 370 feet away from existing homes. Open space areas would be dedicated around the parks, WRF, and charter high school sites, buffering these proposed uses.	Yes
<p>Open Space Design of Private Lands</p> <p><u>Objectives of Goal I - Health and Safety</u></p> <p>1. <i>Control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.</i></p>	Approximately 16.0 percent (149.3 acres) of the Project site contains steep slopes (slopes with a gradient of 25 percent or greater). The majority of these slopes would be retained in their natural state through the dedication of open space. The Proposed Project has been designed to preserve the existing steep slopes, canyons, and major natural landforms to a substantial degree. The majority of on-site steep slopes would be preserved in dedicated open space and all 102.6 acres of on-site RPO steep slopes would be preserved.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<p>2. <i>Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.</i></p>	<p>The Proposed Project would be required to conform to erosion and stormwater requirements under NPDES through the preparation of a SWPPP. The Project Applicant would be required to submit a SWMP, in conformance with the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance/Stormwater Standards Manual. Reclaimed water produced on site by the proposed WRF tertiary treatment process would be subject to applicable treated water standards and would be used for on-site irrigation of landscaped areas, with any remaining reclaimed water being distributed over the spray field. No effluent from the WRF would be directly discharged into any on-site drainage or injected into groundwater. The Project would need to obtain a Waste Discharge Permit for the WRF from the RWQCB. This permit provides for monitoring and testing requirements at the facility, as well as for monitoring and testing of reclaimed water used for irrigation. The effluent is proposed to meet Title 22, Division 4 of the California Administrative Code for unrestricted irrigation reuse of reclaimed water. This particular facility would need to meet all requirements of the State Health Department for unrestricted reuse of the water generated at the facility.</p>	Yes
<p>Open Space Design of Private Lands (cont.) <u>Objectives of Goal I - Health and Safety (cont.)</u></p> <p>3. <i>Protect life and property by regulating use of areas subject to flooding, landslides, high fire hazard, and high earthquake potential.</i></p>	<p>No proposed buildings would be located in areas subject to flooding. There also are no known faults or landslide areas on the Project site. Fuel modification zones/limited building zones would buffer areas that abut potential flammable habitat areas. In addition, all structures would be designed and built to meet Uniform Building Code requirements to minimize earthquake damage.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<p><u>Objectives of Goal II - Conservation of Resources and Natural Processes</u></p> <p>4. <i>Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought and to protect air and water quality.</i></p> <p>5. <i>Encourage the conservation of the habitats of rare or unique plants and wildlife.</i></p>	<p>Refer to Objectives 2 and 3 of Goal II under Agricultural Preserves and Open Space Easements of the Open Space Element of the General Plan.</p>	<p>Yes</p>
<p>6. <i>Encourage the use of minor natural watercourses as local open spaces.</i></p>	<p>Refer to Objective 4 of Goal II under Agricultural Preserves and Open Space Easements of the Open Space Element of the General Plan.</p>	<p>Yes</p>
<p>7. <i>Encourage agricultural use of lands with soils which are highly suitable for production of food.</i></p>	<p>The Project site is not suitable to support viable, sustained commercial agricultural operations. Personal gardens, fruit trees and similar uses would be permitted within residential lots, however. Refer to Objective 1 of Goal II under Agricultural Preserves and Open Space Easements under Open Space Element of the San Diego County General Plan, above.</p>	<p>Yes</p>
<p>Open Space Design of Private Lands (cont.)</p> <p><u>Objectives of Goal II - Conservation of Resources and Natural Processes (cont.)</u></p> <p>8. <i>Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shorelines, canyons, bluffs mountain peaks, and major outcroppings.</i></p>	<p>Refer to Objective 5 of Goal II under Agricultural Preserves and Open Space Easements of the Open Space Element of the General Plan, above.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<p><u>Objectives of Goal III - Recreation</u></p> <p>11. <i>Encourage recreational planning as a part of all major residential development.</i></p> <p>12. <i>Encourage the acquisition of historic sites (including unique archeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.</i></p>	<p>The Proposed Project would include an 8.3-acre local park site and an 11.9-acre historic park site, which would include the historical Montecito Ranch House, for a total of 20.2 acres of parkland on site. The local park site would be developed and dedicated to the County Department of Parks and Recreation or cooperating group. The Ranch House and historic park site would be dedicated to the County or cooperating group for preservation and maintenance as an interpretive center, community center, or museum. In addition to parklands, the Project would include the dedication of 573.8 acres of open space under Wastewater Management Option 1 (549.1 acres under Option 2) that would include 3.8 miles of trails for hiking, horseback riding, and bicycling opportunities. Multi-purpose trails and bike lanes also would be provided along segments of Montecito Way, Ash Street, and Montecito Road proposed for improvement, as well as proposed Montecito Ranch Road. Refer to Subchapter 1.1, Project Description and Location, and Subchapter 3.4, Cultural Resources, for details.</p>	Yes
<p><u>Objectives of Goal IV - Distinguish and Separate Communities</u></p> <p>14. <i>Encourage sound environmental planning practices in all developments.</i></p>	<p>Refer to Conservation/Environmental Condition 33 under the Montecito Ranch SPA Section of the RCP. The Project is required to complete a Specific Plan, General Plan Amendment, Major Use Permit and EIR, and the requirements and processes for these documents incorporate current environmental planning practices.</p>	Yes
<p>15. <i>Encourage the use of open space to separate conflicting land uses whenever possible.</i></p> <p>16. <i>Encourage an intermingling of open spaces as an integral part of all major residential development so as to preserve an atmosphere of openness at</i></p>	<p>Refer to Objective 8 of Goal II under Agricultural Preserves and Open Space Easements under Open Space Element of the San Diego County General Plan, above.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<i>the neighborhood scale.</i>		
17. Encourage development that is designed so as to include riding, hiking and bicycle trails.	The Proposed Project would include the dedication of 573.8 acres of open space under Wastewater Management Option 1 (549.1 acres under Option 2) that would include 3.8 miles of trails for hiking, horseback riding, and bicycling opportunities. Approximately 2.3 miles of multi-purpose trails and bike lanes also would be provided along Montecito Ranch Road and segments of Montecito Road, Montecito Way, and Ash Street proposed for improvement. The multi-purpose trails would link the residential areas with the proposed local park, historic park, and charter high school sites.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p>I. Overall Goals</p> <p>It is the goal of the Regional Land Use Element that:</p> <p>1.2 <i>Growth be phased with facilities.</i></p>	<p>The proposed Project addresses the availability of existing facilities to serve the Project and provides for new facilities where necessary to ensure adequate facilities would be in place as needed to serve the Project. All proposed public facilities to be built by the Proposed Project (e.g., WRF [under Wastewater Management Option 2], local park, roadways) would be phased to occur roughly at the time of need.</p>	Yes
<p>1.3 <i>Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.</i></p>	<p>All dwelling units would be similar in size and cost. The Proposed Project would provide a wide range of market rate parcels, ranging from 0.5 to 1.8 acres in size. Home prices within the development would vary generally based on the size, for development with single-family houses. It is also expected that some of the residents of the proposed 417 dwelling units would be moving “up” to newer homes; thus making available a corresponding amount of existing housing in the community. Guest houses also would be permitted, which could provide an affordable housing option for certain population segments, such as the elderly. The Project, therefore, would cumulatively contribute to the provision of affordable and balanced housing opportunities in the Ramona community.</p>	Yes
<p>2. Land Use Goals</p> <p>2.3 <i>Retain the rural character of non-urban lands.</i></p> <p>2.3 (cont.)</p>	<p>The proposed on-site residential development would develop 417 single-family homes, as permitted by the RCP, on lots ranging from approximately 0.5 acre (20,000 s.f. minimum) to 1.8 acres in size. By generally clustering the proposed development in the central and eastern areas of the Project site, a 573.8-acre open space area would be created around the homes under Wastewater Management Option 1 (549.1 acres under Option 2), buffering them from other surrounding development and fostering a rural atmosphere. Street trees in the proposed development would consist of a variety of native and non-native species, and would be spaced informally to define and reinforce a rural community character. In addition, the proposed MUP contains comprehensive design guidelines and development standards intended to create and reinforce a rural community character within the SPA. Refer to the Community Character and Division Impacts section in the</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
	text portion of this subchapter.	
2.4 <i>Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.</i>	Refer to Objective 8 of Goal II under Agricultural Preserves and Open Space Easements of Open Space Element of the San Diego County General Plan, above.	Yes
2.6 <i>Ensure preservation of contiguous regionally significant open space corridors.</i>	The RCP allows for development of up to 417 homes and the clustering of the homes in the relatively low lying areas of the site, which would preserve large contiguous blocks of open space (573.8 acres total under Wastewater Management Option 1 [549.1 acres under Option 2]). The Proposed Project has been designed to minimize habitat fragmentation and provide a large contiguous blocks of open space that would continue to function as wildlife corridors. The majority of impacts would be focused in the eastern portion of the site abutting existing rural residential development. The Project has been designed to provide the maximum contiguous area of open space, including sensitive habitats such as grasslands, shrublands, and woodlands. This contiguous area would be included within the Ramona Grasslands assemblage. The Project site’s ability to serve as a regional corridor in the eastern portion of the site is limited by the amount of development to the north, east, and south. Therefore, the habitat linkages to the northwest and west may be the most important for the regional movement of wildlife species. This corridor connects to the San Pasqual River Valley, which is known to be a high value wildlife area. The proposed residential development area and Montecito Ranch Road would be located east and south of regional wildlife corridors.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p>3. Environmental Goals</p> <p><i>3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.</i></p>	<p>Refer to Policy 13 under the Conservation Element of the RCP and Objectives 2 and 3 of Goal II under Agricultural Preserves and Open Space Easements of the Open Space Element, above.</p>	Yes
<p><i>3.2 Promote the conservation of water and energy resources.</i></p>	<p>Under Wastewater Management Options 1 and 2, the proposed landscape concept includes drought-tolerant and native species to reduce water consumption for irrigation, which also would reduce energy use. In addition, some slope and street planting areas may initially utilize temporary irrigation systems to establish plant growth, but these systems would be removed or turned off when plant growth is established, further reducing water needs for irrigation. The generation and use of reclaimed water on site also would improve the energy efficiency of the Project. Proposed homes would include energy-efficient construction and appliances per the Uniform Building Code. Energy-saving methods are included in Subchapter 2.2, Air Quality.</p> <p>Under Wastewater Management Option 2, the proposed WRF also would produce reclaimed water from Project wastewater that would be used to irrigate on-site landscaping. Reclaimed water would be used on site to offset the need for potable water for irrigation of public landscaped areas. Approximately 50 acres of landscaped areas on site, including manufactured slopes, streetscapes, parks, future school landscaping, and screening plantings for the WRF, could be irrigated with reclaimed water. Any remaining reclaimed water would be distributed over the proposed 16.9-acre spray field.</p>	Yes
<p><i>3.3 Achieve and maintain mandated air and water quality standards.</i></p>	<p>The Proposed Project would temporarily (during construction only) result in exceedance of PM₁₀ and VOC thresholds. These temporary air impacts would not interfere with the long-term achievement of air quality standards. The Project is consistent with the applicable regional plans for air quality, including the Regional Air Quality Strategy (RAQS) and the State Implementation</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
3.3 (cont.)	<p>Plan (SIP), which were based upon San Diego Association of Governments (SANDAG) Series 8 growth forecasts. The Series 8 growth forecasts were based upon general plans, including the County of San Diego General Plan. The proposed project includes 417 single-family residences in an overall area of 935.2 acres, with lot sizes between approximately 0.5 acre (20,000 square feet minimum) and 1.7 acres. Current planning documents for the project site (including the County General Plan and RCP) would allow up to 417 single-family homes on the Project site. Because the proposed number of residential units is within the maximum number of units designated for the site in the applicable County planning documents, the Project would be in conformance with local and regional population, housing, and traffic generation assumptions, and would not conflict or obstruct the implementation of the San Diego RAQS or SIP.</p> <p>A Project-specific SWMP has been prepared that includes a list of BMPs to address potential water quality impacts associated with short-term construction activities and long-term use. A SWPPP would be prepared pursuant to applicable NPDES and County requirements by the Project Applicant and incorporated into the Project design prior to Project construction. Refer to Section 4.1.1, Hydrology/Water Quality, for details. Reclaimed water produced on-site by the proposed WRF tertiary treatment process under Wastewater Management Option 2 would be subject to applicable treated water standards and would be used for on-site irrigation of landscaped areas, with any remaining reclaimed water being distributed over the spray field. No effluent from the WRF would be directly discharged into any on-site drainage or injected into groundwater. The Project would need to obtain a Waste Discharge Permit for the WRF from the RWQCB. This permit provides for monitoring and testing requirements at the facility, as well as for monitoring and testing of reclaimed water used for irrigation. The effluent is proposed to meet Title 22, Division 4 of the California Administrative Code for unrestricted irrigation reuse of reclaimed water. This particular facility would need to meet all requirements of the State Health Department for unrestricted reuse of the water generated at the facility.</p>	

