

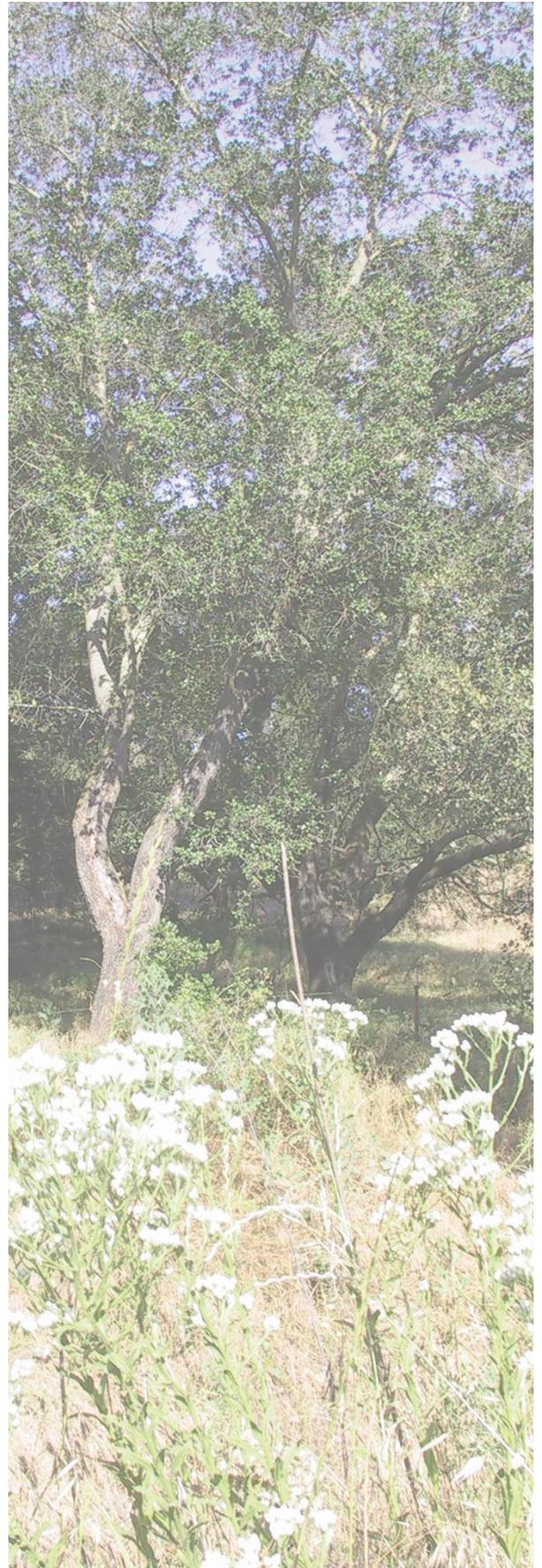


MONTECITO RANCH

“RURAL COUNTRY ESTATES”

SPECIFIC PLAN (SP 01-001)

REVISED
JULY 9, 2008





MONTECITO RANCH

RURAL COUNTRY ESTATES

SPECIFIC PLAN (SP 01-001)

APPLICANT:

*MONTECITO PROPERTIES, LLC
402 WEST BROADWAY, SUITE 1320
SAN DIEGO, CA 92101
CONTACT: DAVID DAVIS
619.696.7355*

SUBMITTED TO:

*COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE
5201 RUFFIN ROAD
SAN DIEGO, CA 92123
CONTACT: TIM TAYLOR
858.694.3706*

PREPARED BY:

*DEVELOPMENT DESIGN SERVICES & GRAPHICACCESS INC.
2583 VIA MERANO
DEL MAR, CA 92014
CONTACT: ADAM GEVANTHOR
858.793.5450*

REVISED

JULY 9, 2007

TABLE OF CONTENTS

I.	INTRODUCTION.....	2
A.	PROJECT DESCRIPTION.....	2
B.	GOVERNMENTAL AUTHORITY.....	4
C.	CONCURRENT PROCESSING.....	5
1.	VESTING TENTATIVE MAP / SITE PLAN.....	5
2.	GENERAL PLAN & RAMONA COMMUNITY PLAN AMENDMENT.....	5
3.	REZONE.....	5
4.	MAJOR USE PERMITS.....	6
5.	ENVIRONMENTAL IMPACT REPORT.....	6
D.	EXISTING LAND USE AND ZONING.....	6
II.	DESIGN INFLUENCES.....	11
A.	SPECIFIC PLAN GOALS AND OBJECTIVES.....	11
B.	LOCATION AND REGIONAL SETTING.....	12
C.	PROJECT OPPORTUNITIES AND CONSTRAINTS.....	16
1.	SITE CHARACTERISTICS AND SIGNIFICANT ENVIRONMENTAL RESOURCES.....	16
	LANDFORM AND SLOPES.....	16
	BIOLOGICAL RESOURCES.....	17
	CULTURAL RESOURCES.....	17
2.	ENCUMBRANCES.....	17
	REGIONAL TRAILS.....	18
	ROADWAY CONNECTIONS AND INTERSECTION IMPROVEMENTS.....	18
	UTILITY EASEMENTS.....	18
III.	LAND USE PLAN.....	22
A.	DEVELOPMENT PLAN.....	22
1.	RESIDENTIAL DEVELOPMENT.....	22
2.	PUBLIC AND SEMI-PUBLIC DEVELOPMENT.....	22
3.	UTILITY IMPROVEMENTS.....	23
B.	OPEN SPACE AND RECREATION PLAN.....	24
1.	DEDICATED OPEN SPACE.....	25
2.	COMMUNITY RECREATIONAL ELEMENTS.....	25
3.	LANDSCAPE CONCEPT PLAN.....	26
C.	CIRCULATION PLAN.....	33
1.	EXISTING CIRCULATION.....	33

2. PROJECT CIRCULATION PLAN	33
MONTECITO RANCH ROAD	34
RESIDENTIAL STREETS	34
OFF-STREET PARKING.....	34
PUBLIC STREET STANDARDS	35
OTHER ON-SITE ROADWAYS	35
3. PUBLIC TRANSPORTATION.....	39
4. NON-VEHICULAR CIRCULATION SYSTEM.....	39
D. FIRE PROTECTION PLAN.....	39
E. CONCEPTUAL GRADING PLAN.....	42
1. GRADING PLAN DESCRIPTION.....	42
2. GRADING PLAN DEVELOPMENT STANDARDS	43
GRADING CONFORMANCE	43
CONTOUR GRADING.....	43
MANUFACTURED SLOPES	43
BALANCED SITE WORK.....	44
PREHISTORIC REMAINS	44
DUST CONTROL.....	44
COMPLIANCE WITH COUNTY REGULATIONS	44
F. DRAINAGE PLAN.....	47
1. DRAINAGE PLAN DEVELOPMENT STANDARDS	47
COUNTY DEVELOPMENT STANDARDS.....	47
COUNTY MAINTENANCE	47
BUILDING PADS	47
MODIFICATIONS	47
RUNOFF	48
G. WATER AND SEWER PLAN	50
1. WATER SERVICE	50
EXISTING CONDITIONS.....	50
WATER PLAN.....	50
2. SEWER SERVICE	51
EXISTING CONDITIONS.....	51
PROPOSED WASTEWATER COLLECTION AND TREATMENT	52
WASTEWATER MANAGEMENT OPTION 1, OFF-SITE SEWER CONNECTION.....	52
WASTEWATER MANAGEMENT OPTION 2, WASTEWATER RECLAMATION FACILITY (WRF)....	52

3. RECLAIMED WATER 53

4. WATER AND SEWER DEVELOPMENT STANDARDS 53

 UNDER GROUNDING..... 53

 RAMONA MUNICIPAL WATER DISTRICT (RMWD) REQUIREMENTS 53

 SAN DIEGO COUNTY PUBLIC WORKS REQUIREMENTS 53

 HEALTH DEPARTMENT REQUIREMENTS 53

H. GRADING AND CONSTRUCTION PHASING 60

 1. PROJECT PHASING PLAN DESCRIPTION 60

 2. PROJECT PHASING STANDARDS 62

I. MAINTENANCE RESPONSIBILITIES 64

J. PUBLIC FACILITIES - FINANCING PLAN (PFFP) 65

 1. REQUIRED FACILITIES 65

 CIRCULATION IMPROVEMENTS 65

 DRAINAGE FACILITIES AND STORM WATER MANAGEMENT IMPROVEMENTS 65

 WATER FACILITIES 66

 SEWER FACILITIES 66

 FIRE, PARAMEDIC AND LAW ENFORCEMENT SERVICES & FACILITIES 67

 SCHOOLS, PARKS, OPEN SPACE & TRAILS..... 67

 RECREATIONAL FACILITIES & OPEN SPACE 67

 2. FINANCING OPTIONS 67

 GENERAL FUND 67

 COUNTY SERVICE AREA 67

 MELLO-ROOS COMMUNITY FACILITIES ACT 68

 ASSESSMENT DISTRICTS 68

 DEDICATION..... 68

 SUBDIVISION EXACTION 69

 DEVELOPMENT FEES 69

 DEVELOPER REIMBURSEMENT AGREEMENTS 69

 HABITAT MANAGEMENT 69

 HOMEOWNERS’ ASSOCIATION 69

 3. RECOMMENDED FINANCING MECHANISMS 70

 CIRCULATION AND RELATED INFRASTRUCTURE..... 70

 DRAINAGE AND STORM WATER MANAGEMENT..... 70

 WATER SERVICE 71

 SEWER SERVICE 71

COMMUNITY FACILITIES	71
FORMATION OF ASSESSMENT DISTRICTS.....	71
HABITAT MANAGEMENT DISTRICT.....	72
K. SUBSEQUENT ACTIONS.....	74
IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS.	75
A. MONTECITO RANCH SPECIFIC PLANNING AREA SECTION OF THE RAMONA COMMUNITY PLAN	75
B. RAMONA COMMUNITY PLAN	75
C. SAN DIEGO COUNTY GENERAL PLAN.....	76
D. COUNTY OF SAN DIEGO ZONING ORDINANCE	77
E. COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE	78
F. COUNTY OF SAN DIEGO RESOURCE PROTECTION ORDINANCE	78
G. SAN DIEGO COUNTY COMMUNITY TRAILS MASTER PLAN.....	82
H. COUNTY LIGHT POLLUTION CODE	82
I. CONGESTION MANAGEMENT PROGRAM.....	82
J. NATURAL COMMUNITY CONSERVATION PLANNING PROGRAM	83
K. MULTIPLE SPECIES CONSERVATION PROGRAM.....	83
L. RAMONA AIRPORT MASTER PLAN AND COMPREHENSIVE LAND USE PLAN FOR RAMONA AIRPORT	84
M. COMMUNITY CHARACTER	84
V. APPENDIX.....	178
A. SERVICE LETTERS.....	179
B. MANURE MANAGEMENT AND FLY/VECTOR CONTROL PLAN	184

LIST OF FIGURES

FIGURE 1 MONTECITO RANCH ILLUSTRATIVE SITE PLAN 8

FIGURE 2 RAMONA COMMUNITY PLAN LAND USE DESIGNATIONS 9

FIGURE 3 EXISTING ZONING 10

FIGURE 4 REGIONAL MAP..... 13

FIGURE 5 VICINITY MAP 14

FIGURE 6 EXISTING SURROUNDING LAND USES & OFF-SITE ROADWAY OPTIONS 15

FIGURE 7 OPPORTUNITIES AND CONSTRAINTS..... 19

FIGURE 8 SLOPE ANALYSIS 20

FIGURE 9 ENCUMBRANCE MAP..... 21

FIGURE 10 LAND USE SUMMARY – WASTEWATER MANAGEMENT OPTION 1 28

FIGURE 11 LAND USE SUMMARY – WASTEWATER MANAGEMENT OPTION 2..... 29

FIGURE 12 LAND USE PLAN 30

FIGURE 13 OPEN SPACE & TRAILS 31

FIGURE 14 CONCEPTUAL LANDSCAPE MASTER PLAN 32

FIGURE 15 CIRCULATION PLAN..... 36

FIGURE 16 TYPICAL ROADWAY SECTIONS..... 37

FIGURE 17 TYPICAL ROADWAY SECTIONS..... 38

FIGURE 18 FUEL MANAGEMENT PLAN 41

FIGURE 19 GRADING CONCEPT PLAN 45

FIGURE 20 PROJECT CROSS SECTIONS 46

FIGURE 21 STORM DRAINS..... 49

FIGURE 22 EXISTING MAJOR WATER FACILITIES..... 55

FIGURE 23 POTABLE WATER PLAN 56

FIGURE 24 EXISTING MAJOR SEWER FACILITIES..... 57

FIGURE 25 SEWER PLAN..... 58

FIGURE 26 RECLAIMED WATER PLAN 59

FIGURE 27 PHASING PLAN 63

LIST OF TABLES

TABLE - 1	GRADING QUANTITIES	44
TABLE - 2	DEVELOPMENT PHASING STRATEGY	61
TABLE - 3	FINANCING STRATEGY SUMMARY	73
TABLE - 4	LAND USE CONDITIONS/POLICIES CONSISTENCY EVALUATION	87



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

SPECIFIC PLAN



I. INTRODUCTION

- A. *Project Description*
- B. *Governmental Authority*
- C. *Concurrent Processing*
- D. *Existing Land Use
& Zoning*

I. INTRODUCTION

A. PROJECT DESCRIPTION

Montecito Ranch is a 935.2-acre Specific Plan area located approximately 20 miles northeast of the City of San Diego within the County of San Diego’s Ramona Community Planning Area. The project lies approximately 1 mile northwest of the Ramona Town Center, south and adjacent to State Route 78 (SR 78), east of the Davis Ranch Specific Planning Area and west of Ash Street and SR 78.