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p>4. Capitol Facilities Goals</p> <p>4.1 <i>Assure efficient, economical, and timely provision of facilities and services for water, sewer, fire protection, schools, and roads to accommodate anticipated development.</i></p> <p>4.2 <i>Assure that facilities and services provided by all agencies are coordinated in their timing, location, and level of service.</i></p>	<p>The planning and design of the Proposed Project has involved the early cooperation and coordination of the required providers of public services and utilities. The final approval of all proposed discretionary actions and permits for on-site improvements, as well as the proposed off-site roadway improvements, would all be predicated on the assurance of efficient, economical, and timely provision of required public services and utilities. Section 1.1.2 of the EIR addresses facility phasing requirements for the Project. Refer to Goal 1.1 of Regional Land Use Element of the San Diego County General Plan, above.</p>	Yes
<p>6. Housing and Social Goals</p> <p>6.1 <i>Encourage the development of communities that are accessible to a mix of residents' representative of the full ranges of age, income, and ethnic groups in the region.</i></p>	<p>Approval of the Proposed Project by the Board of Supervisors would serve to implement the goal of supporting private sector residential construction. Implementation of the Proposed Project would meet anticipated housing needs in the unincorporated area. The affirmative fair housing action plan required of all new housing projects would ensure that the residential development is made available to all people regardless of age, race, or ethnic origins and complies with the goal of encouraging accessible housing. Although the Project would not provide subsidized, affordable housing, it is expected that some of the residents of the proposed 417 dwelling units would be moving “up” to larger homes; thus making available a corresponding amount of smaller existing housing in the community. The Project also would provide a range of lot sizes, from 0.5 to 1.8 acres. The Project, therefore, would cumulatively contribute to the provision of affordable and balanced housing opportunities in the Ramona community.</p>	Yes
<p>6.3 <i>Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.</i></p>	<p>The Proposed Project would provide an additional 417 housing units in the unincorporated community of Ramona, which would help to accommodate projected growth for this area. The proposed number of units (417) is consistent with the number of units identified in the RCP for the Montecito Ranch SPA, and adopted by the County Board of Supervisors.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p>Policy 1 - Regional Categories <u>Policy 1.3 - Estate Development Area (EDA)</u></p> <p><i>The EDA combines agricultural and low density residential uses (parcel sizes of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.</i></p> <p>-- Where authorized, parcel sizes of two to twenty acres or larger will be permitted depending on the slope criteria in the underlying community or subregional plan land use designations.</p> <p>-- Clustering will be permitted in any land use designation found compatible with the Estate Development Category.</p>	<p>The Project site is located within the EDA regional category. Clustered residential development is permitted in any land use designation found compatible with the EDA regional category. Although the General Plan indicates that the location and extent of a clustered development may be limited by conditions stated in the community or subregional plan text, residential development is specifically permitted within the proposed Montecito Ranch Specific Plan. Section 1.3 of the Regional Land Use Element of the General Plan also includes specific development standards that place limitation on clustered residential projects, but these do not apply to projects within the (21) Specific Planning Area land use designation that exceed 500 acres. The Project site is approximately 935 acres; therefore, the clustered development standards would not apply.</p> <p>The Proposed Project would be consistent with the (21) Specific Planning Area (.5) designation and the regional EDA land use designation with respect to the overall allowable residential density for the Project site. The EDA discussion defers to the RCP with respect to minimum lot size. Lot sizes under the Project would range from approximately 0.5 acre (20,000 s.f. minimum) to 1.8 acres, which is less than the required 2-acre minimum. The Project Applicant has applied for an amendment to the General Plan to allow minimum lot sizes of approximately 0.5 acre (20,000 s.f. minimum); with approval of the amendment, the Project would be consistent with the amended minimum lot size requirements.</p>	Yes, With GPA Approval
<p>Policy 2 – Land Use Designations and Use Regulations <u>Policy 2.1 - Urban Residential Designations</u></p> <p><i>(1) Residential</i></p> <p><i>This designation provides for low-density residential and minor agricultural uses. Parcel sizes of one, two or four acres (gross) are</i></p>	<p>A portion of Montecito Way is within the (1) Residential land use designation. This segment of Montecito Way currently has a 40-foot-wide right-of-way and is paved to a width of 24 feet. The Proposed Project would increase pavement width to 40 feet within a 60-foot-wide right-of-way. Improvements on this roadway would not conflict with the (1) Residential designation. A large area adjacent to Montecito Road and Kalbaugh Street is designated (1) Residential. That area has been built out and improvements to the roadway and installation of a sewer line within existing roadways would neither significantly affect existing development nor conflict with</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<i>required depending on the slope criteria within each lot.</i>	this designation.	
<p><u>Policy 2.3 - Industrial Designations (cont.)</u></p> <p><i>(5) Residential</i></p> <p><i>This designation provides for a density of 4.3 dwelling units per gross acre.</i></p>	A small area adjacent to Montecito Road is designated (5) Residential. That area has been built out and improvements to the roadway would not significantly affect existing development nor conflict with this designation.	Yes
<p><u>Policy 2.2 – Commercial Designations</u></p> <p><i>(13) General Commercial</i></p> <p><i>This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under special circumstances.</i></p>	The Montecito Road widening alignment would be adjacent to land that is designated (13) General Commercial. The intersection of Pine Street/Main Street also is within this land use designation. Proposed improvements would not conflict with this designation.	Yes
<p><u>Policy 2.3 - Industrial Designations</u></p> <p><i>(16) General Impact Industrial</i></p> <p><i>This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes.</i></p>	An area west of Montecito Way is designated (16) General Impact Industrial. The Proposed Project would increase pavement width to 40 feet within a 60-foot-wide right-of-way. A portion of the Montecito Road widening alignment also would cross over the corner of a parcel that is designated (16) General Impact Industrial. This area currently is used as a eucalyptus farm. These proposed roadway improvements would not conflict with the existing designation. In addition, the Project would construct a water booster pump station on a 10,000 s.f. lot in the northwestern corner of the intersection of Montecito Road/Montecito Way. This pump station would not conflict with the existing designation of (16) General Impact industrial.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p><u>Policy 2.4 - Non-urban Residential Designations</u> <i>(17) Estate Residential</i> <i>This designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres (gross) or larger are required depending on the slope criteria within each lot.</i></p>	<p>An area south of Ash Street and adjacent to a portion of the Project site is designated (17) Estate Residential. The Proposed Project would increase pavement width to 40 feet within a 60-foot-wide right-of-way. Improvements on this roadway would not conflict with the (17) Estate Residential designation.</p>	<p>Yes</p>
<p><u>Policy 2 – Land Use Designations and Use Regulations (cont.)</u> <i>(18) Multiple Rural Use</i> <i>This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. The Multiple Rural Use Designation is typically, but not necessarily exclusively, applied in remote areas to broad expanses of rural land with overall low population density and with an absence of most public services. Minimum allowable parcel sizes are based on slope criteria. Other than a single-family home on an existing lot, it is not intended that any development occur unless the</i></p> <p>Policy 2 – Land Use Designations and Use</p>	<p>A seven-acre triangular area along the northwestern portion of the Project site. This area would be included in dedicated open space under the Proposed Project, which would not conflict with the existing land use designation.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p>Regulations (cont.)</p> <p>(18) <i>Multiple Rural Use (cont.)</i></p> <p><i>proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.</i></p>		
<p><u>Policy 2.5 - Agricultural Designations</u></p> <p>(19) <i>Intensive Agriculture</i></p> <p><i>This designation promotes a variety of agricultural uses including minor commercial, industrial and public facility uses appropriate to agricultural operations or supportive of the agricultural population. This designation permits two, four and eight acre parcels.</i></p>	<p>An area on either side of Ash Street is designated (19) Intensive Agriculture. The Proposed Project would increase pavement width to 40 feet within a 60-foot-wide right-of-way on Ash Street. Proposed roadway improvements would not conflict with the (19) Intensive Agriculture designation.</p>	Yes
<p><u>Policy 2.6 - Special Purpose Designations</u></p> <p>(21) <i>Specific Plan Area</i></p> <p><i>This designation is used where a specific plan has been adopted or must be adopted prior to development. The overall density permitted in a Specific Planning Area shall be designated on the community or subregional plan map.</i></p>	<p>The entire Project site is designated (21) Specific Plan Area, except for approximately nine acres along the northwest and north property boundaries, which are designated (18) Multiple Rural Use.</p> <p>The Proposed Project would include the preparation of a Specific Plan, which would need approval by the County before Project implementation. Therefore, the Project would be consistent with the designation of a Specific Plan Area.</p>	Yes
<p>Policy 2 – Land Use Designations and Use Regulations (cont.)</p>	<p>Land designated as (22) Public/Semi-Public Lands is adjacent to Montecito Road improvement alignment. The</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p>(22) <i>Public/Semi-Public Lands</i> This designation indicates lands generally owned by public agencies. This designations includes military bases; Indian Reservations; cemeteries; solid waste facilities; institutions, public parks including regional parks; County airports; and other public and semi-public ownership.</p>	<p>improvement of this roadway would not conflict with the (22) Public/Semi-Public designation.</p>	
<p>(26) <i>Visitor-serving Commercial</i> This designation provides areas reserved for commercial recreation and visitor-serving uses catering primarily to tourists and vacationers. It is, therefore, designed to provide a limited range of goods and services such as transient lodging, entertainment and certain types of retail sales. Family residential uses are permitted only as a secondary use in conjunction with visitor commercial use types as the primary use.</p>	<p>The segment of Montecito Road that is proposed for improvement traverses land that is designated as (26) Visitor-serving Commercial. Improvements would not conflict with this land use designation.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the San Diego County General Plan		
<p>Chapter I - Road Network</p> <p><i>This chapter does not contain any goals or policies, but explains, among other issues, the system of classifying the road network.</i></p>	<p>Refer to “Ramona Circulation Element Plan” under the Circulation Element of the RCP.</p>	<p>Yes, With GPA Approval</p>
<p>Goals - Bicycle Network</p> <ol style="list-style-type: none"> 1. <i>Provide for the safe and convenient use of bicycles throughout San Diego County as a viable alternative to the automobile as a form of transportation.</i> 4. <i>Utilize public property, such as utility and drainage easements, parks and lightly traveled roads, whenever possible, for construction of bikeways.</i> 5. <i>Provide continuous bikeways, affording safe and convenient community wide accessibility while preserving the natural environment to the greatest extent practical.</i> <p>Policies - Bicycle Network</p> <ol style="list-style-type: none"> 4. <i>Connect cultural facilities, recreation areas, commercial areas, and educational facilities by bikeways.</i> 5. <i>Separate bicycles and automobiles whenever it is economically and physically possible to do so with either a bike lane or bike path.</i> 6. <i>Design bikeways as an integrated part of all subdivisions and planned residential developments with connections to the bicycle network.</i> 	<p>Refer to “Ramona Circulation Element Plan” under the Circulation Element of the RCP for the proposed changes to the RCP Circulation Element bicycle network.</p> <p>The Proposed Project is consistent with the goals of the Bicycle Network section of the Circulation Element in that the Project would include six-foot-wide bike lanes along both sides of Ash Street from Pine Street to Alice Street, Montecito Ranch Road, and Montecito Way that would provide for the safe and convenient use of bicycles as an alternative to automobiles. In addition, eight-foot-wide bike lanes are proposed along both sides of Montecito Road. The Project would connect the proposed residential development and the parks, and charter high school sites with continuous bikeways. The planned bikeway system would connect the core areas with all of the residential neighborhoods and would connect to the Bicycle Network System shown on the adopted Bicycle Plan.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Recreation Element of the San Diego County General Plan		
<p><u>Recommended Standard – Local Parks</u></p> <p><i>An overall standard of 30 acres per 1,000 population is therefore recommended, of which half should be devoted to regional facilities as proposed in 1967 in the County General Plan, and half or 15 acres per 1,000 population, for local parks. The local park standard includes a combination of local parks, riding and hiking trails, school playgrounds, and other public facilities which meet part of the need for local recreational facilities.</i></p>	<p>Approximately 1,300 people would reside in the Project residential area. Accordingly, the Proposed Project would need to provide 39 acres of parkland, including a minimum of 19.5 acres of each of local and regional parks. The Project would include an 8.3-acre local park, an 11.9-acre historic park site, and 3.1 acres of multi-purpose trails within roadway rights-of way in the Montecito Ranch SPA, for a total of 23.3 acres of local parkland within Montecito Ranch. An additional 4.1 acres of multi-purpose trails would be constructed by the Project off-site along Ash Street, Montecito Way, and Montecito Way. This would equate to a total of 27.4 acres of local parkland to be dedicated by the Project. The Project would dedicate 573.8 acres of open space on site under Wastewater Management Option 1 (549.1 acres under Option 2), including 11.1 acres of multi-purpose trails within the open space, thereby meeting the criterion for regional parks as described above. The County Department of Parks and Recreation has accepted the proposed on-site recreational amenities as adequate to satisfy the recreational requirements for the Proposed Project (see June 8, 2006 letter in Appendix A of Appendix N to this EIR), based on the provision of developed parkland in place of a larger block of undeveloped parkland. Accordingly, impacts would be less than significant.</p>	Yes
<p><u>Policies - Local Parks</u></p> <p>1. <i>Local parks should provide recreational opportunities for all, regardless of national origin, color, age, or economic status, or location of residence.</i></p>	<p>The local and historic parks would provide recreational opportunities for all people, regardless of national origin, color, age, economic status, or location of residence.</p>	Yes
<p>4. <i>All parks and recreation facilities should be planned as part of an overall, well-balanced park system.</i></p>	<p>The Proposed Project would include an 8.3-acre local park site and an 11.9-acre historic park site, which would include the historical Montecito Ranch House, for a total of 20.2 acres of parkland on site. The local park site would be developed and dedicated to the County Department of Parks and Recreation or cooperating group. The Ranch</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Recreation Element of the San Diego County General Plan		
<p><u>Policies - Local Parks (cont.)</u></p> <p>5. <i>Local park planning should be integrated with general planning programs.</i></p> <p>6. <i>Each local park facility should be of sufficient size and proper location to foster flexibility in activities and programs.</i></p> <p>9. <i>Lands should be dedicated for local park purposes and be protected against diversion to non-recreational uses.</i></p>	<p>House and historic park site would be dedicated to the County or cooperating group for preservation and maintenance as an interpretive center, community center, or museum. There will be no opportunity for diversion of these park uses to other than recreational uses. In addition to parklands, the Project would include the dedication of 573.8 acres of open space under Wastewater Management Option 1 (549.1 acres under Option 2) that would include 3.8 miles of trails for hiking, horseback riding, and bicycling opportunities. Multi-purpose trails and bike lanes also would be provided along segments of Montecito Way, Ash Street, and Montecito Way proposed for improvement, as well as proposed Montecito Ranch Road. The location and size of the proposed parks have been deemed acceptable by County staff. The Project Applicant would work with County staff in the planning and design of the proposed local parks to meet applicable goals and objectives.</p>	