The Montecito Ranch Specific Plan is guided by two driving principles – Preservation and Planning. These principles reflect the Specific Plan’s commitment to preservation of natural resources and to exceptional planning to ensure that Montecito Ranch provides a rural country environment with facilities, improvements and amenities to benefit the project and the community of Ramona.

Preservation of Natural Resources:

- Over 64.4 percent (601.9 acres) of the Montecito Ranch property is set aside as nature preserve, open space or park sites, including the Montecito Ranch Nature Preserve, a 571.2-acre open space system.¹
- The Montecito Ranch Nature Preserve safe guards scenic views of prominent knolls, steep slopes, and canyons.

Planning for Facilities, Improvements and Amenities:

- The Montecito Ranch Specific Plan provides for the dedication of a 10.6-acre charter high school site.
- The Montecito Ranch Specific Plan provides for the dedication of an 11.9-acre historic park site to preserve one of Ramona’s most valuable cultural resources and provide for other community serving uses. A portion of the historic park site will include an equestrian staging facility, as well as act as an overflow parking area for the parks and school sites.

¹ Under Wastewater Management Option 2, the open space system will be 601.0-acres (64.3% of site) and the Nature Preserve portion 546.4-acres (58.4% of site).

- The Montecito Ranch Specific plan provides for the creation of an 8.3-acre local park to serve the entire Ramona Community.
- The Montecito Ranch Specific Plan emphasizes a rural country environment to maintain compatibility with the surrounding community.
- The plan provides linkages to the County’s regional trail system along major roadways, through open space corridors, and through a network of informal trails along residential streets.
- The Montecito Ranch Specific Plan provides for 417 homes, planned on 293.7 acres, with lots ranging in size from approximately 0.5 acres (20,000 square feet [s.f.] minimum) to 1.8 acres.
- The project provides for a single defensible perimeter for fire protection whereby a continuous, defined separation, between development and open space, is created for brush management.
- The Montecito Ranch Specific Plan provides for two wastewater treatment options: Option 1 consists of the extension of a sewer main, off-site, to connect to the Santa Maria Wastewater Treatment Plant. Under this option a sewer pump station will be built in the staging area portion of the Historic Park Site. Option 2 consists of a 0.9 acre on-site wastewater reclamation facility (WRF) that can accommodate 110,000 gallons of wastewater per day, five storage ponds on 6.9 acres, and a 16.9-acre spray field. Reclaimed water will be used to irrigate on-site public landscaped areas, as well as private Homeowners’ Association (HOA) areas.
- To accommodate Project traffic and improve traffic flow in the vicinity, the Project would widen Ash Street from Pine Street (SR 78), construct Montecito Ranch Road through the Project site from Ash Street at the eastern SPA boundary to Montecito Way at the southern boundary, construct on-site residential streets connecting to Montecito Ranch Road, widen the existing segment of Montecito Way, and widen Montecito Road from Montecito Way to Main Street (SR 67).
- Development of Montecito Ranch also includes improvements to the off-site intersections of Ash Street/Pine Street (SR 78), Olive Street Pine Street (SR 78), Main Street (SR 67)/Pine Street (SR 78), Main Street (SR 67)/Montecito Road, Montecito Road/Montecito Way, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road.

- The project provides for the construction of off-site utility improvements to provide water service to the Project. In addition, under Wastewater Management Option 1, an off-site 1.26-million gallon water storage tank (0.91-million gallon under Option 2) would be installed just west of the Project site within an adjacent property. A pipeline would be installed under a 20-foot-wide access road to the water storage tank and connect the water storage tank to a pipeline within Montecito Way.

This Specific Plan provides guidance for the development of the subdivision and improvement plans and is the basic reference for determining permitted land uses, densities, maximum residential units, required public facilities, and compliance with applicable County policies. It is anticipated that technical refinements will occur during the development of the subdivision. Such refinements, with approval of the Director of Planning and Land Use, will not require amendments to this Specific Plan provided the number of units and densities and overall character of the project are maintained.

- A companion document, the Montecito Ranch Major Use Permit (P04-045), provides development standards and design guidelines for the project. It establishes a high level of aesthetic standards and identifies a rural theme for the project. This theme is delineated through streetscape and landscape design, architecture, signage, and lighting guidelines, consistent with the goals and policies of the Ramona Community Plan. This will help ensure that the project emphasizes a rural country environment consistent with the surrounding community. A second Major Use Permit (P06-___) addresses the development and operation of the on-site wastewater reclamation facility per Wastewater Management Option 2.

B. GOVERNMENTAL AUTHORITY

Section 65450 of the California Government Code grants local planning agencies the authority to prepare a Specific Plan of development for any area covered by a General Plan, for establishing systematic methods for implementation of the agency's General Plan. A Specific Plan, as the term implies, is specific in nature, designed to address site specific issues such as existing on-site conditions relative to topography and existing environmental concerns; site design and layout, including building setbacks and visual appearance; as well as project-wide concerns such as on-site and off-site circulation, utility provisions

and infrastructure financing. While a General Plan examines an entire city or county, a Specific Plan concentrates on project level development issues.

This Specific Plan details the land use proposal for Montecito Ranch including areas to remain as permanent open space. It also discusses density, project character, and compatibility with surrounding development. An evaluation of the project's consistency with the County General Plan, the Ramona Community Plan and the County Resource Protection Ordinance is also provided within this document.

C. CONCURRENT PROCESSING

In connection with this Specific Plan, a Vesting Tentative Map, General Plan Amendment, Rezone, two Major Use Permits and an Environmental Impact Report (EIR) are being processed. These concurrent actions are briefly described below.

1. Vesting Tentative Map / Site Plan

Vesting Tentative Map (VTM 5250) and the associated Site Plan prepared for Montecito Ranch establish subdivision design, precise lot sizes, and infrastructure improvements. The Vesting Tentative Map is in conformance with the guiding principles of this Specific Plan, notably, land uses, residential densities, number of units, and circulation system. Refinements to the Vesting Tentative Map may result in variations from the illustrative Specific Plan provided as Figure 1, *Montecito Ranch Illustrative Site Plan*. Such variations, with approval of the Director of Planning and Land Use, will not require amendments to this Specific Plan provided the number of units, densities and overall character of the project are maintained.

2. General Plan & Ramona Community Plan Amendment

Montecito Ranch is consistent with the goals and policies of the County of San Diego General Plan and Ramona Community Plan as described in Section IV of this Specific Plan. However, implementation of the Specific Plan requires concurrent amendments (GPA 04-013) to the land use and circulation elements of the governing plans.

3. Rezone

The majority of the project site is zoned S88 Specific Planning Area. Two areas are currently zoned A70 Limited Agriculture.

Rezoning (R04-022) these areas permits the entire Montecito Ranch Specific Plan area to be within the S88 Use Regulations. Adding the “H” Special Area Designator to the historic Montecito ranch house site makes the site subject to the Historic Site Special Area Regulations.

4. Major Use Permits

A Major Use Permit is implemented to ensure the orderly development of land uses proposed for Montecito Ranch (P04-045). The Major Use Permit includes project development standards and design guidelines to ensure that consistent aesthetic standards occur throughout Montecito Ranch.

A second Major Use Permit (P06-___) addresses the design, development and operation of the on-site wastewater reclamation facility (Wastewater Management Option 2).

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, Vesting Tentative Map, General Plan Amendment 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.

D. EXISTING LAND USE AND ZONING

The County of San Diego's Regional Land Use Plan designates Montecito Ranch as Estate Development Area. This land use designation combines agricultural uses with low-density residential uses (i.e., parcel sizes of 2 to 20 acres). The Ramona Community Plan, adopted October 1978, revised December 1987, and amended December 1992, implements the goals and policies of the Regional Land Use Element and sets forth goals, objectives and policies intended to guide development decisions within the community. Figure 2, *Ramona Community Plan Land Use Designations*, show the project's relationship with surrounding land uses established by the Ramona Community

Plan. Most of the project site is subject to the (21) Specific Plan Area Land Use Designation, and is assigned an overall density of 0.5 dwelling units per acre. This designation requires processing of 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 would allow up to 468 homes. However, the maximum number of units allowed by the Ramona Community Plan is 417 dwelling units. Two smaller parcels, designated as (18) Multiple Rural Use and (19) Intensive Agriculture, are included in this Specific Plan Area.

As shown in Figure 3, *Existing Zoning*, most of the project site is zoned S88 (Specific Plan Land Use Regulations). The S88 use regulations accommodate Specific Plan Areas. A seven-acre triangular portion of the project site and a small two-acre piece, located in the northwest portion of the project, adjacent to State Highway 78 (SR 78), are zoned A-70 (Limited Agriculture). The A-70 zone is intended to create and preserve areas primarily for agricultural crop production and permits minimum four acres residential lots. These parcels require a Zone Reclassification to change the current A70 Zoning to S88 in order to allow them to be included as part of this Specific Plan.



Legend

- R** Residential
- S** School
- I** Institutional
- P** Park
- OS** Open Space
-  Community Trail
-  Residential Lots Allowing Horsekeeping

Note:
 This exhibit is a conceptual depiction of proposed land uses and is subject to change during the Tentative Map phase.

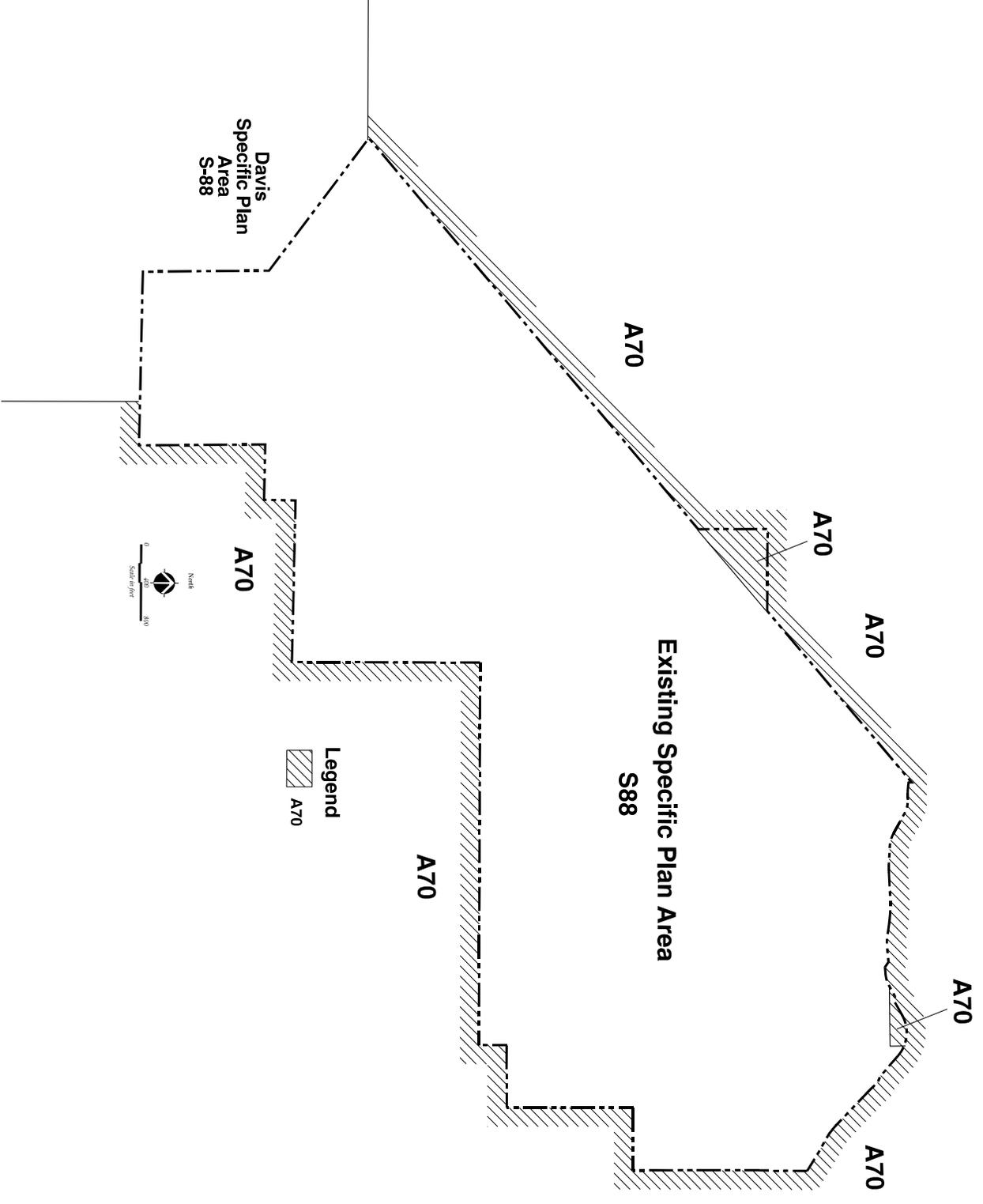
Montecito Ranch
 SPECIFIC PLAN

Montecito Ranch Illustrative Site Plan

FIGURE 1

July 9, 2008 8







MONTECITO RANCH
"RURAL COUNTRY ESTATES"

SPECIFIC PLAN



II. DESIGN INFLUENCES

- A. *Specific Plan Goals & Objectives*
- B. *Location & Regional Setting*
- C. *Project Opportunities & Constraints*

II. DESIGN INFLUENCES

A. SPECIFIC PLAN GOALS AND OBJECTIVES

Montecito Ranch is a master planned rural residential community providing for an extensive open space preserve. The overall objective is to provide an environmentally sensitive, residential community compatible with the rural character of the surrounding area while preserving existing natural open space (including the Ramona Grasslands), landforms, and topography. The master plan provides for community-serving land uses that include a charter high school site, nature preserve, local park, historic park site, and wastewater reclamation facility. Community-serving on-site and off-site infrastructure improvements to streets, trails, and water and drainage facilities are also proposed.

Important principles and considerations incorporated during preparation of this Specific Plan include compatibility with the goals of the County General Plan and Ramona Community Plan, surrounding rural country community character, engineering feasibility, economic viability, and integration and improvement of the surrounding infrastructure. The following Specific Plan objectives are established:

- Develop a consolidated residential project, which is sensitive to the environment, the rural character of Ramona, and is an asset to the community and region.
- Conserve the rural character and equestrian environment by preserving large contiguous open space and by dedicating community and regional trails.
- Provide a range of for-sale, market rate, detached housing types to accommodate projected market needs for all age groups.
- Conserve, enhance and protect natural resources within the project site and areas of off-site improvements including the Ramona Grasslands, Santa Maria Creek and Etcheverry Creek and their tributaries, native vegetation, steep slopes and major rock outcroppings.
- Preserve the viewshed of the County Scenic Highway portion of I-78.
- Improve regional traffic congestion by providing an option for constructing a bypass around the Ramona Town Center.

- Preserve and enhance the historical Montecito Ranch House as a historical park site.
- Dedicate land for future community needs such as a school and parks.
- Develop a project that is visually attractive by including street scene treatments, entry features and a landscape palette that reflects the natural surrounding environment.
- Provide a sustained development approach to wastewater management by providing an option for a package wastewater reclamation facility for tertiary treatment of wastewater and for the on-site use of reclaimed water to irrigate common landscaped areas, thereby reducing the on-site demand for potable water.

B. LOCATION AND REGIONAL SETTING

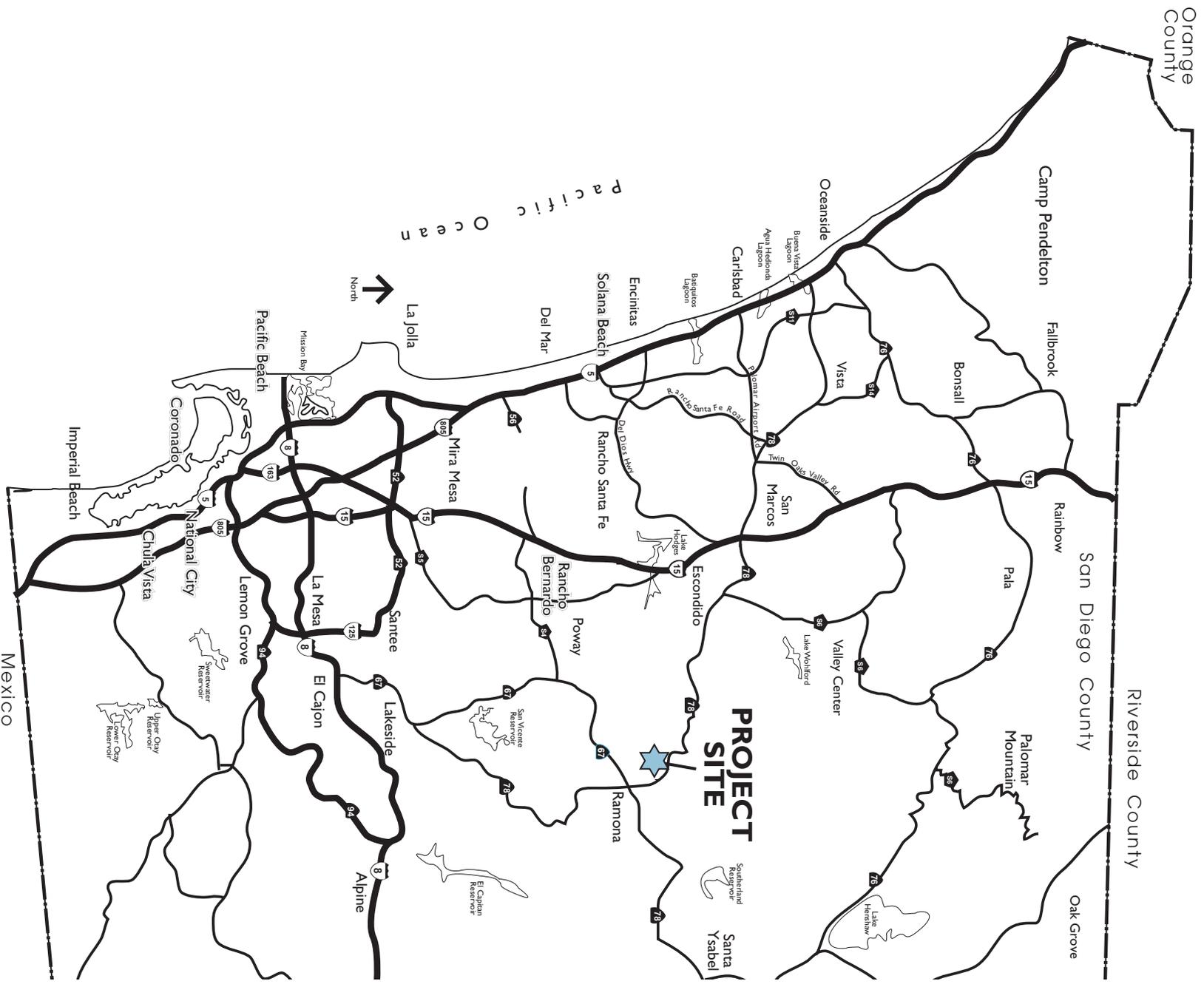
Montecito Ranch is located in the approximate center of San Diego County, approximately 20 miles northeast of the City of San Diego in the community of Ramona, as depicted on Figure 4, *Regional Map*.

The Specific Plan area is located within the unincorporated area of the County, within the Ramona Community Planning Area, approximately one mile northwest of the Ramona Town Center. The Specific Plan area is bordered by SR 78 to the north, Montecito Way, Summer Glen Road and Cedar Street to the south, and Ash Street and SR 78 to the east. The context of the Specific Plan area is shown in Figure 5, *Vicinity Map*.

Land uses surrounding the Specific Plan area include semi-rural and estate residential development to the north, east and south. The Lemurian Fellowship religious facility and orchards are located to the northwest.

The 1,027-acre Davis Ranch resource conservation area adjoins Montecito Ranch on the south and west. The Davis property is currently pasturelands with limited development and was purchased by the Nature Conservancy for preservation in December 2005 to expand protected Ramona Grasslands.

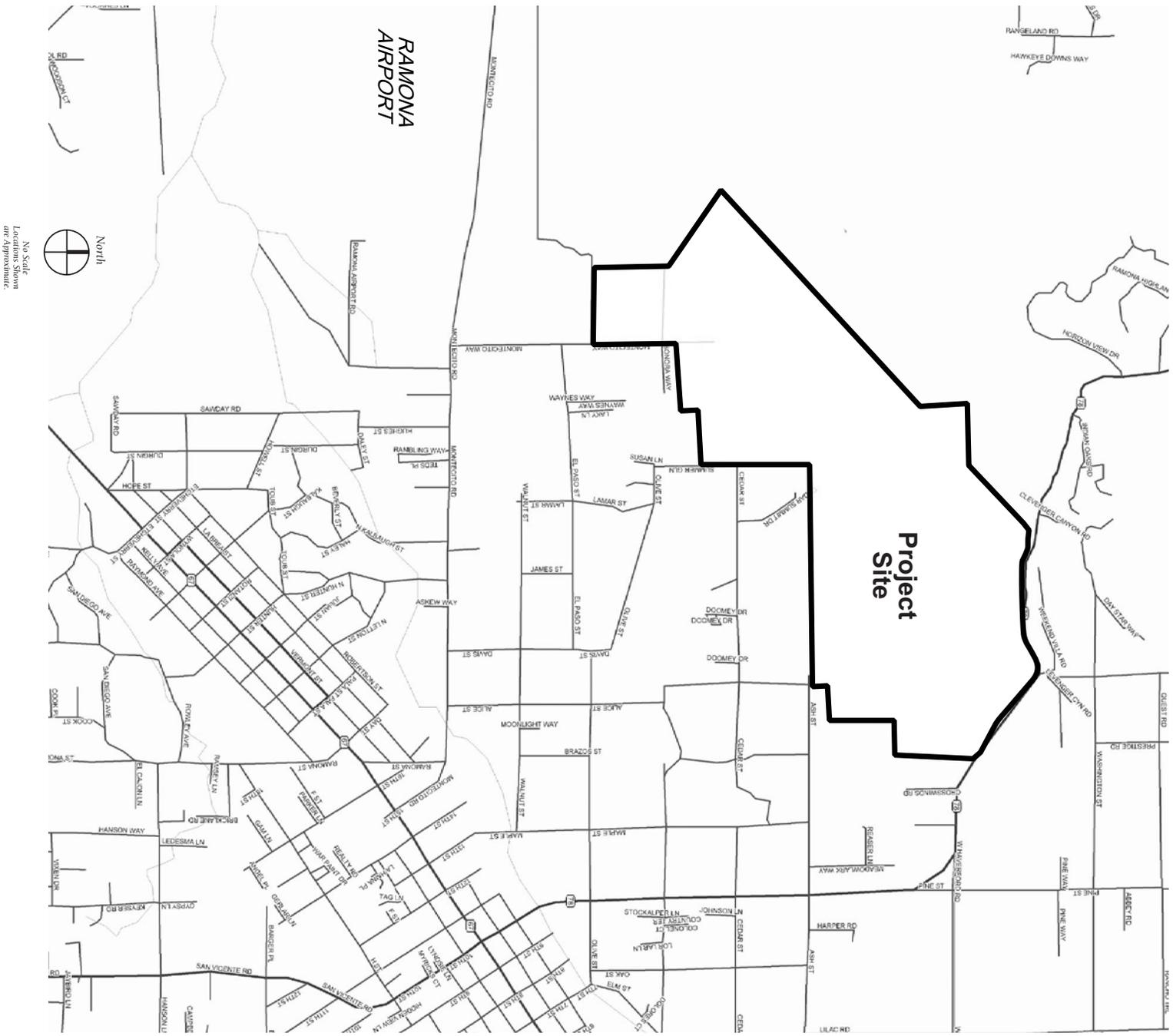
The Ramona Airport is located approximately one-half mile south of Montecito Ranch. The facility is used for firefighting aircraft and general aviation. Figure 6, *Existing Surrounding Land Uses*, illustrates the development context of Montecito Ranch.



Montecito Ranch

SPECIFIC PLAN

Regional Map
FIGURE 4



Montecito Ranch

SPECIFIC PLAN

Vicinity Map

FIGURE 5

SEE 11 X 17

*Map Source: Helix Environmental Planning, Inc.
Air Photo Source: Eagle Aerial, 2003*

C. PROJECT OPPORTUNITIES AND CONSTRAINTS

An opportunities and constraints analysis forms the basis on which virtually every community is developed. It considers the environmental opportunities, physical attributes, and limitations associated with a project site and its surrounding area.

I. Site Characteristics and Significant Environmental Resources

Montecito Ranch supports a variety of important natural features including: distinctive landforms, sensitive biological resources, and regionally important cultural resources represented by the Montecito Ranch House. These features are presented in Figure 7, *Opportunities and Constraints*.

Landform and Slopes

Topographically, the site is characterized by a broad valley in the central portion of the site with gently sloping terrain to the north. Three distinct knolls are located on-site: one in the southwestern portion of the site; one adjacent to the northwest project boundary; and the other adjacent to the central southern project boundary. Gently sloping landforms transition into steeper topography associated with Clevenger Canyon, located immediately adjacent to the property to the northeast. Montecito Ranch is situated on a drainage divide, with the northern portions of the site draining into Clevenger Canyon, and the gentler southwest portions of the site draining into the Santa Maria Valley.

On-site elevations vary from a high of approximately 1,750 feet above average mean sea level (AMSL) atop the knoll located along the central southern property boundary to a low of approximately 1,420 feet AMSL in the southwestern portion of the site.

A slope analysis was performed pursuant to County of San Diego standards to quantify existing slopes and is provided as Figure 8, *Slope Analysis*. A majority (approximately 65 percent) of the site contains slopes of between zero and 15 percent.

In terms of opportunities and constraints, the gently sloping portions of the site are ideal for homes, while the steeply sloping areas create a constraint to development and an opportunity for preservation.

Biological Resources

The Montecito Ranch property contains several native plant communities, including southern coast live oak riparian forest, Diegan coastal sage scrub, southern mixed chaparral, chamise chaparral, oak woodlands, southern riparian scrub and disturbed wetlands. Non-native habitats found on-site include eucalyptus woodlands. Non-native grasslands can be found within the flatter portions of the property where cattle grazing, farming or other agricultural disturbances have altered the natural vegetation.

Much of the steeper areas support native vegetation, with the highest quality and least disturbance occurring in the northern portion of the site. In these areas, Diegan coastal sage scrub and southern mixed chaparral are the dominant vegetation communities. Oak woodlands occur in the northern and northeastern portions of the site. Three man-made agricultural ponds also exist on the property. A 220.5-acre biological preserve has previously been set aside in the southwestern portion of the project property.