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Recreation Element of the San Diego County General Plan		
<p><u>Policies - Riding and Hiking Trail Plan and Program</u></p> <p>2. <i>Provide a variety of trail experiences by locating trails through varied terrain, scenery, and points of interest.</i></p> <p>4. <i>The County will accept voluntary offers of dedication of trail easements, provided that a route study and environmental analysis has been adopted by the Board of Supervisors, showing a trail segment which concerns the land subject to a subdivision, special use permit, zoning action or other similar discretionary action.</i></p> <p>5. <i>Blend trails into natural environment.</i></p> <p>8. <i>Require the dedication of riding and hiking trails from new major subdivisions (of five or more lots) when such trails have been designated on maps adopted as part of the County General Plan (including community and subregional plans).</i></p>	<p>Pursuant to the Recreation Element, only trails shown on adopted community plans can be required when a major subdivision is processed. Notwithstanding this policy, the Proposed Project includes an approximately 7.8-mile-long public multi-use trail system through a variety of terrain types, including approximately 3.8 miles of community trails within natural open space areas that provide hiking, horseback riding, and bicycling opportunities. The Project would require an amendment to the San Diego County Trails Master Plan (County 2005). Specific changes would include:</p> <ol style="list-style-type: none"> 1. Elimination of SA 603 and associated trail between Pine Street and Rangeland Road. 2. Addition of trail along SA 330 between Sonora Way and Pine Street (the new segment of SA 330 would include Montecito Way, Montecito Ranch Road, and Ash Street). <p>With approval of the GPA, the Project would be consistent with this amended condition. The environmental effects of the proposed trails have been addressed throughout this EIR. Trails through natural open space areas would blend with the natural environment.</p>	<p>Yes, With GPA Approval</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Seismic Safety Element of the San Diego County General Plan		
<p>Goals</p> <ol style="list-style-type: none"> 1. Minimize injury and loss of life. 2. Minimize damage to public and private property. 3. Minimize social and economic dislocations resulting from injuries, loss of life and property damage. <p>Policies - New Development</p> <p>It is the Policy of the County of San Diego to:</p> <ol style="list-style-type: none"> 1. Require all buildings to meet the standards of the Uniform Building Code. 5. Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies. 7. Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present. 	<p>Based on a site visit and on-site geotechnical analyses, as well as geotechnical analyses conducted for the off-site roadway improvement areas, potential Project-related impacts associated with seismic hazards were determined to be less than significant. Specifically, (1) no active or potentially active faults are known or expected to occur within the site or vicinity; (2) the maximum probable on-site seismic ground acceleration (i.e., ground shaking) value is 0.15g, which is relatively low; (3) while steep slopes and rock outcrops are present in a number of areas, substantial landslides and rockfalls were not observed on or off site and/or are not expected to represent significant hazards; (4) liquefaction potential within the on- and off-site Project areas is considered minimal due to the nature of surficial materials; and (5) the Proposed Project would incorporate applicable seismic loading and design measures identified in the referenced geotechnical analyses and regulatory guidelines (e.g., the ASTM and UBC). The Project would not be constructed within a “hazardous area.”</p> <p>To address potential impacts from expansive soils, a detailed geotechnical investigation would be conducted and standard remedial measures would be implemented as part of the Project design. Such measures would ensure conformance with County Grading Ordinance requirements. Refer to Section 4.1.2, Geology/Soils and Minerals, and the Project geotechnical studies in Appendix K for details.</p>	Yes
<p><u>Objectives</u></p> <ol style="list-style-type: none"> 2. Protect and enhance scenic resources within designated scenic highway corridors. 	Refer to Policy 1 of the Scenic Highways Element of the RCP.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Noise Element of the San Diego County General Plan		
<p>Policies - Receiver Site Standards and Controls</p> <p><i>4b. Because exterior Community Noise Equivalent Levels (CNEL) above 55 to 60 decibels and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:</i></p> <ol style="list-style-type: none"> <i>1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels.</i> <i>2. Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.</i> <i>3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:</i> <ol style="list-style-type: none"> <i>A. Modifications to the development have been or will be made which reduce the exterior noise level below CNEL equal to 60 decibels; or</i> 	<p>Refer to Residential Policy 1 of the Land Use Element of the RCP.</p>	<p>Yes, With Project Mitigation</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Noise Element of the San Diego County General Plan		
<p>B. <i>If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or will be made which reduce interior noise below CNEL equal to 45 decibels. Particular attention shall be given to noise sensitive interior spaces such as bedrooms. And,</i></p> <p>C. <i>If finding “B” above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modification as described in “A” above.</i></p>		
<p>Policies - Receiver Site Standards and Controls (cont.)</p> <p>4. <i>If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 75 decibels, the development should not be approved.</i></p> <p><u>Exemptions</u></p> <p>1. <i>For the rooms in “Noise Sensitive Areas,” which are usually occupied only a part of the day (schools, libraries, or similar), the interior one hour</i></p>		

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Noise Element of the San Diego County General Plan		
<p><i>average sound level, due to noise outside, should not exceed 50 decibels.</i></p> <p>2. <i>For County road construction projects, the exterior noise level due to vehicular traffic impacting a noise sensitive area should not exceed the following values:</i></p> <p>3. <i>Other Projects - CNEL = 60 dB(A), except if the existing or projected noise level without the project is 58 dB(A) or greater a 3 dB(A) increase will be allowed, up to the maximum permitted by Federal Highway Administration Standards.</i></p>		

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Housing Element of the San Diego County General Plan		
<p><u>Goal</u></p> <p>1. <i>Assist the private sector, including non-profit and community development organizations, to ensure that new residential construction will be available to meet the needs of the region if adequate public services and facilities are in place. Housing should be available in a variety of styles, tenancy types, and prices throughout the region.</i></p>	<p>Refer to Housing and Social Goal 6.1 of the Regional Land Use Element of the General Plan.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<p>Policies – Water</p> <p>4. <i>Reduce local reliance on imported water.</i></p> <p>5. <i>Water distribution systems should be designed and constructed to economically accommodate future use of reclaimed or desalinized water when technologically and economically feasible.</i></p>	Refer to Conservation/Environmental Condition 39 of the Montecito Ranch SPA Section of the RCP.	Yes
<p>8. <i>Wastewater discharges shall not adversely affect the beneficial use of receiving waters.</i></p>	Refer to Environmental Goal 3.3 of the Regional Land Use Section of the General Plan.	Yes
<p>Policies – Water</p> <p>11. <i>The County will encourage projects which will promote the reclamation and reuse of wastewater.</i></p>	Refer to Conservation/Environmental Condition 39 of the Montecito Ranch SPA Section of the RCP.	Yes
<p>18. <i>The County will prevent filling or construction in the floodway. Uses such as sand extraction, recreational activities, and agricultural pursuits may be exceptions to this policy.</i></p>	Refer to Policy 13 of the Community Character Element of the RCP.	Yes
<p>Policies - Vegetation and Wildlife Habitats</p> <p>1. <i>The County will act to conserve and enhance vegetation, wildlife and fisheries resources.</i></p>	Refer to Objectives 2 and 3 of Goal II of the Agricultural Preserves and Open Space Easements section under the Open Space Element of the General Plan.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<p>2. San Diego County shall coordinate with appropriate federal, State and local agencies to conserve areas of rare, endangered or threatened species.</p> <p>Policies - Vegetation and Wildlife Habitats (cont.)</p> <p>3. The County will use the EIR process to identify, conserve and enhance unique vegetation and wildlife resources.</p>	<p>Five sensitive plant species were observed on site, including peninsular spineflower (<i>Chorizanthe leptotheca</i>), delicate clarkia (<i>Clarkia delicata</i>), rush-like bristleweed (<i>Machaeranthera juncea</i>), Engelmann oak (<i>Quercus engelmannii</i>), and southern tarplant (<i>Centromadia parryi</i> ssp.; The Proposed Project would impact Engelmann oak trees and two small populations of southern tarplant on site. These on-site impacts to southern tarplant would be less than significant. Impacts to Engelmann oak trees would be significant, but mitigated below a level of significance through on-site preservation of dense and open Engelmann oak woodland.</p> <p>Twelve (12) sensitive animal species were observed on site during surveys conducted between 2001 and 2004, including: coastal California gnatcatcher, southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>), California thrasher (<i>Toxostoma redivivum</i>), loggerhead shrike (<i>Lanius ludovicianus</i>), red-shouldered hawk (<i>Buteo lineatus</i>), turkey vulture (<i>Cathartes aura</i>), American kestrel (<i>Falco sparverius</i>), red-tailed hawk (<i>Buteo jamaicensis</i>), coastal whiptail (<i>Cnemidophorus tigris multiscutatus</i>), San Diego horned lizard (<i>Phrynosoma coronatum blainvillei</i>), two-striped garter snake (<i>Thamnophis hammondi</i>), and San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>). The Project would significantly impact coastal California gnatcatcher. Preservation of on-site habitat (Diegan coastal sage scrub) and restriction of grading and construction activities within 300 feet of an occupied nest during the breeding season would mitigate impacts below a level of significance through the EIR and Project permit process.</p>	Yes, With Project Mitigation
<p>5. <i>San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.</i></p>	<p>All manufactured slopes in excess of 15 feet would be contour graded (using techniques such as slope undulation, rounding the top and toe of slopes and varying gradients) and would receive enhanced landscaping with native species. In addition, landscaping within streetscapes, parks, future school landscaping, and screening plantings for the WRF would consist of a variety of native species, as well as non-native species.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<p>6. If a project is determined to have a significant adverse impact on plants or wildlife, an acceptable mitigating measure may be a voluntary donation of land of comparable value to wildlife.</p> <p>Policies - Vegetation and Wildlife Habitats (cont.)</p> <p>9. When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their designs to protect existing habitat.</p>	<p>Mitigation for significant impacts to habitat and sensitive animal species includes the preservation of 222.07 acres of sensitive habitat on site under Wastewater Management Option 1 (224.31 acres under Option 2) and between 28.18 and 45.38 acres off site. The Project Applicant also would voluntarily contribute an additional 101.35 (under Option 1) or 77.41 acres (under Option 2) of habitat to on-site dedicated open space. The open space area would preserve sensitive plant and animal species, as discussed above in Policy 3 of Vegetation and Wildlife Habitats under Conservation Element of the San Diego County General Plan.</p>	<p>Yes, With Project Mitigation</p>
<p>13. Flood control measures shall, whenever practical, utilize natural floodways and floodplains, maintaining riparian habitats and historic stream flow volumes. No structures or excavations which adversely affect floodplain vegetation and wildlife, or decrease their value as migration corridors, should be permitted.</p>	<p>Project design would not substantially increase runoff rates or velocities within or from the site due to the relatively minor amount of proposed impervious surface and the inclusion of Project design measures to regulate flow locations, rates, and velocities. These measures would include the use of on-site drainage facilities (storm drains, etc.) designed to accommodate a 100-year storm event (per County guidelines), installation of extended detention basins and energy dissipaters at appropriate locations to maintain pre-development flow/velocity levels, and the use of vegetated swales and surface or subsurface drains to increase infiltration and control flows in sloped areas. Refer to Policy 12 of the Community Character Element of the RCP.</p>	<p>Yes, With Project Mitigation</p>
<p>16. <i>The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological, historic and scientific resources and</i></p>	<p>Proposed Project grading, excavation, and construction activities would increase the potential for erosion and transport of material both within and downstream of the site. The Project would be required to conform to erosion requirements under the NPDES by the preparation of a SWPPP. Project impacts associated with erosion would be</p>	<p>Yes, With Project Mitigation</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<p><i>endangered species of plants and animals.</i></p> <p>Policies - Vegetation and Wildlife Habitats (cont.)</p>	<p>less than significant.</p> <p>Majority of the on-site CEQA significant archaeological sites would be preserved in open space. Refer to Policy 13 of the Conservation Element of the RCP. On-site open space area would preserve sensitive plant and animal species, as discussed above in Policy 3 of Vegetation and Wildlife Habitats under Conservation Element of the San Diego County General Plan.</p>	
<p>Policies – Soils</p> <p>9. To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.</p>	<p>Manufactured slopes would be planted with drought-tolerant and native species, as well as non-native species. Some slope and street planting areas may initially utilize temporary irrigation systems to establish plant growth, but these systems would be removed or turned off when plant growth is established.</p>	Yes
<p>10. The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archaeological historic and scientific resources and endangered species of plants and animals.</p>	<p>Refer to Policy 16 of Vegetation and Wildlife Habitats under Conservation Element of the San Diego County General Plan.</p>	Yes, With Project Mitigation
<p>Policies - Astronomical Dark Sky</p> <p>1. The County of San Diego will act to minimize the impact of development on the useful life of the observatories.</p>	<p>The Light Pollution Code (LPC) is a County Regulatory Ordinance that restricts the use of outdoor lighting that emits undesirable light rays into the night sky. The primary intent of the code is to curb lighting that may affect astronomical research at the Mount Palomar and Mount Laguna observatories. The LPC defines two zones in the unincorporated portion of San Diego County. Zone A consists of areas within a 15-mile radius of Mount Laguna and Mount Palomar. Zone B pertains to all areas remaining, which are not defined as Zone A. The project site and locations of the off-site road improvements are located within Zone B.</p> <p>The LPC contains policies restricting the use of outdoor lighting to minimize light spill over into the dark night sky and adjacent neighborhoods. In compliance with these</p>	Yes
Policies - Astronomical Dark Sky		