Cultural Resources

Archaeological reconnaissance of Montecito Ranch, performed in 1997 and 2001, include record searches indicating 39 cultural resource sites in the project boundary. These studies identify 15 of the 39 sites were determined significant under CEQA and County of San Diego criteria, and four of the 15 sites were identified as significant under the County of San Diego Resource Protection Ordinance (RPO). Montecito Ranch places most of these resources in dedicated open space and includes a recovery plan for one significant site that would be impacted. The Montecito Ranch House, located in the southern central portion of the site, is designated as a Historic Preservation Area in the Ramona Community Plan and as a Resource Conservation Area (RCA) in the County General Plan. These designations identify this structure as significant under County RPO. The Ranch House is preserved on-site for its historic value.

2. Encumbrances

Figure 9, *Encumbrance Map*, identifies County trails planned for the project site. Also shown are proposed connections to existing roadways, public works easements and locations of San Diego Gas & Electric (SDG&E) poles and conduits.

Regional Trails

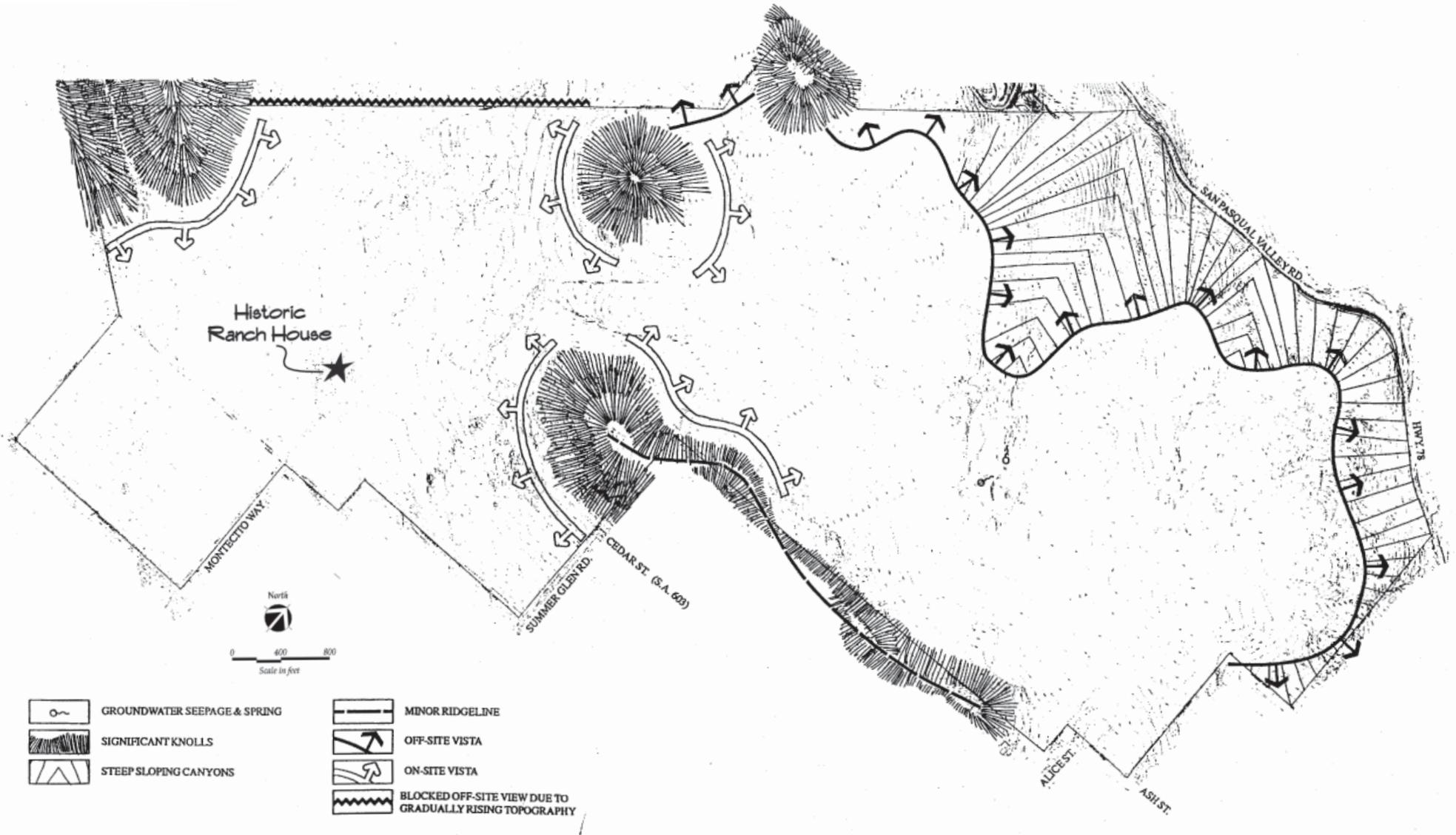
The Ramona Community Trail Plan Map shows a planned community/subregional trail laterally bisecting the site along Ash Street and extending westerly to the northwest project boundary, where it continues off site along Montecito Way. Another planned community/subregional trail is located along the southern-most project boundary along Summer Glen Road. The project includes an integrated system of multi-purpose trails providing connections to this regional trail network.

Roadway Connections and Intersection Improvements

Several County and private roadways are located in the western area of the site as shown on the Encumbrance Map. Local access is taken via an easterly extension of Ash Street and a southerly extension of Montecito Way, to connect to SR 67 via Montecito Road. These off-site roads will be improved and connect to on-site Montecito Ranch Road forming a connection between SR 78 and SR 67. This connection provides an alternate route for traffic to bypass portions of downtown Ramona and reduce downtown traffic congestion. Several off-site intersections will be improved to County Standards.

Utility Easements

A six-foot wide Pacific Telephone Easement for the placement of poles and conduit runs primarily in a north/south direction in the western area of the project site. An SDG&E easement containing poles and conduit runs in a generally northwesterly to southeasterly direction in the eastern portion of the site. A Ramona Municipal Water District (RMWD) pipeline easement follows a portion of the southwesterly property line. Another RMWD easement follows a portion of the southeasterly property line along Ash Street.

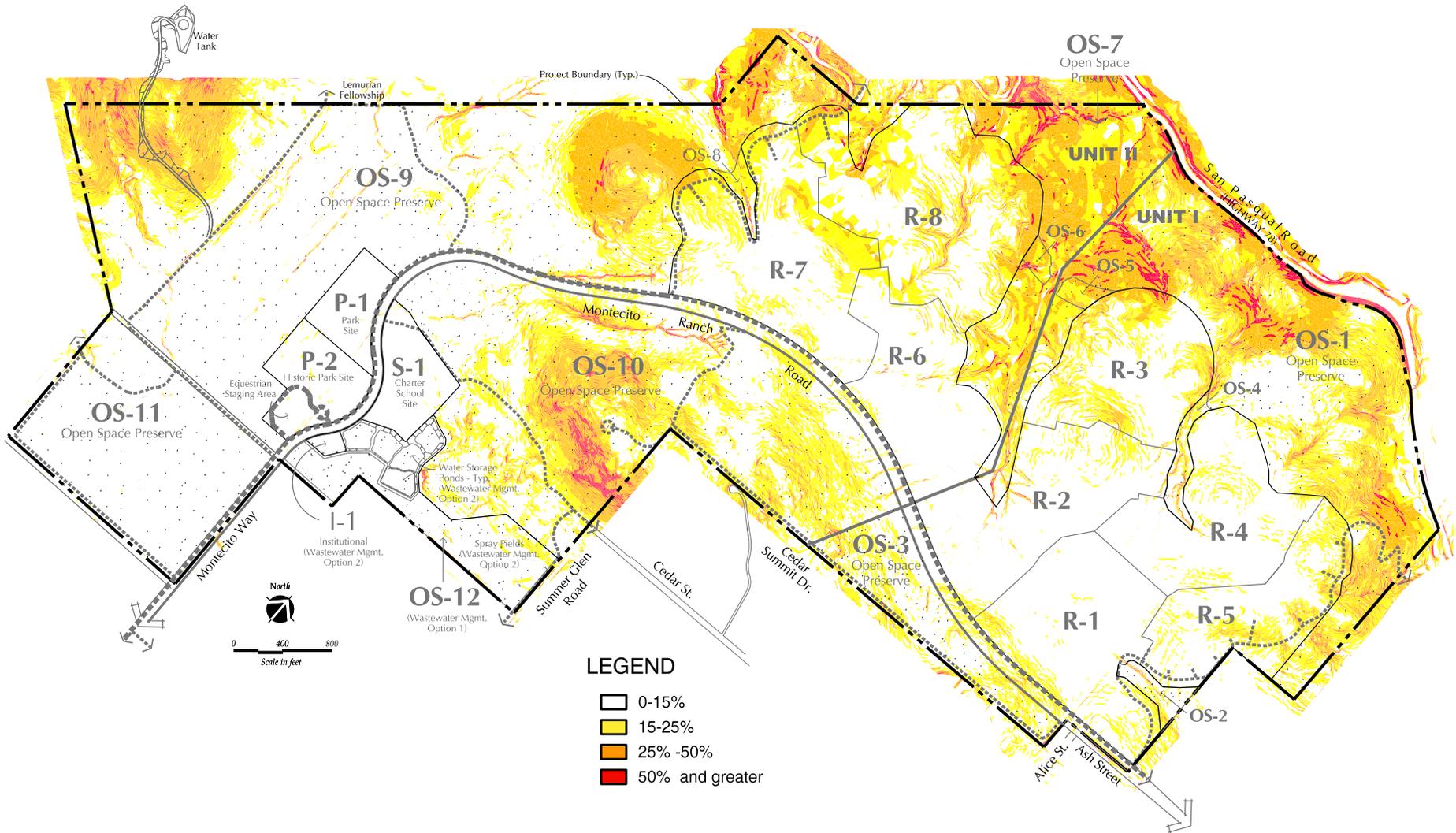


Montecito Ranch

SPECIFIC PLAN

Opportunities and Constraints

FIGURE 7



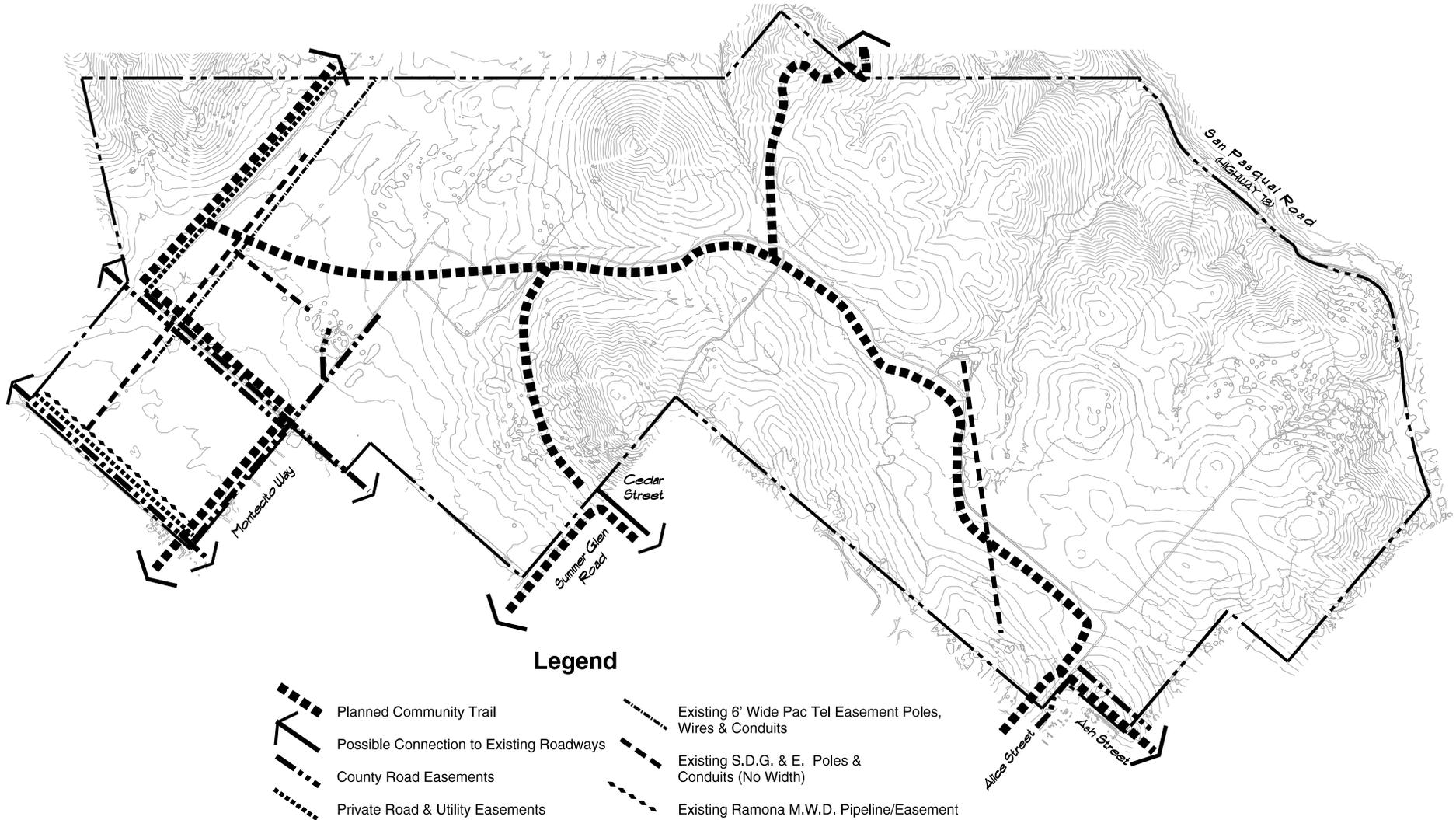
Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Slope Analysis

FIGURE 8



Montecito Ranch
 SPECIFIC PLAN

Encumbrance Map
 FIGURE 9



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

SPECIFIC PLAN



III. LAND USE PLAN

- A. *Development Plan*
- B. *Open Space & Recreation Plan*
- C. *Circulation Plan*
- D. *Fire Protection Plan*
- E. *Conceptual Grading Plan*
- F. *Drainage Plan*
- G. *Water & Sewer Plan*
- H. *Grading & Construction Phasing*
- I. *Maintenance Responsibilities*
- J. *Public Facilities - Financing Plan*
- K. *Subsequent Actions*

III. LAND USE PLAN

A. DEVELOPMENT PLAN

The Montecito Ranch Specific Plan is guided by respect for natural landforms and preservation of natural resources. Development is concentrated below major knolls, on gentler sloping portions of the site, in areas substantially free of sensitive biological resources. This establishes a visual boundary to development and preserves steep hillsides, canyons, and sensitive biological resources. A large open space component complements the adjacent undeveloped properties, providing for contiguous wildlife corridors and a buffer to the adjacent residential neighborhoods.