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<u>(cont.)</u> 1. (cont.)	policies and the Montecito Ranch Specific Plan design guidelines, all exterior lighting associated with the proposed homes would be directed and shielded. Therefore, Project lighting would be consistent with this policy.	
<u>Policies - Cultural Sites</u> 1. The County shall take those actions which will seek to conserve and protect significant cultural resources. 2. Conservation of cultural resources shall be given a high priority in County park acquisition and development programs. ⁵ 3. Encourage use of open space easements in the conservation of high-value cultural resources.	Refer to Policy 13 of the Conservation Element of the RCP.	Yes, With Project Mitigation

TABLE 6 (CONT.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Energy Element of the San Diego County General Plan		
<p>Policies – Urban and Site Design</p> <p><i>US-4 Promote land use aimed at minimizing transportation requirements.</i></p> <p>Policies – Transportation</p> <p><i>T-1 Promote the availability of safe and practical walking and bicycling routes within the County.</i></p>	<p>Refer to Goal and Policies of the Bicycle Network of the Circulation Element of the General Plan.</p>	<p>Yes</p>
<p><i>T-4 Promote traffic flow improvements consistent with safety.</i></p>	<p>All proposed roadway and intersection improvement will be designed and built consistent with current County safety standards.</p>	<p>Yes</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p>Policies - Coordinated Facility Planning</p> <p>1.1. <i>The County will include public facilities planning and availability as part of the decision-making on land use development.</i></p> <p>2.1. <i>Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.</i></p> <p>2.2. <i>Development projects will be required to provide or fund their fair share of all public facilities needed by the development.</i></p> <p>2.3. <i>Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.</i></p>	<p>The Project Applicant has involved the appropriate public service and utility agencies (as well as the County) in planning and coordinating the required public facilities for the Project. Necessary new or improved public facilities have been incorporated into the Project, including roads, water, sewer, electricity, and communications. The Project site is within or adjacent to all service provider districts. In order for the Proposed Project to be approved by the County, all public services would be required to be available at the time of Project implementation. Proposed phasing of project roads, the WRF, and water and sewer facilities are addressed. As discussed in Section J, Public Facilities – Financing Plan, of the Specific Plan, the Project Applicant has identified all necessary public facilities and its funding their “fair share” of all public facilities required to implement the Project. Therefore, the Proposed Project would be in compliance with the facility planning policies.</p>	Yes
<p>Objectives – Parks and Recreation</p> <p>Provide, in the short term, five acres of local parks per 1,000 unincorporated area residents and the County’s equitable portion of the regional park facilities level of 15 acres per 1,000 residents in the region.</p>	<p>The Proposed Project has an estimated buildout population of 1,300. Based on the PLDO, Public Facility Element and Quimby Act requirements, 3.9 acres of dedicated local parks would be required for the Project. Under Objective 1, however, the Project would require 6.5 acres of local parks. Refer to Policies 4, 5, 6, and 9 under the Local Parks section within the Recreation Element of the General Plan. The Project is estimated to meet the greater parkland requirements embodied in the County Park Land Dedication Ordinance and therefore also meets these General Plan Parkland requirements. Refer to Section 4.1.8, Public Services, for additional discussion.</p>	Yes
<p>Policies – Parks and Recreation</p> <p>2.2. <i>The County will site, plan and develop local and regional parks</i></p>		Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><i>that are compatible with community character, land use and the recreational, conservation and preservation needs of the intended service population.</i></p> <p><i>The local portion of this policy is implemented by the County Park Land Dedication Ordinance (PLDO), which is in compliance with the State’s Quimby Act (Government Code Section 66477). It requires land dedication of 3 acres per 1,000 population or payment of a fee in-lieu of dedication for local parks.</i></p>		
<p>4.2. <i>The County will ensure the development of its bikeway system and encourage its use.</i></p> <p>4.4. <i>Ensure the provision of bicycle facilities and other needed bikeway related improvements in new development.</i></p>	Refer to Policy US-4 of Urban and Site Design and Policy T-1 of Transportation under Energy Element of the San Diego County General Plan, above.	Yes
<p><u>Policies - Flood Control</u></p> <p>1.1. <i>Development within floodplains will be restricted to decrease the potential for property damage and loss of life from flooding and to avoid the need for channels and other flood control facilities.</i></p>	Refer to Policy 14 of the Community Character Element of the RCP.	Yes
<p>5.1. <i>The County will require measures to decrease the adverse impacts created by increased quantity and degradation in quality of runoff from urban areas.</i></p>	Refer to Policy 13 of Vegetation and Wildlife Habitats of the Conservation Element of the General Plan. Existing substandard drainage crossings along the proposed off-site road segments would be upgraded during construction to meet applicable County standards. No significant impacts are anticipated in relation to flood hazards occurring from or to the Project in areas outside of	Yes

Table 6 (cont.)

CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
	<p>mapped floodplains, or the capacity of existing or planned storm drain systems. A Project-specific SWPPP would be prepared by the Project Applicant and incorporated into the proposed design prior to Project construction. The SWPPP would identify detailed measures to prevent and control the off-site discharge of contaminants in storm water runoff. Project construction (including preparation and implementation of the Project SWPPP) would be subject to appropriate regulatory requirements for the issue of construction-related hazardous materials, including applicable elements of the NPDES <i>General Permit for Storm Water Discharges Associated with Construction Activity</i> (General Construction Permit, NPDES No. CAS000002, as amended), the County of San Diego <i>Watershed Protection, Stormwater Management and Discharge Control Ordinance</i> (Ordinance Nos. 9424 and 9426), and the associated County Stormwater Standards Manual. Conformance with the NPDES General Construction Permit is required for applicable sites exceeding one acre, and is issued by the SWRCB under an agreement with the EPA, pursuant to Water Quality Order 99-08-DWQ. Specific conformance requirements include implementing a SWPPP and an associated monitoring program, as well as a Storm Water Sampling and Analysis Strategy (SWSAS) for applicable projects (i.e., those discharging directly into waters impaired due to sedimentation, or involving potential discharge of non-visible contaminants that may exceed water quality objectives). The County Storm Water Ordinance/Storm Water Standards Manual also requires construction-related BMPs to address water quality issues, and the County may, at its discretion, require the submittal and approval of a SWPPP (i.e., in addition to the NPDES SWPPP described above) to address construction-related storm water issues prior to site development. Specific pollution control measures typically involve the use of best available technology economically achievable (BAT) and/or best conventional pollutant control technology (BCT) levels of treatment, with these requirements implemented through BMPs.</p>	

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p>Objectives - Law Enforcement</p> <p>1. <i>A level of facilities sufficient to accommodate a service level of three patrol shifts per day per 10,000 population, or service-area-equivalent for commercial/industrial land uses, as an interim step toward meeting the facility goal.</i></p> <p>Policies - Law Enforcement</p> <p>3.2. <i>New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.</i></p>	<p>According to SANDAG’s Population and Housing Estimates, the 2006 population within the Ramona Community Planning area was approximately 36,400 people. This would equate to 11 patrol shifts per day. The Ramona Substation is authorized to have 17 patrol deputies, but currently has only 13 due to personnel shortages throughout the department (refer to Appendix N). At any given time, two to four deputies may be on duty at this substation. A fair share impact fee program for sheriff facilities/services has not been developed by the County. It is anticipated that expanded police protection staff and services would be funded from increased property taxes and other revenues to the County resulting from the Proposed Project as well as from other cumulative developments in the Ramona area that contribute to the increased demands on police protection services.</p>	Yes
<p>Policies - Animal Control</p> <p>4.1 <i>New development shall be required to contribute its fair share toward financing animal control facilities to achieve the short term objective of providing 0.13 square feet of shelter space per dwelling unit.</i></p>	<p>The development of 417 residences would generate the need for 54 s.f. of animal shelter space. It is anticipated that expanded animal control services and animal shelter space would be funded from increased property taxes and other revenues to the County resulting from the Proposed Project as well as from other cumulative developments in the Ramona area that contribute to the increased demands on animal control services.</p>	Yes
<p>Objectives - Libraries</p> <p>2. <i>Equitable sharing of funding for library facilities by unincorporated communities and all cities in the County Library’s service area, and by all new development that will benefit from the facilities.</i></p> <p>Policies - Libraries</p> <p>2.2. <i>The County will attempt to establish funding programs in</i></p>	<p>It is anticipated that expanded library facilities would be funded from increased property taxes and other revenues to the County resulting from the Proposed Project as well as from other cumulative developments in the Ramona area that contribute to the increased demands on library services.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><i>conjunction with cities within the County Library's service area to ensure that new development in these cities and the unincorporated area contributes its fair share to provide library facilities to serve new development.</i></p>		
<p>Objectives - Schools</p> <p>1. <i>Provision of educational facilities sufficient to meet the demands of new development concurrent with need.</i></p> <p>Policies - Schools</p> <p>1.2. <i>To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school district's facilities.</i></p> <p>3.1. <i>Land use planning will be coordinated with the planning of school facilities.</i></p>	<p>The Project Applicant would pay their fair share of development impact fees to the school district. Therefore, the Proposed Project is not anticipated to have a significant impact on school services. Although not required, the Project would dedicate a 10.6-acre charter high school site in the southwestern portion of the Project site. The reader should note that the Project does not include the construction of a school, just the dedication of a school site. The charter high school site would be made available to the RUSD or other appropriate entity for the construction of an approximately 600-student charter high school. The RUSD has tentatively indicated that the charter high school site is acceptable. Once the charter high school is constructed, students from the Proposed Project and surrounding areas could attend the new school.</p>	Yes
<p>Objectives - Fire Protection and Emergency Services</p> <p>1. <i>Sufficient fire and emergency services facilities to meet established emergency travel time objectives to minimize fire</i></p>	<p>The Project site, except for the seven-acre parcel at the northwestern Project site boundary, is within the Ramona Fire District (RFD)/California Department of Forestry and Fire Protection (CDF) service area for fire</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<i>and emergency risk. Maximum travel time to the Proposed Project will be five minutes, based on proposed land use.</i>	protection. The required response time for residential lots smaller than two acres in size is five minutes or less. CDF/RFD has indicated that Station No. 80 (829 San Vicente Road), which includes paramedic service, has “first in” responsibility for the Project site. The anticipated total travel time from this station to the farthest house within the proposed development would be approximately five minutes. Furthermore, Station No. 82, located at 3410 Dye Road, could also dispatch fire units to the site via Montecito Road; however, Station No. 82 is not equipped with a paramedic unit.	
<p>Policies - Fire Protection and Emergency Services</p> <p>1.2. <i>The County will ensure the availability of adequate fire and emergency services facilities in the review of discretionary land development applications, and require appropriate fire prevention and protection measures.</i></p> <p>2.1. <i>New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.</i></p>	Although an acceptable response time is anticipated from Station No. 80 to the proposed residences, CDF/RFD has indicated that Station No. 80 is overloaded and an additional fire station is needed to maintain acceptable response times with the addition of the Proposed Project residences and charter high school site. It is anticipated that expanded fire protection services primarily would be funded from increased property taxes and other revenues to the County resulting from the Project as well as from other cumulative developments in the Ramona area that have contributed or would contribute to the increased demands on fire protection services.	Yes
<p>Policies – Wastewater</p> <p>1.2. <i>Discretionary land development projects will only be approved if the service provider reasonably expects that wastewater treatment and disposal will be available concurrent with need, and that</i></p>	The Project site is not within any sewer district’s service area. It is unknown at this time whether sufficient capacity will be available at the Santa Maria WTP; therefore, it is unknown if it will be feasible to annex to the RMWD for sewer/wastewater treatment service. Accordingly, two wastewater management options have been addressed equally for the Proposed Project. The Sewer Facilities Master Plan (RMWD 1998b) identifies the need for increasing sewage treatment and disposal	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><i>all appropriate requirements will be met through conditions placed on project approval.</i></p> <p>2.1. <i>The County will regulate the use of privately proposed wastewater treatment plants to ensure that they are properly located, meet the sewer needs of the project, do not cause premature urbanization, and create no unmitigable environmental effects. Availability of service from a wastewater treatment facility will not be justification for increasing densities allowed by the General Plan and zoning.</i></p>	<p>capacities to accommodate future growth within RMWD’s service area and provides a phased expansion schedule that would double the district’s sewage treatment and disposal capacity by 2015. In case RMWD determines the sufficient capacity will be available to serve the Project at the Santa Maria WTP, and annexation would be feasible, the Proposed Project includes Wastewater Management Option 1. Under this option, wastewater management for the Project would be provided by RMWD and off-site sewer improvements would be required. The Project site would be annexed into the RMWD and Project wastewater would be transported via a pipeline to a manhole at the southern terminus of Kalbaugh Street that connects to the Santa Maria WTP for treatment.</p>	
<p>Implementation Measure 2.1.1.</p> <p><i>Prior to approving a specific plan, specific plan amendment, or a privately initiated discretionary land use project that includes a wastewater treatment facility, the following findings shall be made:</i></p>	<p>Under Wastewater Management Option 2, the Project Applicant is seeking approval of a Master Reclamation Plan to construct an on-site WRF. This WRF would be owned and operated by a newly formed agency and would treat wastewater from the Proposed Project. The WRF would have the capacity to serve only the Project (up to 110,000 gpd of wastewater), based on a detailed analysis of the anticipated wastewater treatment demands associated with the Project (Dexter Wilson 2006). Refer to Subchapter 1.1, Project Description and Location, and the sewer study in Appendix N for details regarding the WRF.</p>	
<p>Policies – Wastewater (cont.)</p> <p>a) <i>The treated effluent is used for a productive purpose such as irrigation, industrial uses or sale to an agency for reuse.</i></p>	<p>The reclaimed water from the WRF is proposed to be used for landscape irrigation on site. This use of reclaimed water would offset potable water use on the Project since these areas would have to be irrigated with potable water if reclaimed water was not available. The Proposed Project is consistent with this element of the policy.</p>	