These principles result in a land use plan where development occurs primarily on the gently sloping areas of the site that were disturbed by prior agricultural activities. Significant landforms and biological resources are preserved, resulting in a project consistent with the rural development character of the Ramona Community. Montecito Ranch land uses, discussed in the following sections, are summarized in the Land Use Summaries provided as Figures 10 and 11 at the end of this subsection.

I. Residential Development

As depicted on Figure 12, *Land Use Plan*, residential neighborhoods are consolidated in two distinct areas in the central and eastern portions of the property, separated by a north/south oriented canyon. A variety of design elements associated with rural living are provided including adjacency to an extensive open space system, views of the surrounding natural landscape, links to an extensive informal trail network along informally planted private parkways, and lots allowing horse keeping. Curving local streets and cul-de-sacs combine with an informal pattern of street trees to; create tranquil, intimate neighborhoods in a rural estate environment. Street parkways include informal trails to encourage pedestrian and bicycle travel within the community.

2. Public and Semi-Public Development

Montecito Ranch provides public and semi-public land uses, including a 10.6-acre charter high school site, an 8.3-acre local park, and an 11.9-acre historic ranch house park site. A portion of the historic park site would be used as an equestrian staging

area and overflow parking area for the parks and school sites. This area would provide links to nearby trails. The parking area, graded and surfaced with decomposed granite, provides space for horse trailers and includes perimeter landscaping. The equestrian staging area contains day-use pens, riding arena, and animal wash down facility.

Located in the western portion of the planning area, these combined land uses create a distinct center of active land uses separate from residential areas. Upon completion, the local park will be dedicated to the County Department of Parks and Recreation to serve Montecito Ranch residents and the surrounding community. The historic park site, featuring the renovated historic Montecito Ranch House and developed equestrian staging area will also be dedicated to the County or a cooperating group for preservation and maintenance as an interpretive center, community center or museum. The charter high school site will be dedicated for future school development to the Ramona Unified School District (RUSD) or other appropriate entity. It is anticipated the site will accommodate up to 600 students.

3. Utility Improvements

As described in more detail in the Water and Sewer Plan portion of this chapter the Proposed Project would require construction of off-site utility improvements to provide water service to the Project. One approximately 4,000-foot (0.75-mile) 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 (0.75 mile) westerly within Ash Street to the Project site. The proposed off-site connections would be installed during construction of the proposed improvements to Montecito Way and Ash Street. In addition, a water storage tank would be installed just west of the Project site within an adjacent property. This tank would hold 1.26 million gallons under *Wastewater Management Option 1* and 0.91 million gallons under Option 2. (The decrease under Option 2 is due to decreased use of potable water for irrigation.) A pipeline would connect the water storage tank to the proposed pipeline within Montecito Way. This pipeline would be installed under a 20-foot-wide access road to the water storage tank. The Proposed Project also would include the installation of a water booster pump

station on a 10,000-square foot (0.2-acre) lot at the northwestern corner of the Montecito Road/Montecito Way intersection.

Under *Wastewater Management Option 1*, if capacity becomes available at the Santa Maria Wastewater treatment Plant (WTP), wastewater management for the Project would be provided by the Ramona Municipal Water District (RMWD) and off-site sewer improvements would be required. Proposed off-site sewer improvements would consist of a sewer force main running from the southwestern corner of the Project site, within the existing segment of Montecito Way, Montecito Road, and Kalbaugh Street, to the WTP located on Sawday Street, west of the Ramona Town Center..

Under *Wastewater Management Option 2*, all wastewater generated by the Project would be treated at the proposed on-site WRF, which would accommodate 110,000 gallons per day of wastewater. Approximately 50 acres of landscaped areas on site, including manufactured slopes, streetscapes, parks, future school landscaping, and screen plantings for the WRF, could be irrigated with reclaimed water. Any remaining reclaimed water (e.g., when demand is low due to rainfall, or prior to school construction, etc.) would be distributed over the proposed 16.9-acre spray field. Irrigation lines and sprinkler heads would be installed in the spray field. Reclaimed water distribution pipelines would be installed within project roadways to deliver the reclaimed water to the targeted on-site areas.

The WRF is subject to a separate Major Use Permit (P06-___). As detailed more completely in the MUP, the WRF facility is designed to be compatible with the nearby historic Montecito Ranch House and to incorporate natural materials of stone, brick and wood, soft or neutral colors, and to be fenced, screened and landscaped. The Montecito Ranch EIR and supporting technical documents contain details of the construction and operation of the WRF.

B. OPEN SPACE AND RECREATION PLAN

Sensitive biological habitats, significant cultural resources, and unique landforms are protected on the property. As depicted in Figure 13, *Open Space and Trails*, Montecito Ranch preserves a majority of the site as dedicated open space.

I. Dedicated Open Space

A 220.5-acre biological preserve has previously been set aside in the southwestern portion of the Specific Plan (SP) property. Approximately 361.3 additional acres of the site is designated as open space, the majority of which serves as additional biological open space preserve. Following Project implementation, a total of 581.8 acres of dedicated open space (62.2 percent of the site) consisting of 571.2-acres of Open Space Preserve and 10.6-acres of HOA Open Space, would exist within the SP boundaries under Wastewater Management Option 1. Under Wastewater Management Option 2 a total of 580.8 acres of dedicated open space (62.1 percent of the site) would exist within the SP boundaries.

Project open space consists of broad grassland plains and/or valleys, steep slopes, sensitive biological habitat, important archaeological resources, a segment of the County Regional Trail system, HOA maintenance lots, and the treated water storage ponds and spray fields required under Wastewater Management Option 2.

The Open Space Preserve under Option 1 consists of 571.2-acres² (546.4 under Option 2) and includes environmentally sensitive habitats and buffer areas that preserve viable wildlife corridors and linkages.

The County Department of Parks and Recreation would be the resource manager of the dedicated open space, including the 220.5 acres that have been previously set aside, as discussed above. Preserve open space will be dedicated in perpetuity.

2. Community Recreational Elements

As described above, an 8.3-acre local park and 11.9-acre historic park site, 20.2 acres total, serve Montecito Ranch residents and the Ramona community in general. The County Parks Department and Montecito Ranch will determine park amenities appropriate to serve the community. Park amenities may include picnic and play areas, tot lots, ball fields, court sports, exercise stations, and equestrian facilities. Links to the County's Regional Trail System are provided for jogging, hiking and enjoyment of the natural areas surrounding the project.

² Acreage includes trails within the dedicated open space.

This Specific Plan provides for dedication of the Montecito Ranch Historic Park site located in the western portion of the project, to the community for a public/quasi-public use. The project would include the renovation of the historic ranch house. It is anticipated that the site will be used as an educational and/or community purpose facility. A portion of the southwest corner of the site will be used as an equestrian staging facility.

Zoning for the site will include an “H” Special Area Designator, which implements the Historic Landmark Special Area Regulations.

Montecito Ranch contains a 6.1-mile long multi-purpose trail network, including 2.3 miles of informal community trails on native soil and/or decomposed granite, located within street rights-of-way and, and approximately 3.8-miles of multi-purpose trails within dedicated open space areas, for multi-purpose equestrian, pedestrian, and bicycle use. The system includes an eight-foot meandering community pathway along the entire alignment of Montecito Ranch Road that continues off site along the entire length of Montecito Way (existing and proposed) and Montecito Road. Additional trails are located through designated open space in the northwest, eastern, and southern portions of the site. Trail segments connect the school site, park site, and equestrian staging area, with the residential portions of the Project and provide connectivity with the County Regional Trail System. On-site trails provide access to some of the exceptional natural features found on-site. Trail marker signs and barriers are provided.

This extensive network of trails is an important recreational component of the community, providing opportunities for jogging, hiking and enjoyment of the natural areas surrounding the project. The trail system emphasizes the pedestrian and equestrian aspects of the community. Neighborhoods within Montecito Ranch link to the County's Regional Trail System by a network of informal trails, adjacent private streets, and within open space easements.

3. Landscape Concept Plan

In Montecito Ranch, the overall rural community design theme is established by the site, circulation and landscape plans. The site plan integrates development into the natural features of the property, which provides for extensive open space preservation and establishes the overall rural community character. The

circulation plan designs roadways to flow with the natural terrain. The *Conceptual Landscape Master Plan*, illustrated in Figure 14, reinforces the rural theme through the design of streetscapes incorporating informal patterns of street trees, entry monuments using natural materials, and historical landscape zones using site specific plant palettes. The rural theme is further reinforced through the design and landscaping of community recreation areas and the use of drought tolerant and naturalizing plant materials to transition to natural open space areas. Vegetation indigenous to the area is emphasized, supplemented by compatible, non-invasive ornamental plant materials. Under Wastewater Option 2 it is anticipated that all of the reclaimed water from the water reclamation facility will irrigate the on-site parks, street parkways, manufactured slopes and the charter high school site.

The landscape concept for Montecito Ranch emphasizes the rural and historic ranch theme. Streetscapes include meandering paths and informal planting of rural theme trees, such as native oaks. Project entries and key focal points enhance the rural theme through similar appropriate plant materials and theme signage. Rustic materials used in signs and street furnishings, such as stone and wood echo the historic ranch theme. Montecito Ranch theme trees, signs and site furnishings are used in community recreation areas to create a cohesive community identity. The local park, historic ranch park site and school site environs share common landscape and site furnishing elements that reference the site's historic past.

Manufactured slope planting is carefully selected to compliment the adjacent land use. Manufactured slopes within the development areas incorporate informal groves of trees and ornamental plant species with soil retention and low water consumption attributes. Manufactured slopes adjacent to natural open spaces use plant materials compatible with native plant communities. Manufactured slopes adjacent to natural open space preserve areas also incorporate fuel management zones.

A companion document to this Specific Plan, the *Montecito Ranch Major Use Permit*, provides illustrations of project entries and streetscapes and provides plant palettes to provide a comprehensive description of the community design theme.

Land Use Summary - Wastewater Management Option 1 - Sewer Lines

9/5/2007

Area	Land Use	UNIT 1		UNIT 2		Total DUS	Total Acres	% of Total
		Acres	Dwelling Units (DU)	Acres	Dwelling Units (DU)			
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			24.8				
Subtotal Preserve (2)		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		UNIT 2		Total		% of Total
		Acres	Dwelling Units (DU)	Acres	Dwelling Units (DU)	DUS	Acres	
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%