Table 6 (cont.)

CONDITONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p>b) <i>The location and design of proposed wastewater treatment facilities will be consistent with a district’s reclamation plan and engineering specifications or, in the absence of a district’s reclamation plan, consistent with a Master Reclamation Plan that has been approved by the Board of Supervisors</i></p> <p>c) <i>The wastewater facility will be operated and maintained by a public agency. If a new agency must be formed to operate the facility, the County Director of Public Works has issued a statement of technical feasibility and consistency with the master reclamation plan. The operating agency must be identified in the project application and documentation must be provided indicating that the agency has not refused to operate the proposed facility.</i></p> <p>d) <i>A distribution system for productive use of the reclaimed water will be available. If reuse of the water is not allowed in the project region, the project may pump the reclaimed water to another area for reuse or disposal.</i></p>	<p>As noted in Section 1.1.2, the Project Applicant is pursuing approval of a Master Reclamation Plan for the WRF. With approval of the Master Reclamation Plan, the Proposed Project would be consistent with this policy.</p> <p>The WRF is anticipated to be owned and operated by a County Sewer Maintenance District specifically formed to own and operate the facility. With approval of the Master Reclamation Plan and a statement of technical feasibility from the Director of DPW, the Proposed Project would be consistent with this policy.</p> <p>The Project Applicant proposes to use the reclaimed water on site for landscape irrigation. Any excess water would be dispersed over a spray field. The Proposed Project is consistent with this policy.</p>	
<p>Policies – Wastewater (cont.)</p> <p>e) <i>The facility is not located in a city sphere of influence. Additionally, construction of the proposed facility will not</i></p>	<p>The facility is not currently within any city’s sphere of influence. The Proposed Project would not preclude annexation of urban and urbanizing areas to an adjacent city. The Proposed Project is consistent with this policy.</p>	

Table 6 (cont.)

CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><i>preclude annexation of urban and urbanizing areas to an adjacent city.</i></p> <p>f) <i>The plant design and its site does not preclude the most efficient plans for providing sewer service as identified in the reclamation plan for the entire drainage basin and provisions have been made to dedicate sufficient land to allow future operation of the facility at maximum size.</i></p> <p>g) <i>No unmitigable environmental impacts are created by the operation of the treatment facility. If surface application of reclaimed water is proposed, a preliminary determination is made in the EIR that indicates that no unmitigable impacts would occur from the surface application.</i></p> <p>Policies – Wastewater (cont.)</p> <p>h) <i>If the project proposes to increase the density or intensity of land uses allowed by the General Plan, the availability</i></p>	<p>The service area for the proposed plant is limited by topography and existing agency boundaries. The Project site is located beyond (but within the sphere of influence of) RMWD’s existing sewer service boundaries. Surrounding land uses in the County are generally low density and currently use individual septic systems. The existing General Plan shows low density to the south of the Project site, where land is currently undeveloped (one dwelling unit per one, two, or four acres). If developed according to the plan, these residents also may therefore move forward with proposed septic systems.</p> <p>The boundaries of the sewer drainage basin, therefore, are consistent with the boundaries of the Proposed Project and the WRF has been sized to serve only the uses within the Montecito Ranch SPA. As design assumes dedication of land sufficient to allow full future operations at the WRF at the capacity needed for the project-proposed 417 dwellings and associated uses, the WRF would serve the entire drainage basin and is consistent with this policy.</p> <p>This EIR evaluates all potential environmental effects of the WRF and has concluded that there are no significant and unmitigated impacts due to facility construction or operation. As noted previously, surface application of reclaimed water is proposed, and the EIR has concluded that no unmitigable impacts would occur from the surface application. The Proposed Project is consistent with this policy.</p> <p>The Proposed Project would not exceed the allowable density for the Project site. Because the WRF would be sized only to serve the Proposed Project, it would not cause premature urbanization. The availability of service from the proposed WRF could not be used as justification for increasing densities or intensities allowed</p>	

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><i>of service from a wastewater treatment facility is not used as justification for increasing densities or intensities allowed by the General Plan.</i></p> <p>3.1 <i>Water reclamation and conservation measures shall be included in the land development review process.</i></p>	<p>by the General Plan or community plan for other surrounding parcels. The Proposed Project is consistent with this policy.</p> <p>Refer to Environmental Goal 3.2 of the Regional Land Use Element of the General Plan.</p>	
<p>Policies - Water Provision Systems</p> <p>1.2. <i>Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.</i></p> <p>1.3. <i>All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.</i></p>	<p>RMWD would provide potable water service to Proposed Project. Potable water would be supplied to site via off-site connections to existing pipelines within Montecito Road and Pine Street. One water line would be extended northerly along Montecito Way to the Project site from the existing water main in Montecito Road. A second water line would be extended from the existing water line in Pine Street. The proposed off-site connections would be installed during construction of the proposed improvements to Montecito Way and Ash Street. In addition, an off-site water storage tank would be installed just west of the Project site in an adjacent property. This tank would hold 1.26 million gallons under Wastewater Management Option 1 and 0.91 million gallons under Option 2. A pipeline would connect the water storage tank to the proposed pipeline within Montecito Way. The Project also would include the installation of a water booster pump station on a 10,000-s.f. lot at the northwestern corner of the Montecito Road/Montecito Way intersection. No additional or expanded RMWD facilities would be required to serve the Proposed Project, beyond the facilities proposed as part of the Project (as mentioned above). Moreover, future RMWD facilities identified within the RMWD Water and Sewer Facilities Master plans take the development of the Montecito Ranch SPA into consideration (RMWD 1998a and b).</p>	Yes
<p>Policies - Courts and Jails</p> <p>1.1. <i>The County will seek regional cooperation on appropriate requirements for new</i></p>	<p>It is anticipated that expanded County court and jail facilities would be funded from increased property taxes and other revenues to the County resulting from the</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<i>development throughout the County to contribute its fair share of funding for County court and jail facilities related to the needs of the new development.</i>	Proposed Project as well as from other cumulative developments in the Ramona area that contribute to the increased demands on court and jail facilities.	
<p>Policies - Health</p> <p>4.1. <i>The County will seek regional cooperation on appropriate requirements for new development throughout the County to contribute its fair share of funding for County health care facilities related to the needs of the new development.</i></p>	It is anticipated that expanded County health care facilities would be funded from increased property taxes and other revenues to the County resulting from the Proposed Project as well as from other cumulative developments in the Ramona area that contribute to the increased demands on health care facilities.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
County of San Diego Zoning Ordinance		
<p>Policies – Health (cont.) 4.1 (cont.) The County Zoning Ordinance (ZO) identifies the permitted uses of the project site, consistent with the land use designations of the General Plan and Ramona Community Plan.</p>	<p>All but 9.0 acres of the 935.2-acre Project site are zoned S88, the Specific Planning Area Use Regulations zone, which provides for all uses as set forth by an adopted specific plan. While residential development is a permitted use within the S88 zone, the allowable maximum densities must be in conformance with the zoning designations, which are consistent with the land use designations of the General Plan and Ramona Community Plan. The required minimum lot size for the area of the Project site zoned S88 is 2.0 acres. The Proposed Project would be inconsistent with the existing zone due to clustering of residential units, resulting in most of the lots being approximately 0.5 acre in size. The Project Applicant has filed an application for an amendment to the RCP that would allow the minimum lot size within the residential areas to be 0.5 acre. In addition, the Project Applicant has applied for a rezone to change the zoning designation of the two parcels (totaling 9.0 acres) currently zoned from their current zoning designation A70 to S88 to be consistent with the remainder of the site. As part of this rezone and the proposed Specific Plan and MUP, development regulations pertaining to animal regulations would be changed from “L” to “A” for the majority of the residential lots. The “A” designator is a more restrictive designation than “L” and would be consistent with a clustered residential development. Horse lots (1 through 30) would have an animal designator of “F,” which allows two horses plus one per 0.5 acre over one acre. The setback designator also would change to “J,” to be consistent with a clustered residential development. The Proposed Project would comply with all other development regulations associated with the S88 designation.</p>	<p>Yes, With GPA and Rezone Approval</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
County Subdivision Ordinance		
<i>The County Subdivision Ordinance is contained within Title 8, Division 1 of the San Diego Code of Regulatory Ordinances and sets forth development standards for the subdivision of land with respect to design, dedication and access, and required improvements.</i>	The Proposed Project is in general conformance with the County Ordinance. The County has reviewed the VTM and concurred that all the lots are in general conformance.	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
County Resource Protection Ordinance		
<p><i>The County RPO provides development controls for unique topography, ecosystems and natural characteristics within the County deemed to be fragile, irreplaceable and vital to the general welfare of the County’s residents. The resources protected by the County include wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. Additionally, the County requires avoidance of impacts to 80 percent of County Group A and B sensitive plants.</i></p>	<p>Steep Slopes. Approximately 102.6 acres of RPO steep slopes occur on site. According to the Resource Protection Study (REC 2008a; Appendix D), all steep slopes would be preserved in their natural state within on-site open space. No RPO steep slopes occur along the proposed roadway improvement/construction alignments. The off-site water storage tank and associated pipelines and access road would impact steep slopes; however, such impacts would be exempted, as they are associated with provision of a necessary public facility and infrastructure to provide potable water service. The required pad elevation for the water tank is approximately 1,790 feet AMSL assuming a 30-foot deep tank with a high water mark of 1,820 feet AMSL. The proposed pad would meet this elevation requirement. Given consistent habitat (Diegan coastal sage scrub), the access road to the water tank would be in the least environmentally damaging location, because it would be the shortest distance from the proposed pipeline in Montecito Ranch Road that is allowed under topographical restraints of the area.</p> <p>Sensitive Habitat Lands. The majority of the highly sensitive habitats within the Project site (including oak woodlands and wetlands) would not be impacted and would be placed in dedicated open space for preservation. All potential direct and indirect impacts to sensitive lands (on and off site) would be mitigated to below a level of significance according to County regulations. In addition, Project grading would not eliminate any of the major rock outcrops. Rock outcrops would be preserved within dedicated open space areas.</p> <p>Wetlands. The Proposed Project would preserve all on-site RPO wetlands within dedicated open space. The widening of Montecito Road would require the modification or reconstruction of the Montecito Road Bridge, which crosses Santa Maria Creek. As discussed in the Resource Protection Study (REC 2008a; Appendix D), Montecito Road widening meet the permitted use criteria for allowed impacts to RPO wetlands, per Section 86.604(a)(5) of the RPO. . Impacts to RPO wetlands</p>	<p>Yes, With RPO Exemption Approval</p>