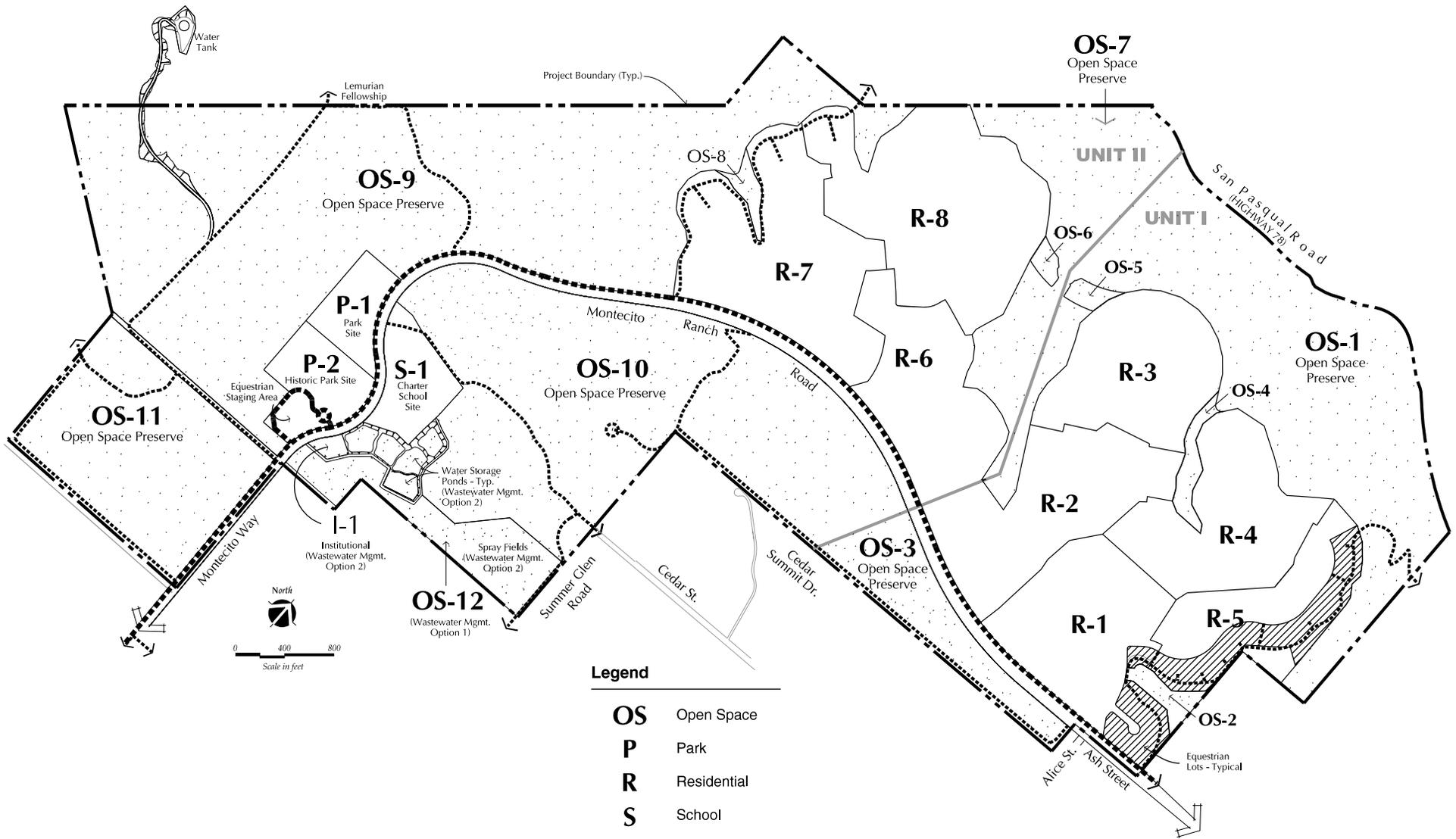
Note

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

Montecito Ranch Land Use Summary - Wastewater Treatment Option 2

SPECIFIC PLAN

FIGURE 11



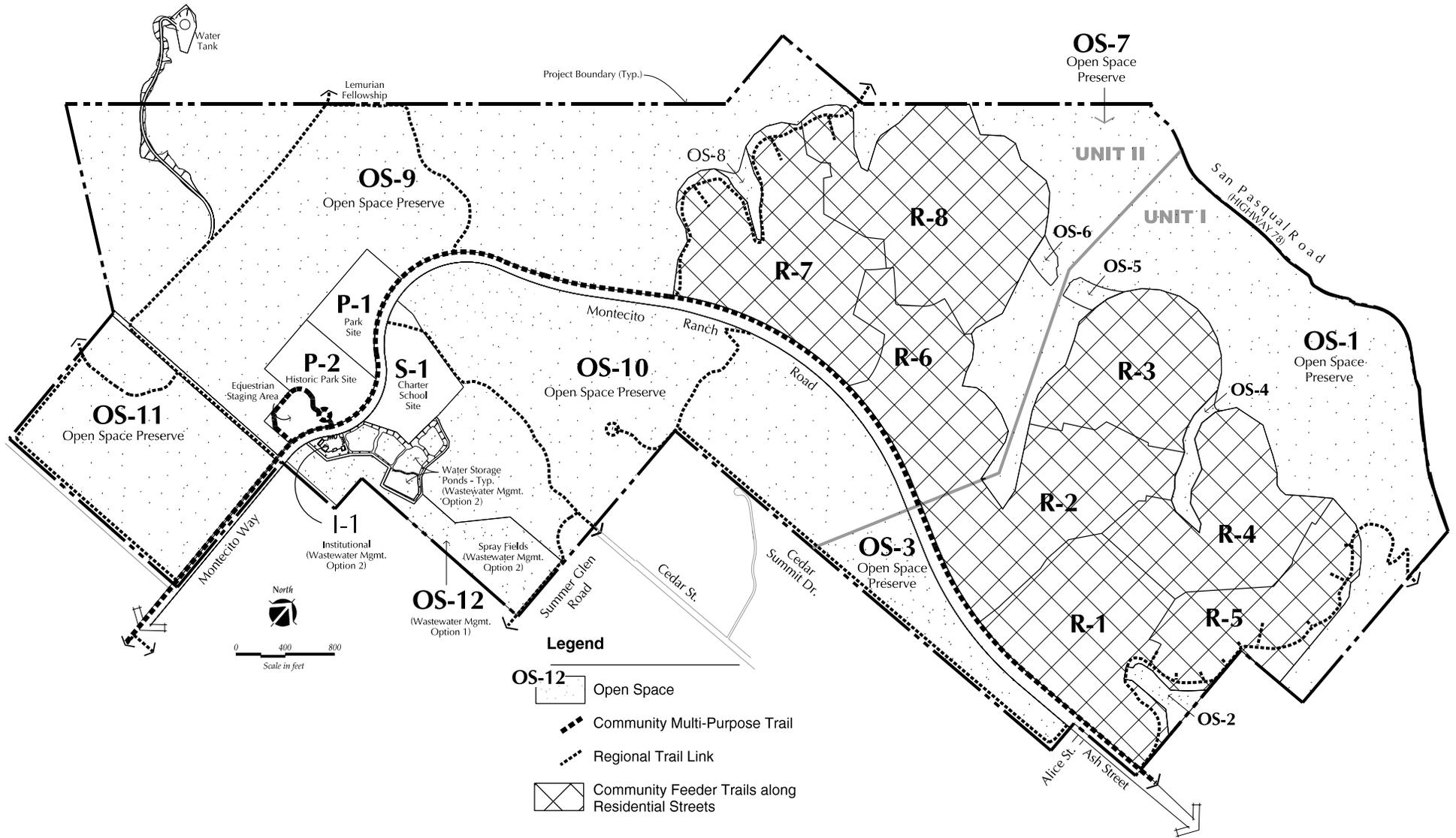
- Legend**
- OS** Open Space
 - P** Park
 - R** Residential
 - S** School
 - I** Institutional
 - Community Trails
 - Residential Lots Allowing Horsekeeping

Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

July 9, 2008
 30



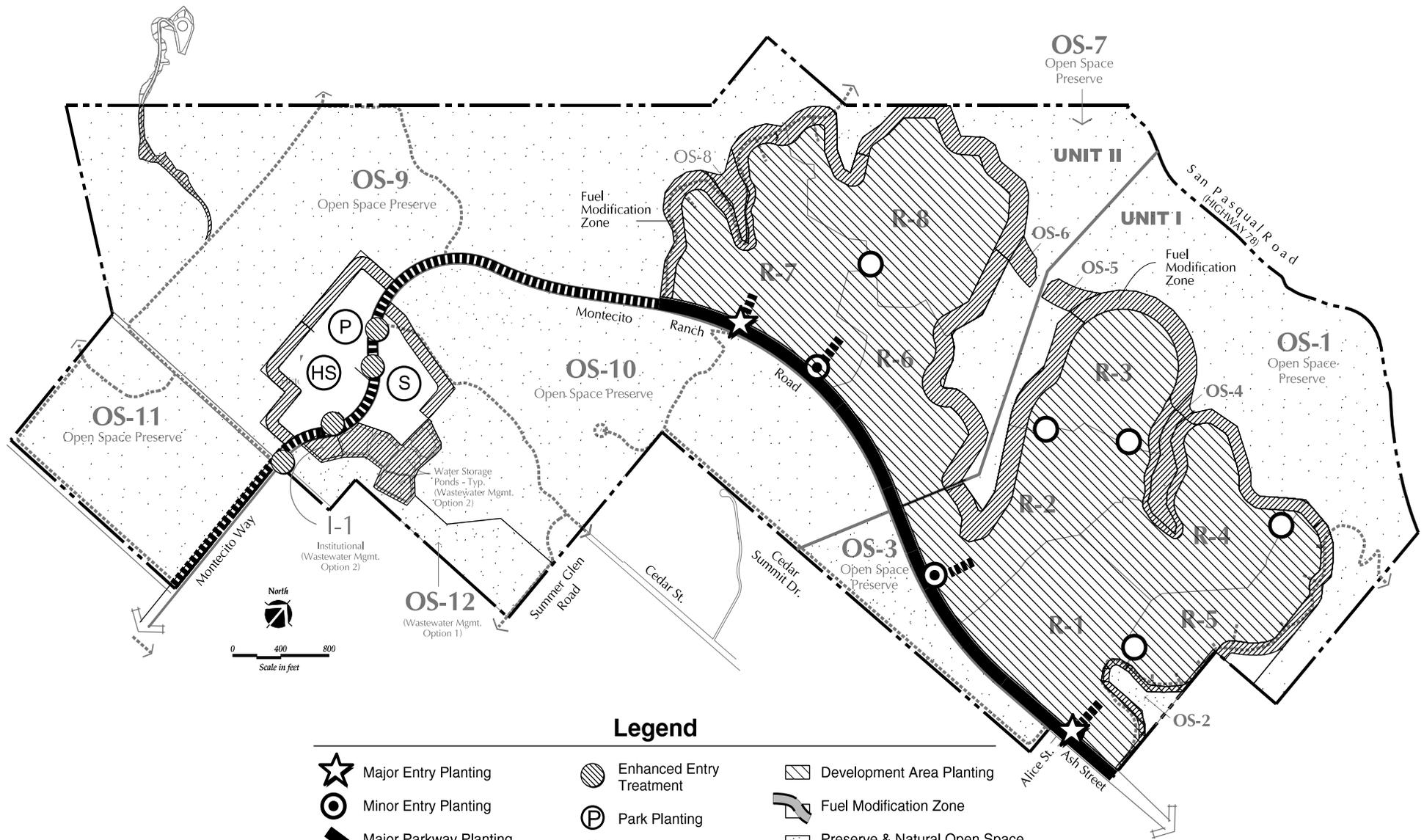
Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Open Space & Trails

FIGURE 13



Legend

- | | | |
|-------------------------------|----------------------------|---------------------------------|
| ★ Major Entry Planting | ⊙ Enhanced Entry Treatment | ▨ Development Area Planting |
| ⊙ Minor Entry Planting | Ⓟ Park Planting | ⤴ Fuel Modification Zone |
| ◆ Major Parkway Planting | Ⓢ School Planting | ⋯ Preserve & Natural Open Space |
| ▤ Minor Parkway Planting | Ⓜ Historic Planting | ▨ Naturalized Plantings |
| ○ Neighborhood Entry Planting | | |

Note:
This exhibit is a conceptual depiction of proposed land uses and is subject to change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Conceptual Landscape Master Plan

FIGURE 14

C. CIRCULATION PLAN

I. Existing Circulation

Regional access to Montecito Ranch is 1) via Montecito Road and Montecito Way from Main Street (SR 67) from the southwest and 2) via Ash Street from Pine Street (SR 78) from the north. SR 67 and SR 78 are planned County Circulation Element Major Roads as they traverse through the community of Ramona.

2. Project Circulation Plan

The circulation plan for Montecito Ranch creates an efficient network of roadways to accommodate Project traffic, both on-site and off-site. The *Circulation Plan* is illustrated in Figure 15 and *Typical Roadway Sections* are provided in Figures 16 and 17. Off-site roadway improvements are illustrated in Figure 6, Existing Surrounding Land Uses and Proposed Off-Site Roadways.

To accommodate Project traffic and improve traffic flow in the vicinity, the Project would widen Ash Street from Pine Street; construct Montecito Ranch Road through the Project site from Ash Street at the eastern SPA boundary to Montecito Way at the southern boundary, construct on-site residential streets connecting to Montecito Ranch Road, widen the existing segment of Montecito Way, and widen Montecito Road from Montecito Way to Main Street (SR 67).

In addition, improvements would be made to the intersections of Ash Street/Pine Street (SR 78), Olive Street Pine Street (SR 78), Main Street (SR 67)/Pine Street (SR 78), Main Street (SR 67)/Montecito Road, Montecito Road/Montecito Way, SR 67/Highland Valley Road/Dye Road, and SR 67/Archie Moore Road.

Modifications to several circulation element roads, together with off-site improvements to several intersections accommodate project traffic and reduce traffic congestion in the Ramona area. The project EIR, General Plan Amendment Report and Traffic Study describe, in greater detail, off-site circulation improvements and their benefits and associated general plan amendments.

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. The project connects these access points with a new road, Montecito Ranch Road. Montecito Ranch Road is two-lanes, with bike lanes on both sides of the road, within a 118-foot right-of-way in the eastern portion of the development, transitioning to an 80-foot right-of-way in the western portion. An eight-foot wide community trail meanders along the entire length of the north side of Montecito Ranch Road, within a 22- to 40-foot wide landscaped parkway. A five-foot wide meandering decomposed granite path is provided within an 18-foot wide landscaped parkway on the south side. Other improvements along Montecito Ranch Road include graded, maximum 2:1 slopes ranging up to 30 feet high, and maximum six-foot tall noise walls on portions of the north side of the road, buffering residences from traffic noise. Primarily a scenic access road through the development, on-street parking is not permitted on Montecito Ranch Road. The landscaped parkways and trails on Montecito Ranch Road are maintained by an HOA or an assessment mechanism such as a Landscape Maintenance District (LMD).

Residential Streets

In Montecito Ranch, residential streets are two-lane roadways constructed as private streets within the standard 56-foot or 60-foot right-of-way widths. Typically constructed with 36 or 40-foot of pavement width, the streets allow for on-street parking on both sides. Areas within the parkways include street trees in informal groupings. Each private street includes a 5 foot DG path which is used for a community trail network. Designed to anticipate long term traffic volumes, all internal streets in Montecito Ranch include streetlights and standard curbs and gutters.