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
County Resource Protection Ordinance		
<i>RPO (cont.)</i>	<p>would be mitigated at 3:1 ratio, with a minimum 1.5:1 creation ratio to enhance a net gain of wetlands.</p> <p>Wetland Buffers. The Project would not impact any RPO wetland buffers on site (REC 2008a). The proposed widening of Montecito Road would meet the permitted use criteria for allowed impacts to RPO wetland buffers, per Section 86.604(b) of the RPO and conform to the wetlands findings.</p> <p>Floodways. The Project site is located above the Santa Maria Valley and is not subject to any floodplains as identified on County of San Diego floodplain maps. In addition, the SPA is not located within a 100-year floodplain as indicated on the Preliminary Floodplain Evaluation Form from the County.</p> <p>Floodplain Fringe. No impacts would occur to the floodplain fringe within the Project site or off-site improvement area alignments.</p> <p>Prehistoric or Historic Sites. The Project site contains four RPO-significant cultural resource sites. The proposed development design avoids direct impacts to these sites. The off-site roadway and utility improvements would not impact any RPO-significant cultural resources sites.</p>	

TABLE 6 (CONT.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
San Diego County Community Trails Master Plan		
<p><i>The CTMP implements the County Trails Program, which involves trail development and management on public, semi-public and private lands. A system of interconnected regional and community trails and pathways are planned to be developed to address an established need for recreation and transportation, as well as health and quality of life benefits associated with hiking, biking and horseback riding throughout the County. Goals and policies described in the CTMP encourage communities (including Ramona) to maximize trail opportunities. The CTMP contains a trails map for the Ramona community, which identifies two proposed Priority 3 community trails/pathways within the Project site (numbers 53 and 93).</i></p>	<p>The Proposed Project would require an amendment to the Ramona Community Trails and Pathways Plan within the CTMP (County 2005). Refer to Policies – Riding and Hiking Trail Plan and Program under the Recreation Element of the General Plan. The Project Applicant has applied for an amendment to the Ramona Community Trails and Pathways Plan to incorporate these changes. With the approval of the proposed GPA and Ramona Community Trails and Pathways Plan amendments, the Project would be in conformance with the amended CTMP.</p>	<p>Yes, With GPA and Ramona Community Trails and Pathways Plan Amendment Approval</p>

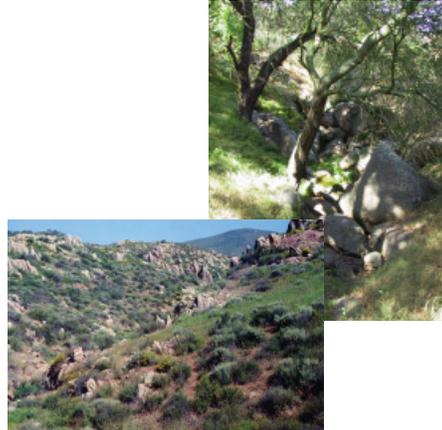
Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
County of San Diego Light Pollution Code		
<p><i>The LPC is a County Regulatory Ordinance that restricts the use of outdoor lighting that emits undesirable light rays into the night sky. The primary intent of the code is to curb lighting that may affect astronomical research at the Mount Palomar and Mount Laguna observatories. The LPC defines two zones in the unincorporated portion of San Diego County. Zone A consists of areas within a 15-mile radius of Mount Laguna and Mount Palomar. Zone B pertains to all areas remaining, which are not defined as Zone A. The project site, and locations of the off-site road improvements are located within Zone B.</i></p>	<p>The Project site is located within Zone B under the LPC. The LPC contains policies restricting the use of outdoor lighting to minimize light spill over into the dark night sky and adjacent neighborhoods. In compliance with these policies and the Montecito Ranch Specific Plan design guidelines, all exterior lighting associated with the proposed homes would be directed and shielded. Therefore, Project lighting would be consistent with the LPC.</p>	Yes
Congestion Management Program		
<p><i>The CMP requires enhanced CEQA review for projects that generate 2,400 or more ADT or 200 or more peak hour trips on local roadway segments, or 50 or more peak hour trips on freeway segments. Proposed projects meeting these criteria must be evaluated in accordance with the requirements of the Regional CMP. The CMP analysis must include the traffic level of service (LOS) impacts on affected freeways and Regionally Significant Arterial (RSA) systems, including all designated CMP roadways.</i></p>	<p>The traffic study conducted for the Proposed Project (USAI 2008) concluded that the Project would exceed the thresholds for the ADT and street segment peak hour trips. Therefore, a CMP analysis, consistent with the CMP Program, was prepared for the Project, consistent with this requirement.</p>	Yes

Table 6 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Natural Community Conservation Planning Program		
<p><i>Regional conservation planning strategies under the California Endangered Species Act (ESA) providing protection, preservation and conservation of listed and candidate species, their habitats, natural communities and natural resources, while continuing to allow appropriate development and growth within the State, are authorized and implemented under the Natural Community Conservation Planning (NCCP) Act of 1991. These strategies are designed to provide protection and conservation to threatened and endangered species through multi-species, habitat-based and long-term approaches that ensure both the conservation of, and net benefits to, the affected species, as well as allow for growth.</i></p>	<p>Although the Project site is within the unincorporated areas of the County, the SPA and off-site improvements related to the Proposed Project are located outside of the boundaries of the MSCP and, therefore, are not covered under the MSCP. Thus, conformance with the MSCP and associated BMO are not required for the Project. Instead, conformance with the NCCP and/or Section 4(d) of the federal ESA is required. If, however, the North County MSCP Subarea Plan is completed prior to Project approval, the Project would be required to comply with the MSCP. The Project would comply with the NCCP and/or Section 4(d) of the federal ESA, or the MSCP, as appropriate.</p>	<p>Yes</p>



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

GENERAL PLAN AMENDMENT REPORT



V. APPENDIX

- A. *Ramona Community Plan -
Strikeout/Underline*
- B. *Vicinity Map - 400 scale*
- C. *Service Letters*

A. RAMONA COMMUNITY PLAN – STRIKE-OUT / UNDERLINE

Part XIV

Ramona Community Plan

San Diego County General Plan

Adopted
 October 5, 1978
 GPA 78-02
 Amended
 January 11, 1995
 Amended
 April 17, 2002
 GPA 01-01
Amended
Date
GPA

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SPECIFIC PLANNING AREAS

MONTECITO RANCH SPECIFIC PLANNING AREA -- SPA (0.5)

DESCRIPTION OF THE AREA

The Montecito Ranch Specific Planning Area includes approximately 935 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 the easternmost portion ~~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~~ 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. ~~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. Therefore, since it is mostly within these portions of the site that the residential lots, a minimum size of 20,000 square feet, ~~larger lot sizes~~ will be allowed, ~~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~~ 20,000 square feet.
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 ~~governed by consistent with~~ governed by the ~~Montecito Ranch Major Use Permit animal schedule in the general vicinity of the site.~~ Montecito Ranch Major Use Permit.
7. The residential site planning of this property shall ~~be governed by incorporate~~ be governed the design guidelines of the ~~Montecito Ranch Major Use Permit. Ramona Community Plan.~~ Montecito Ranch Major Use Permit.
8. The visual impact of all hillside development shall be minimized.
9. ~~A 11.9-acre Historical Park Site and 8.3-acre Local Park Site site of approximately 30 acres~~ A 11.9-acre Historical Park Site and 8.3-acre Local Park Site shall be dedicated to the County of San Diego as ~~sites a site~~ site of for a future ~~parks neighborhood park~~ 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 20,000 s.f. ~~2 gross acres~~ in size.
- ~~14.14. 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.
- ~~15.16.~~ 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.

| ~~16.17.~~ A system of streets or walkways shall link the homesites to the proposed neighborhood park.

| ~~17.18.~~ No residential or accessory structures shall be sited closer than one hundred feet (100') from the Lemurian Fellowship property line.

Recreational

~~18.19. 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. The trails element shall link this project to any adopted trail system within the Ramona Community Plan or the County Regional Land Use Element. The Department of Public Works shall ensure that the applicant install appropriate trail marker signs, and, if necessary, barriers to prevent the intrusion of motorized vehicles on the trail.

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

20.22. 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.

21. 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 these 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 Regional Airport Authority 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

22.29. 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.

23.30. 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.)

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

Conservation/Environmental

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

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

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

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

29.36. 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.

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

31.38. 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

~~32.43.~~ All utilities shall be undergrounded where feasible.

Public Facilities

Pursuant to Government Code Section 65451:

~~33.44.~~ The Specific Plan text shall include a financing plan outlining capital improvements necessary to implement the proposed project.

~~34.45.~~ 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.

~~35.46.~~ 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.

~~36.47.~~ 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.

37.48. 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

38.49. Execute irrevocable offers dedicating real property for on-site public roads, ~~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.~~

39.50. Execute irrevocable offers dedicating real property for off-site public roads, ~~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.~~

40. Offers~~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.

41. Prepare a Traffic Report to determine off-site mitigation for project impacts.

~~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.)~~

B. VICINITY MAP – 400 SCALE

C. SERVICE LETTERS

PROJECT FACILITY AVAILABILITY FORM

FIRE

Please type or use pen

Owner's Name: MONTECITO PROPERTIES, LLC (619) 696-7355 Phone: X106

Owner's Mailing Address: 402 WEST BROADWAY, SUITE 1320 Street

City: SAN DIEGO State: CA Zip: 92101-3542

ORG _____ ACCT _____ ACT _____ TASK _____ DATE _____ AMT \$ 100⁰⁰

F

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from _____ to _____ zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension ... Case No. _____
 Expired Map ... Case No. _____
 Other _____

B. Residential Total number of dwelling units 417
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area School, Park, Historic

C. Total Project acreage 935 Total lots 417 Smallest proposed lot 1/2 acres

Assessor's Parcel Number(s) (Add extra if necessary)

(SEE ATTACHED)		

Thomas Bros. Page 1152 Grid D3

Project address 1080 MONTECITO WAY Street
RAMONA, CA 92065 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.
 Applicant's Signature: Klaus Mendenhall KLAUS MENDENHALL Date: 7-26-06
 Address: 402 WEST BROADWAY, SUITE 1320 S.D. CA 92101-3542 Phone: (619) 696-7355 X106
 (On completion of above, present to the district that provides fire protection to complete Sections 2 and 3 below.)

SECTION 2. FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT

District name: Ramona Fire Dept.

Indicate the location and distance of the primary fire station that will serve the proposed project: Ramona Sta. 808
829 San Vicente Rd, Ramona 92065 3 miles from project

A. Project is in the District and eligible for service.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is 5 minutes.
 Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

Within the proposed project 100 feet of clearing will be required around all structures.
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

James E. [Signature] Jim Hollingsworth Fire Marshal 760-788-2244 8/8/06
 Authorized signature Print name and title Phone Date

On completion of Sections 2 and 3 by the District, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

MONTECITO RANCH
ASSESSOR PARCEL NUMBERS

ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE	ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE
279-071-26	0.005	279-072-33	0.460 -
279-072-01	4.340	279-072-34	0.460 -
279-072-02	3.490	279-093-10	20.000
279-072-03	3.460	279-093-37	29.070
279-072-04	3.340	279-093-38	0.620 -
279-072-05	3.200	280-010-03	40.000
279-072-06	3.080	280-010-08	<i>7AC</i> 2.130
279-072-07	3.040	280-010-09	380.000
279-072-08	3.030	280-030-04	40.400
279-072-09	3.030	280-030-05	9.900
279-072-10	3.030	280-030-06	29.700
279-072-11	3.040	280-030-10	22.680
279-072-12	3.050	280-030-15	27.400
279-072-13	3.070	280-030-24	9.700
279-072-14	3.080	280-030-25	9.700
279-072-15	3.070	280-031-01	42.720
279-072-16	3.020	280-031-02	23.520
279-072-17	3.000	280-031-03	29.340
279-072-18	3.000	280-031-04	25.210
279-072-27	2.980	280-031-05	20.520
279-072-28	4.780	280-031-06	38.240
279-072-29	0.090	280-031-07	33.490
279-072-30	0.110	281-521-01	15.760
279-072-31	0.370	281-521-02	23.640
279-072-32	0.410	281-521-03	14.170

← Not IN
DISTRICT

935 AC TOTAL



PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Sc

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Owner's Name: MONTECITO RANCH, LLC - 619-696-7355 Phone
 Owner's Mailing Address: 402 WEST BROADWAY SUITE 1320 Street
SAN DIEGO, CA City 92101 State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

ELEMENTARY _____
 HIGH SCHOOL _____
 UNIFIED _____

DISTRICT CASHIER'S USE ONLY

TO BE COMPLETED BY APPLICANT

SECTION 1. PROJECT DESCRIPTION

A. LEGISLATIVE ACT

- Rezones changing Use Regulations or Development Regulations
- General Plan Amendment
- Specific Plan
- Specific Plan Amendment

Assessor's Parcel Number(s)
(Add extra if necessary)

See	Attached	

B. DEVELOPMENT PROJECT

- Rezones changing Special Area or Neighborhood Regulations
- Major Subdivision (TM)
- Minor Subdivision (TPM)
- Boundary Adjustment
- Major Use Permit (MUP), purpose: Design Guidelines
- Time Extension... Case No. _____
- Expired Map... Case No. _____
- Other _____

Thomas Bros. Page _____ Grid _____

Project address _____ Street _____

Community Planning Area/Subregion _____ Zip _____

- C. Residential Total number of dwelling units 417
- Commercial Gross floor area _____
- Industrial Gross floor area _____
- Other Gross floor area _____

- D. Total Project acreage 4.3 Total number lots 921

Applicant's Signature: _____ Date: 6-3-08

Address: SAME AS ABOVE Phone: 619 696-7355

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

If not in a unified district, which elementary or high school district must also fill out a form?