Gated entrances are located where residential streets intersect Montecito Ranch Road. Private streets, landscaped parkways, entry monuments and gates are maintained by an HOA or an assessment mechanism such as an LMD.

Off-Street Parking

Residential development provides off-street parking in the form of two and three-car garage residential driveways. The charter high school, local park, historic park and wastewater reclamation facility site provide on-site parking areas adequate to accommodate average daily needs for staff and visitors. The

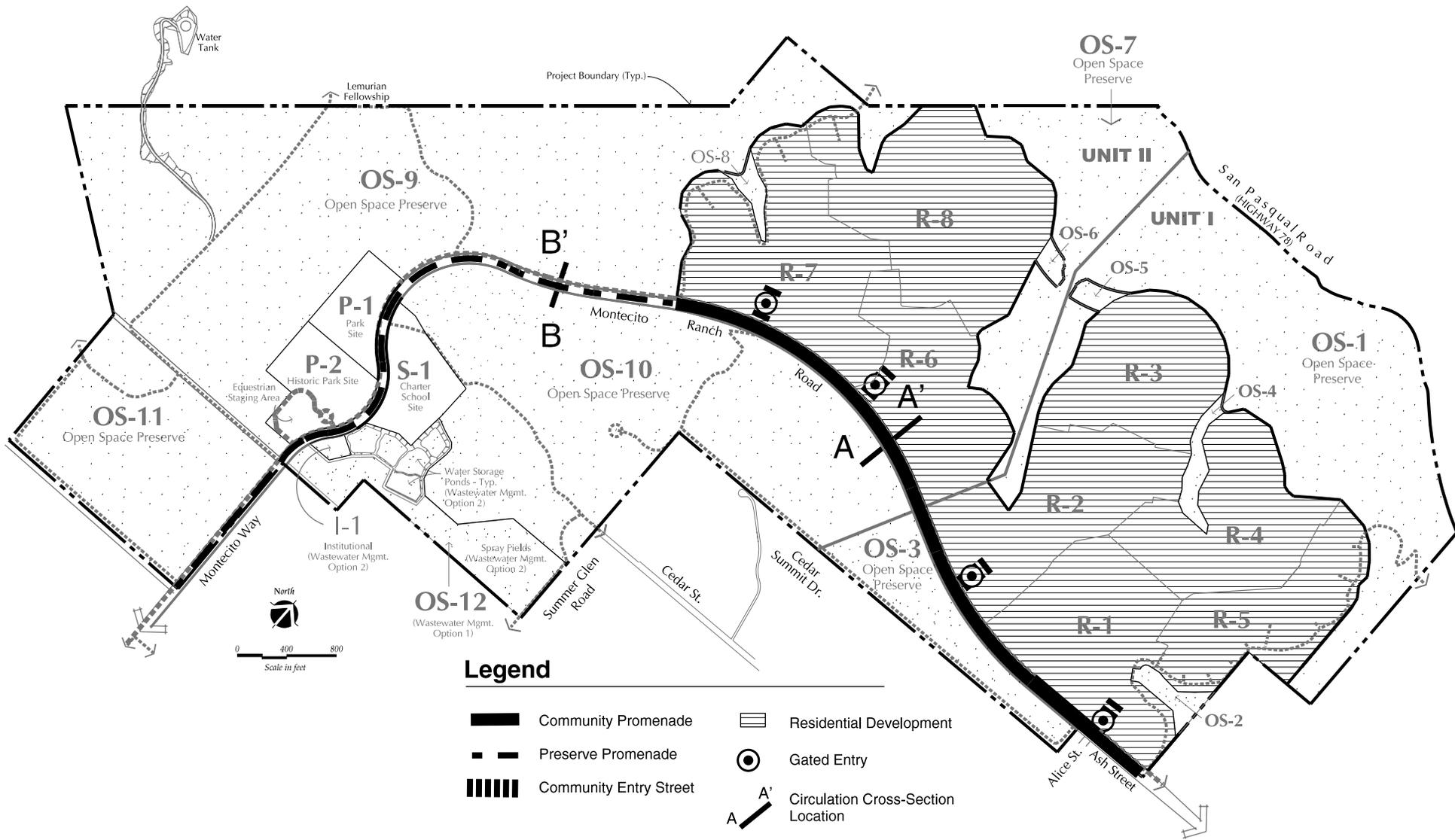
proximity of these public and semi-public uses to one another allows for centrally located and shared parking facilities. A portion of the historic park site may be used as an overflow parking area for the parks and school sites, as well as an equestrian staging area for nearby trails. This graded parking area, surfaced with decomposed granite, includes perimeter landscaping.

Public Street Standards

All public streets comply with San Diego County Standards for public streets in non-urban development areas, except for the special street section designs established by this Specific Plan to reflect the traditional character and rural theme of the project. Any modifications to roadway sections require approval of the Department of Public Works.

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 Glen 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.



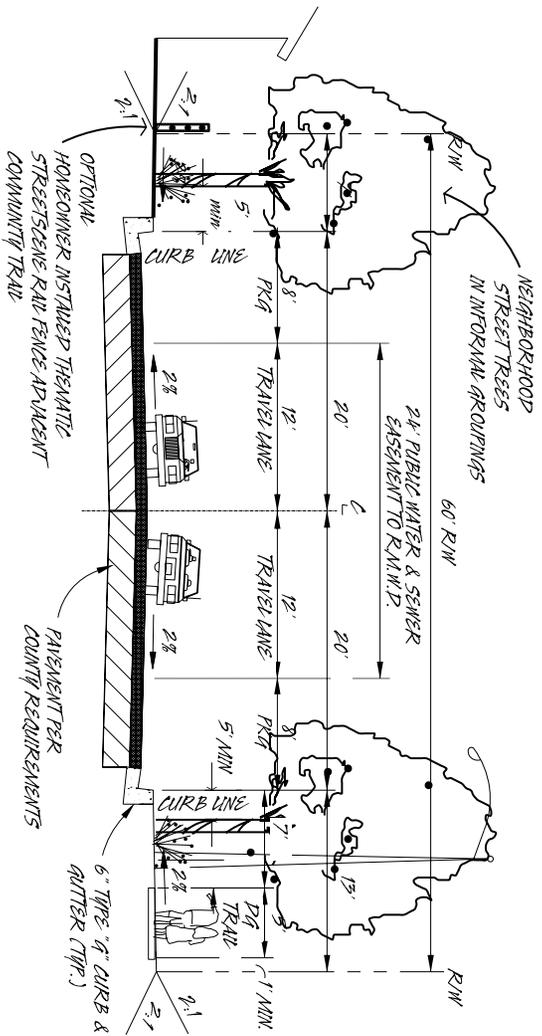
Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

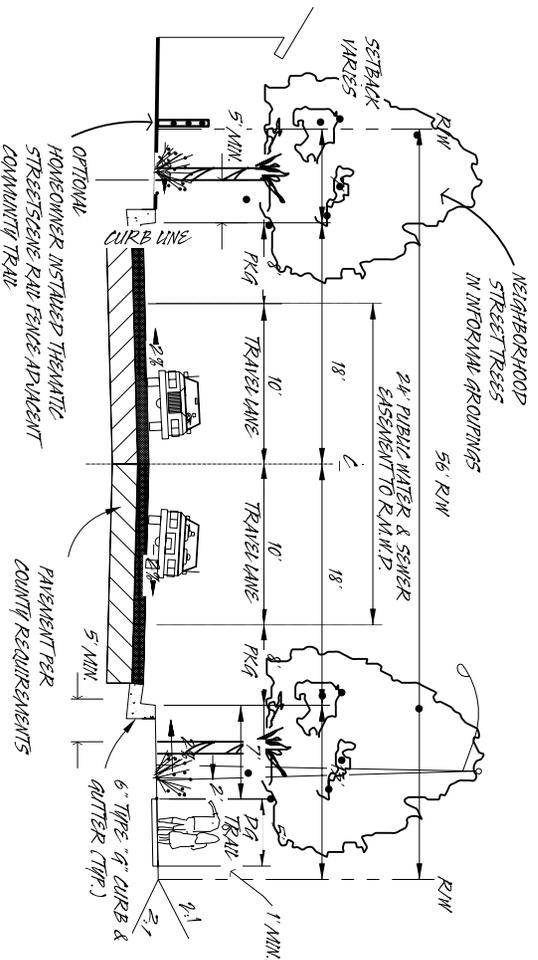
Circulation Plan

FIGURE 15



NEIGHBORHOOD STREETS (PRIVATE)
"A" - "C" - "H" - "J" - "K"

NO SCALE



NEIGHBORHOOD STREETS (PRIVATE)
"B" - "C" - "D" - "E" - "F" - "G" - "I" - "L" - "M" - "N" - "O"
- "P" - "Q" - "R" - "S" - "T" - "U" - "V" - "W"

NO SCALE

3. Public Transportation

Montecito Ranch may be served by public transportation in the form of commuter and local buses. Bus stops may be located along Montecito Ranch Road, in the western area of the development near the school and local park, providing a connection between Montecito Ranch and downtown Ramona, where regional bus lines can be accessed.

4. Non-Vehicular Circulation System

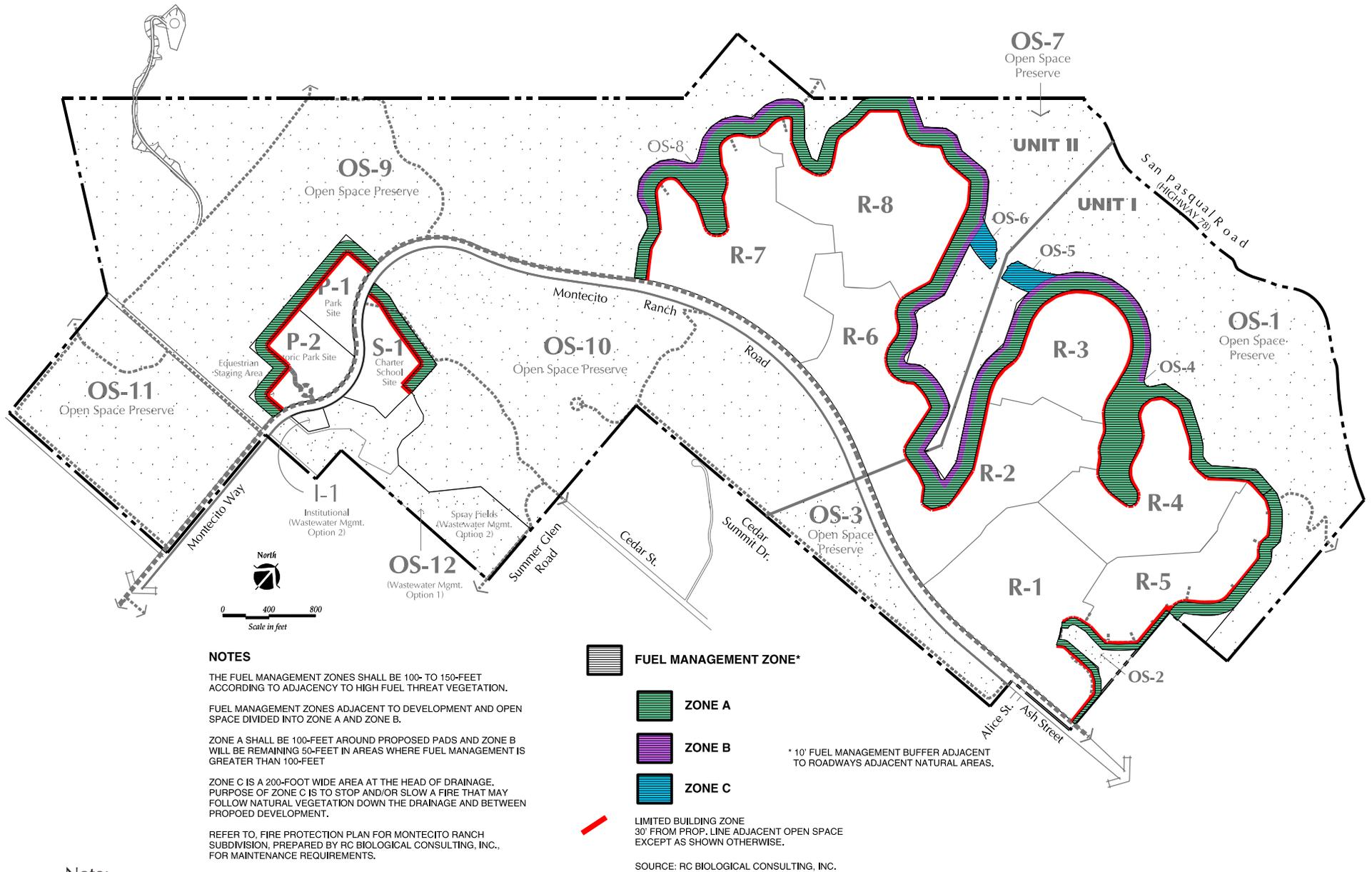
County policy encourages the incorporation of Regional Trail System linkages within or alongside major roads. The regional trail system is incorporated into the Montecito Ranch Road parkway as depicted in the street cross sections. Community trails are incorporated into the project open space and include links to the local park, Montecito Ranch Historic Park Site, and charter high school site. The non-vehicular circulation system is illustrated in Figure 13, *Open Space and Trails*.