District Name: Ramona Unified School District

Indicate the location and distance of proposed schools of attendance. Elementary: _____ miles

Junior/Middle: _____ miles High school: _____ miles

- This project will result in the overcrowding of the elementary junior/school high school. (Check)
- Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
- Project is located entirely within the district and is eligible for service.
- The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized signature
 Fiscal Services Manager
 Print title

Patricia DiMaio
 Print name
760-787-2024
 Phone
6/3/08

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



MONTECITO RANCH
ASSESSOR PARCEL NUMBERS

ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE	ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE
279-071-26	0.005	279-072-33	0.460
279-072-01	4.340	279-072-34	0.460
279-072-02	3.490	279-093-10	20.000
279-072-03	3.460	279-093-37	29.070
279-072-04	3.340	279-093-38	0.620
279-072-05	3.200	280-010-03	40.000
279-072-06	3.080	280-010-08	2.150
279-072-07	3.040	280-010-09	380.000
279-072-08	3.030	280-030-04	40.400
279-072-09	3.030	280-030-05	9.900
279-072-10	3.030	280-030-06	29.700
279-072-11	3.040	280-030-10	22.680
279-072-12	3.050	280-030-15	27.400
279-072-13	3.070	280-030-24	9.700
279-072-14	3.080	280-030-25	9.700
279-072-15	3.070	280-031-01	42.720
279-072-16	3.020	280-031-02	23.520
279-072-17	3.000	280-031-03	29.340
279-072-18	3.000	280-031-04	25.210
279-072-27	2.980	280-031-05	20.520
279-072-28	4.780	280-031-06	38.240
279-072-29	0.090	280-031-07	33.490
279-072-30	0.110	281-521-01	15.760
279-072-31	0.370	281-521-02	23.640
279-072-32	0.410	281-521-03	14.170

935 AC TOTAL



PROJECT FACILITY AVAILABILITY FORM

SEWER

S

Please type or use pen

Owner's Name Montecito Ranch, LLC Phone 619 696 7355
 Owner's Mailing Address 402 West Broadway, Suite 1370 Street
 City San Diego, State CA Zip 92101

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment
 Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from A-70 to S 88 zone
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

B. Residential Total number of dwelling units 117 Homes
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area School, Park, Historical Site

C. Total Project acreage 4.35 Total lots 221 Smallest proposed lot 20,000

D. Is the project proposing its own wastewater treatment plant? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
(Add extra if necessary)

See	Attached	List

Thomas Bros. Page 1152 Grid D3
 Project address 1080 Montecito Way Street
Rancho, CA 92165 Zip
 Community Planning Area/Subregion _____

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Philip Dauben Date: 6-3-08
 Address: Same as above Phone: 619 696-7355

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name Rancho Municipal Water District Service area Santa Maria

A. Project is in the District.
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and is not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s): BASED ON COMPLETED SEWER SYSTEM EVALUATION. (SEE ATTACHED CONDITIONS)

C. District conditions are attached. Number of sheets attached: 1
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Philip Dauben AUTHORIZED SIGNATURE PHILIP DAUBEN PRINT NAME
CIVIL ENGINEER TITLE 760 788 2260 PHONE 6/5/08 DATE

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

MONTECITO RANCH
ASSESSOR PARCEL NUMBERS

ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE	ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE
279-071-26	0.005	279-072-33	0.460
279-072-01	4.340	279-072-34	0.460
279-072-02	3.490	279-093-10	20.000
279-072-03	3.460	279-093-37	29.070
279-072-04	3.340	279-093-38	0.620
279-072-05	3.200	280-010-03	40.000
279-072-06	3.080	280-010-08	2.130
279-072-07	3.040	280-010-09	380.000
279-072-08	3.030	280-030-04	40.400
279-072-09	3.030	280-030-05	9.900
279-072-10	3.030	280-030-06	29.700
279-072-11	3.040	280-030-10	22.680
279-072-12	3.050	280-030-15	27.400
279-072-13	3.070	280-030-24	9.700
279-072-14	3.080	280-030-25	9.700
279-072-15	3.070	280-031-01	42.720
279-072-16	3.020	280-031-02	23.520
279-072-17	3.000	280-031-03	29.340
279-072-18	3.000	280-031-04	25.210
279-072-27	2.980	280-031-05	20.520
279-072-28	4.780	280-031-06	38.240
279-072-29	0.090	280-031-07	33.490
279-072-30	0.110	281-521-01	15.760
279-072-31	0.370	281-521-02	23.640
279-072-32	0.410	281-521-03	14.170

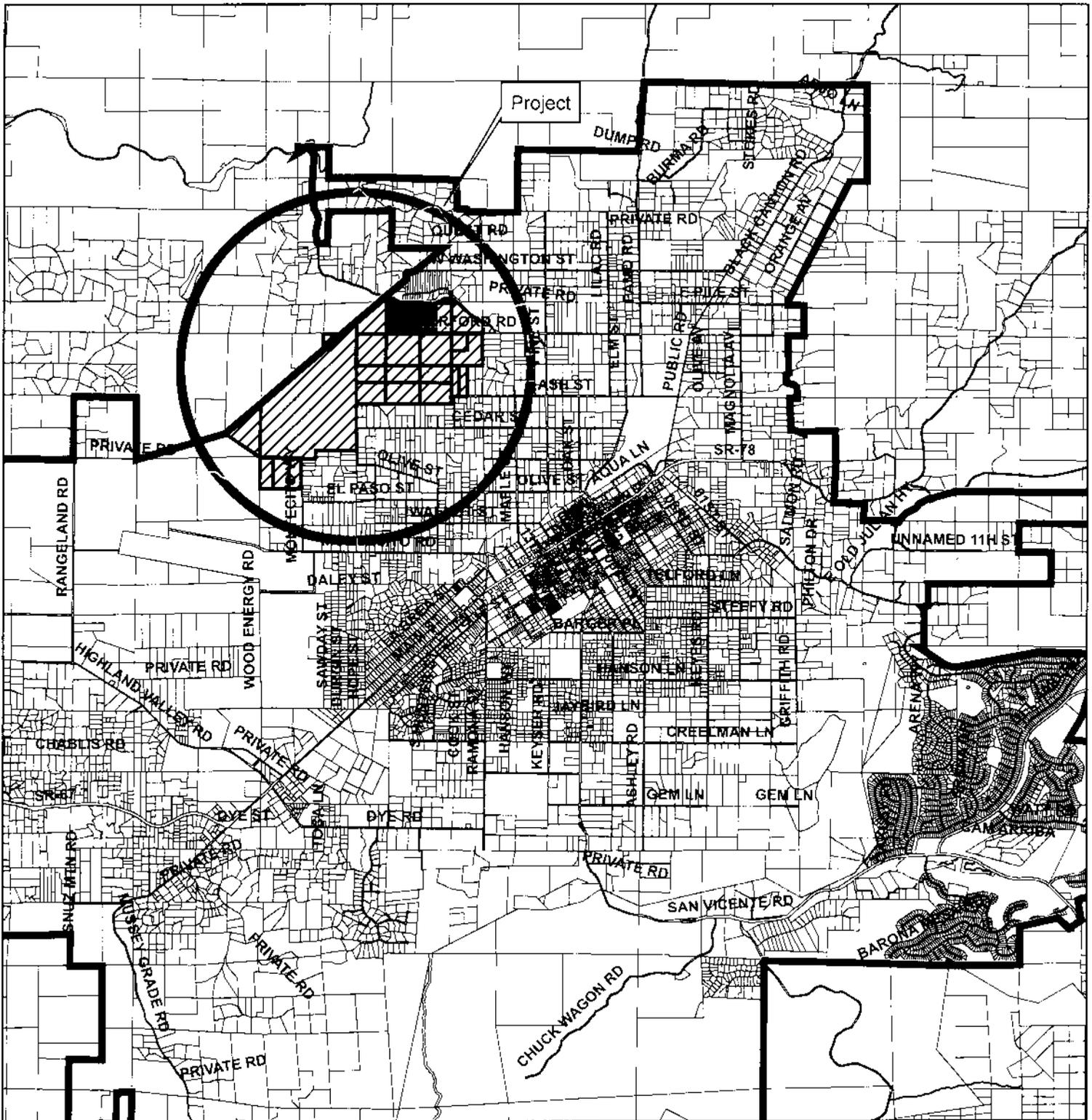
← Not IN
DISTRICT

935 AC TOTAL

Conditions for Sewer Availability Letter (Not in the Active Sewer Powers)

- a. The project is not within the Sewer Service Area and not within its Active Sewer Powers.
- b. Sewer facilities are not reasonably expected to become available within five (5) years unless the following conditions are met:
 - i. If a pre-annexation and/or pre-latent powers expansion agreement is signed by the owner/developer and approved by the District's Directors whereby the District will request consideration from LAFCO to expand the latent sewer powers to include the project area and the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, construction costs and the cost of a percentage of the value of the existing facilities, will be paid solely by the owner/developer in a timely fashion. The pre-annexation and/or pre-latent powers expansion agreement should state that the facilities required by the project will need to be completed before any connections shall be made.
 - ii. If the District adopts a resolution applying to LAFCO for expansion of its latent sewer powers to include the area.
 - iii. If LAFCO approves the annexation and/or the expansion of latent powers to include the area.
- c. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning, system evaluation, and annexation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. ***The Sewer System Evaluation shall be completed and a Sewer Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***
- d. Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.***

APN: VARIES
Montecito Road
Owner: Montecito Properties, LLC
Vicinity Map

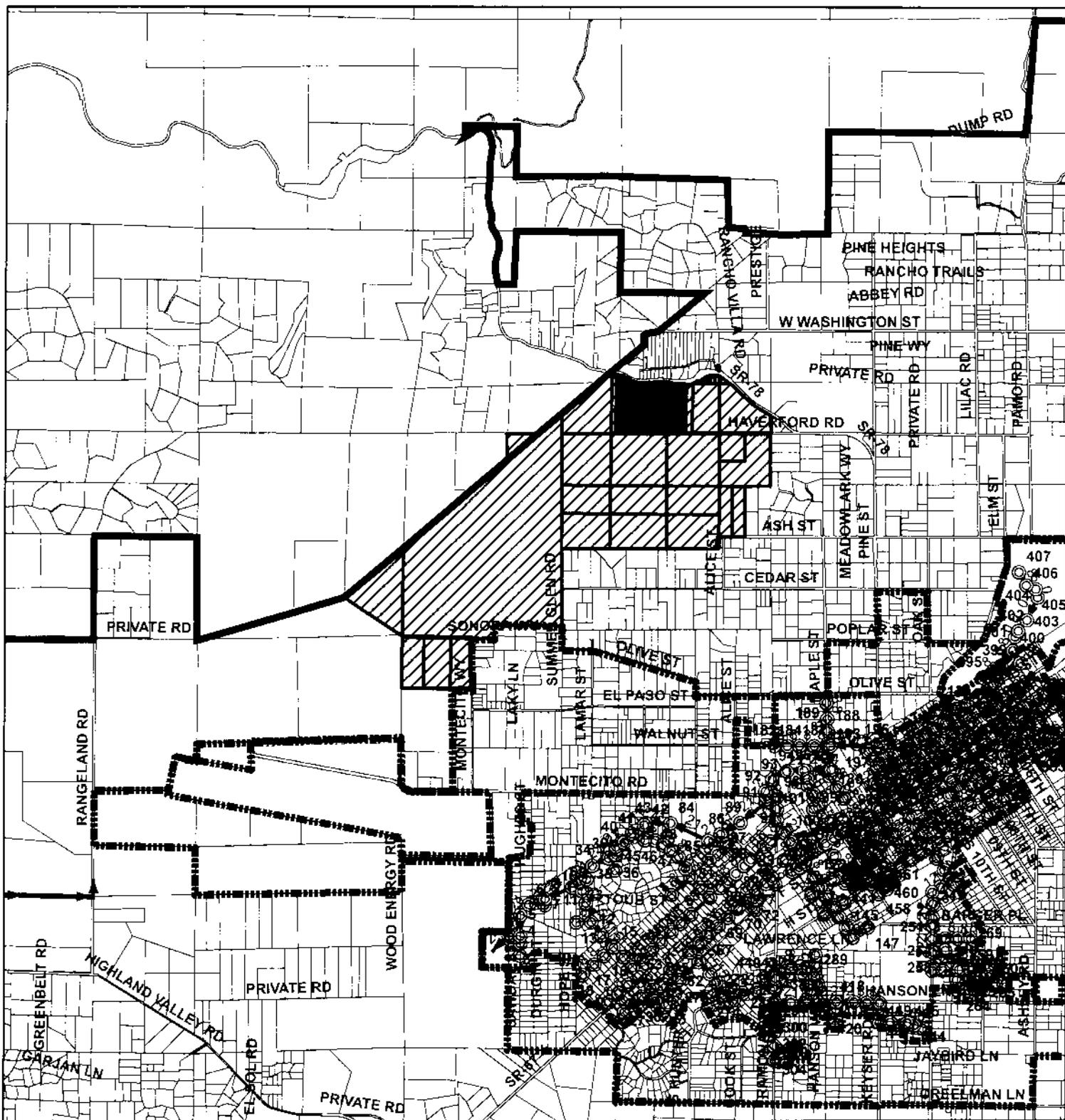


Legend

-  RMWD Boundary
-  Subject Parcel selection



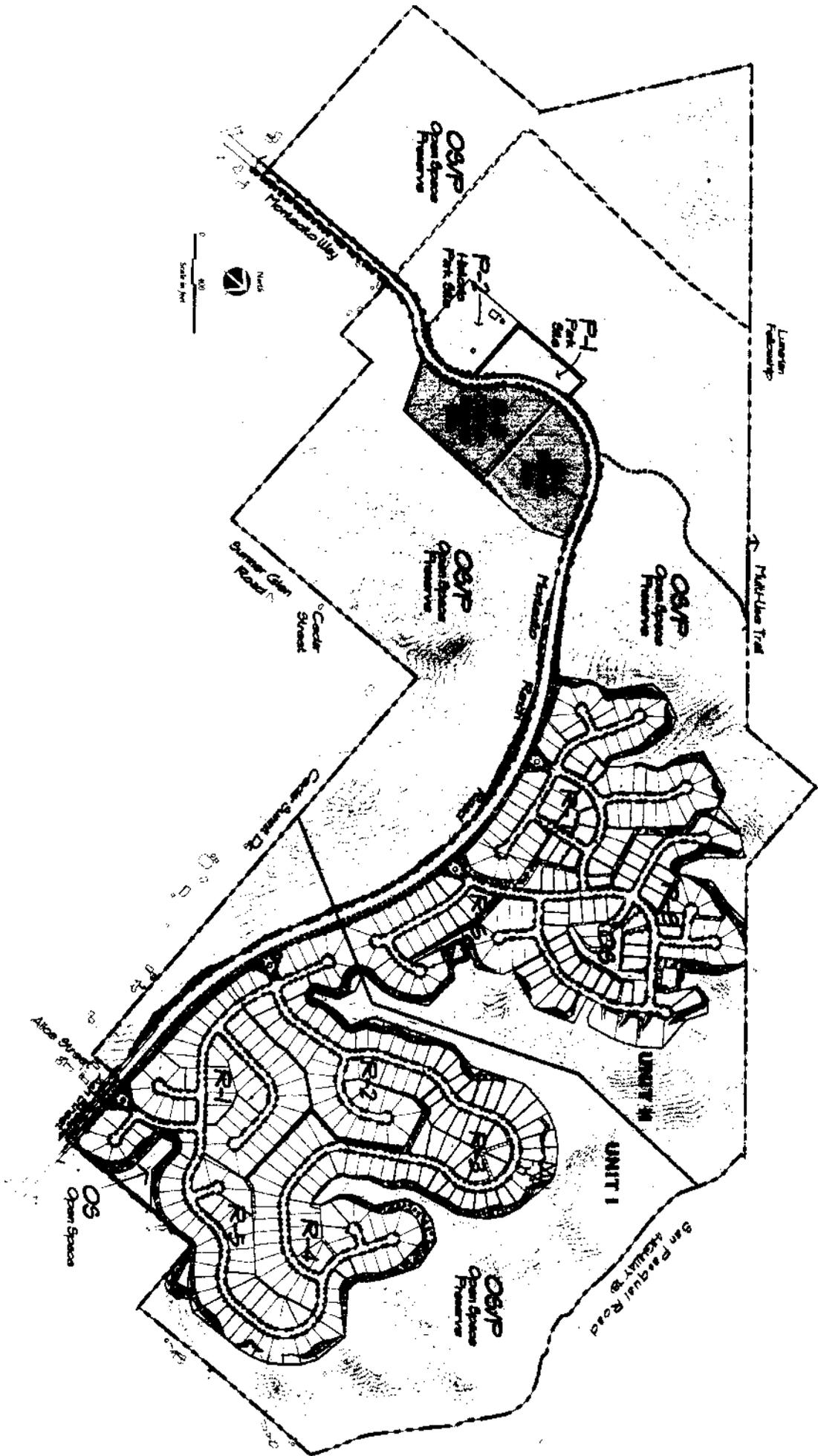
APN: VARIES
 Montecito Road
 Owner: Montecito Properties, LLC
 Facilities Map



Legend

-  RMWD Boundary
-  All Meters
-  Sewer System
-  Manholes
-  Subject Parcel selection
-  Boundary of Sewer Latent Powers





OS
Open Space

OS/P
Open Space
Preserve

San Rafael Road

UNIT I

UNIT II

OS/P
Open Space
Preserve

OS/P
Open Space
Preserve

OS/P
Open Space
Preserve

P-1
Park Site

P-2
Park Site

Linden
Highway

Mullins Trail

Super Glen
Road

Cedar
Street

Cedar Street Dr

Alvar Street

Hornbush Way

Scale 1/8"

0

10

20

30

40

50

60

70

80

90

100



PROJECT FACILITY AVAILABILITY FORM

WATER

W

Please type or use pen

Owner's Name: MONTICITO RANCH, LLC Phone: 619-696-7355

Owner's Mailing Address: 401 WEST BROADWAY, SUITE # 1310 Street

City: San Diego, CA State: CA Zip: 92107

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance: _____
 Boundary Adjustment
 Rezone (Reclassification) from A-70 to S-E8 zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____
- B. Residential Total number of dwelling units 417 Units
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area School, Park, Historical Site
- C. Total Project acreage 935 Total number of lots 421
- D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s)
(Add extra if necessary)

See	Attached	List

Thomas Bros. Page 1152 Grid D3

Project address: 1080 MONTICITO WAY Street

Community Planning Area/Subregion: Barona CA Zip: 92065

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 6/3/08

Address: Same as above Phone: 619 696 7355

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: RANCHI MUNICIPAL WATER DISTRICT Service area _____

- A. Project is in the district. EXCEPT APN 280-010-08.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____ (Number of sheets)
 Project will not be served for the following reason(s): BASED ON COMPLETED WATER SYSTEM EVALUATION (SEE ATTACHED CONDITIONS)
- C. District conditions are attached. Number of sheets attached: _____
 District has specific water reclamation conditions which are attached. Number of sheets attached: _____
 District will submit conditions at a later date.
- D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. EXPIRES: 6/5/10

Authorized signature: [Signature] Print name: PHILLIP DAUBEN

Print title: CIVIL ENGINEER Phone: 760-788-2267 Date: 6/5/08

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 by the district, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



MONTECITO RANCH
ASSESSOR PARCEL NUMBERS

ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE	ASSESSOR'S PARCEL NO'S	PARCEL ACREAGE
279-071-26	0.005	279-072-33	0.460
279-072-01	4.340	279-072-34	0.460
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279-072-03	3.460	279-093-37	29.070
279-072-04	3.340	279-093-38	0.620
279-072-05	3.200	280-010-03	40.000
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279-072-10	3.030	280-030-06	29.700
279-072-11	3.040	280-030-10	22.680
279-072-12	3.050	280-030-15	27.400
279-072-13	3.070	280-030-24	9.700
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279-072-15	3.070	280-031-01	42.720
279-072-16	3.020	280-031-02	23.520
279-072-17	3.000	280-031-03	29.340
279-072-18	3.000	280-031-04	25.210
279-072-27	2.980	280-031-05	20.520
279-072-28	4.780	280-031-06	38.240
279-072-29	0.090	280-031-07	33.490
279-072-30	0.110	281-521-01	15.760
279-072-31	0.370	281-521-02	23.640
279-072-32	0.410	281-521-03	14.170

← Not IN
DISTRICT

935 AC TOTAL

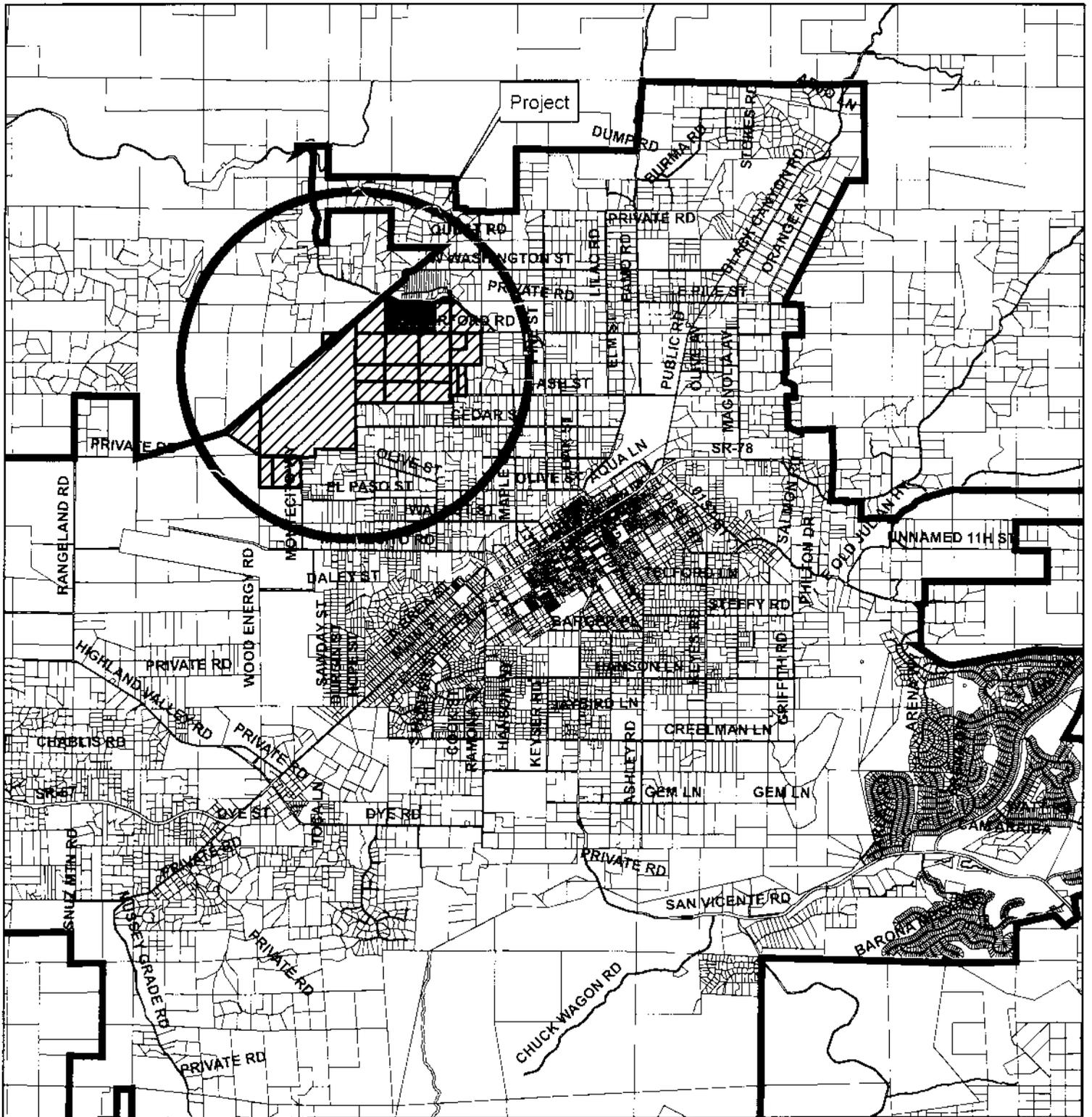
Conditions for Water Availability Letter (In District)

- a. Water facilities are not reasonably expected to become available within five (5) years unless all of the following conditions are met:

A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

- b. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete for a minor subdivision. *The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".*
- c. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. *Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.*

APN: VARIES
Montecito Road
Owner: Montecito Properties, LLC
Vicinity Map



Legend

-  RMWD Boundary
-  Subject Parcel selection