D. FIRE PROTECTION PLAN

Structural and wildland fire protection is provided by the Ramona Fire Department (RFD) in association with the California Department of Forestry and Fire Protection (CDF) to the Project, except for one parcel located in the northern portion of the site. This parcel (Assessor's Parcel Number [APN] 280-010-08-00), which is within dedicated open space would not be annexed into the RFD, but instead would continue to receive fire protection services from the San Pasqual Volunteer Fire Department. . A Fire Protection Plan has been prepared to assess the fire risk and to meet the requirements of the Ramona Fire Department regarding fire safety in the Wildland/Urban Interface area in which it is located. As shown in Figure 18, *Fuel Management Plan*, a buffer area, or fuel management zone, of between 100 to 150-foot wide is provided, depending on adjacency to high fuel threat vegetation. Some exceptions are proposed where lots abut existing off site development and where lots abut adjacent low fuel threat vegetation.

The fuel management area consists of three zones: Zone A is 100 feet wide around structures and consists of irrigated and maintained landscape. Zone B consists of the remaining width (up to 50 feet) in areas where the fuel management zone is greater than 100 feet. Zone B is either cleared, or native vegetation is thinned to fifty percent. Zone C occurs within the

four HOA maintenance lots surrounding drainages adjacent to residential development. The purpose of Zone C is to slow and/or stop a fire that may follow the natural vegetation in drainages and between residential development areas. Zone C does not extend across the drainage located between Unit 1 and Unit 2 residential areas due to the requirement to avoid impacts to RPO wetlands and buffers. Native vegetation within Zone C is thinned to thirty percent and annual or weedy species are trimmed to a height no greater than three inches. In addition, ten-foot wide fuel modification zones are provided on both sides of roadways, and maintained in conformance with Zone A requirements. The WRF does not require fuel modification zones or fire clearing due to its location, the size of the storage ponds adjacent to open space, and the small size of combustible structures on-site.



Note:
This exhibit is a conceptual depiction of proposed land uses and is subject to change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Fuel Management Plan

FIGURE 18

E. CONCEPTUAL GRADING PLAN

I. Grading Plan Description

Montecito Ranch is designed to minimize grading in steep terrain and avoid disturbance of environmentally sensitive natural open spaces. The project creates viable open space corridors by restricting grading to areas adjacent to roadways. Natural landforms and biological areas are preserved within open space areas dedicated in perpetuity.

The *Grading Concept Plan*, Figure 19, illustrates areas to be graded to accommodate major circulation roadways, neighborhood streets and development areas. Grading will be balanced with an estimated 2.95 million cubic yards of cut and fill (each), without the need for export or import of soil. The maximum height of manufactured cut or fill slopes is 45 feet. The construction of streets providing access to Montecito Ranch and to the off-site water tank requires some off-site grading as well.

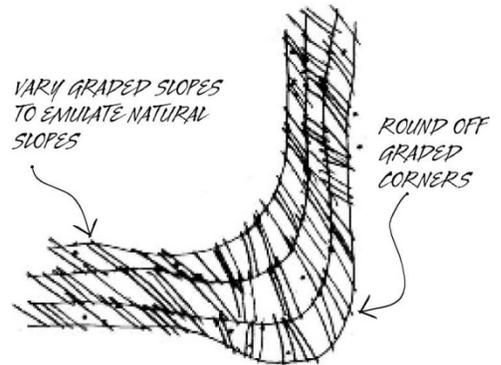
Landform grading techniques require blending and rounding of slopes. Roadways and pads to reflect the existing surrounding contours by undulating slopes, replicating the natural terrain. The *Project Cross Sections*, provided in Figure 20, illustrate the integration of project grading with the natural terrain.

All grading activities are required to be conducted in accordance with the County of San Diego's Grading Ordinance, Hillside Development Policy (Policy 1-73) and Resource Protection Ordinance.

2. Grading Plan Development Standards

Grading Conformance

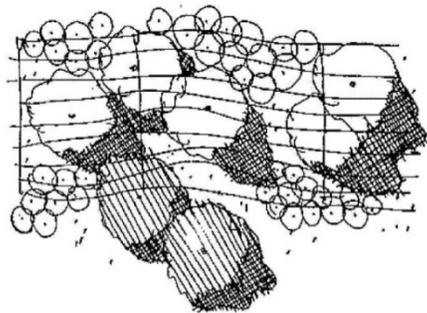
All grading activities shall be in environmental compliance with the overall Site Plan and shall implement any grading-related mitigation measures or project design features established in the Environmental Impact Report.



PREFERRED GRADING TECHNIQUES

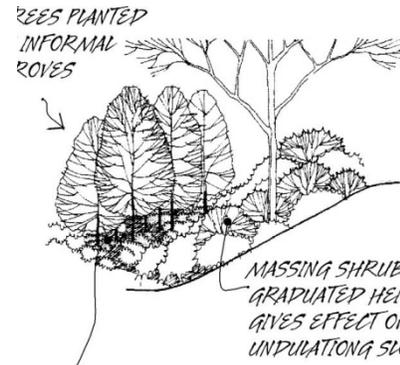
Contour Grading

All manufactured slopes in excess of ten feet in height shall be contour graded where possible without impacting sensitive open space resources using techniques such as undulation, rounding of top and toe of slope, and varying gradients.



CONTINUE SHRUBS and GROUNDCOVER
BEYOND THE LIMITS OF SLOPE
WHERE POSSIBLE TO SOFTEN EDGES

TYPICAL SLOPE PLANTING



LOW SHRUBS and GROUNDCOVER
PLANTED AMONGST TREES -
SIMULATES SWALE AREA

Manufactured Slopes

Manufactured fill slopes shall be constructed at a gradient no steeper than 2:1. Manufactured cut slopes may be reduced to 1 ½: 1 in rocky situation and will require soil engineer approval.

Balanced Site Work

Grading activity for the entire project site shall be balanced on-site. Grading volumes are summarized in the Table below:

Table - I Grading Quantities

Planning Area	Cut (CY)	Fill (CY)	Net (CY)	Acres of Grading
Unit 1	1,400,000	1,390,000	(+) 10,000 Export	163.9
Unit 2	1,100,000	1,190,000	+) 90,000 Import	119.2
School/Park	26,000	250,500) 224,500 Import	33
Montecito Ranch Road	6,600	19,000	(+) 12,400 Export	11.5
Montecito Way	12,000	4,300	(+) 7,700 Import	4.1
Ash Street	9,500	3,400	(+) 6,100 Export	5.5
Shrink (+/- 11%)	395,900			
Total	2,950,000	2,950,000	0	337

Prehistoric Remains

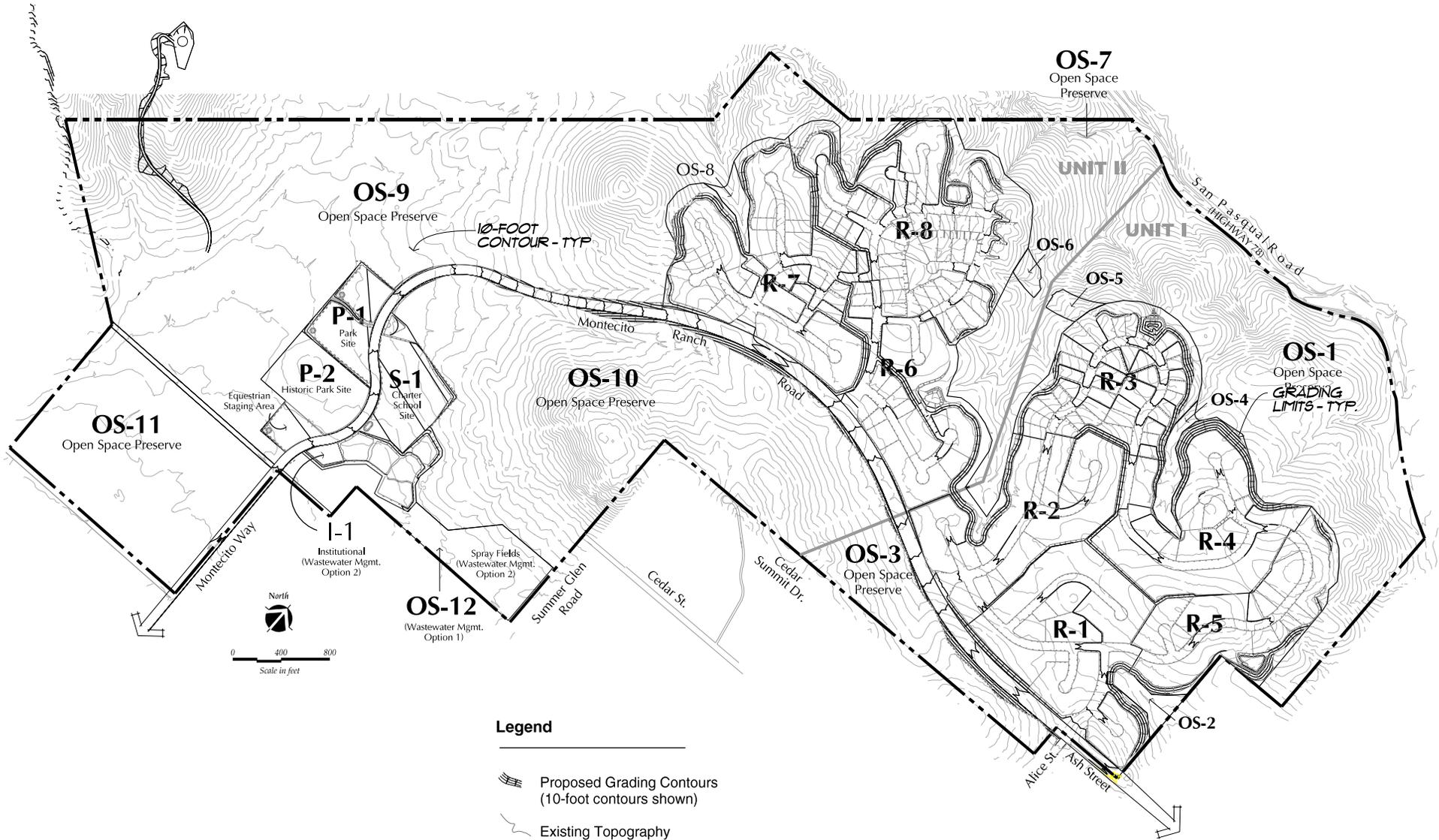
A qualified archeological grading monitor shall be on-site during grading activities in specific areas identified by the County. If any historic or prehistoric remains are discovered during grading, a qualified archaeologist shall be consulted to ascertain their significance.

Dust Control

Dust control during grading operations on-site shall be as required by the Air Pollution Control District.

Compliance with County Regulations

Grading shall be in accordance with the County's Grading Ordinance, Hillside Development Policy (1-73), and Resource Protection Ordinance (RPO). In no case shall development extend beyond the encroachments allowed by the County's RPO, which is the most restrictive of these three regulations, without an amendment or County approval.



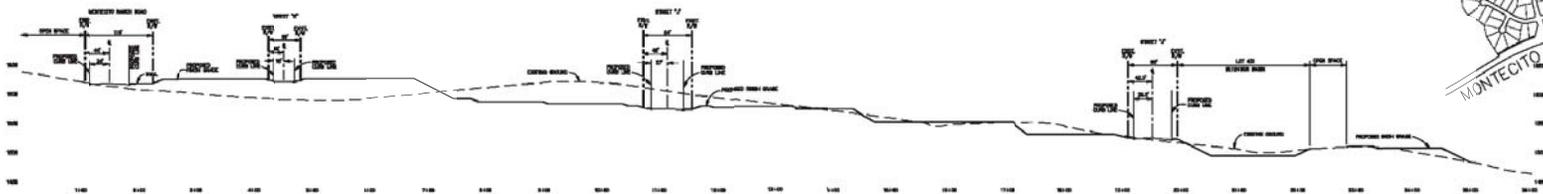
Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

Montecito Ranch

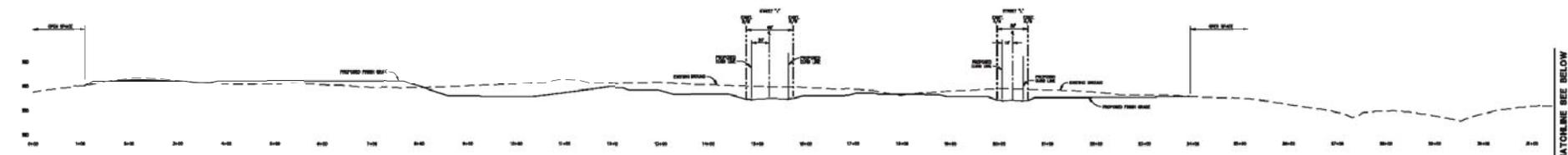
SPECIFIC PLAN

Grading Concept Plan

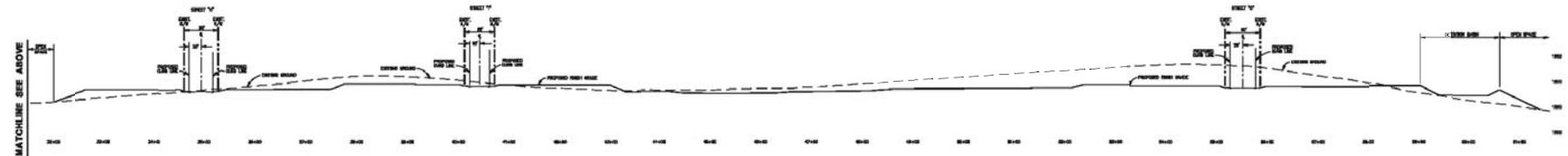
FIGURE 19



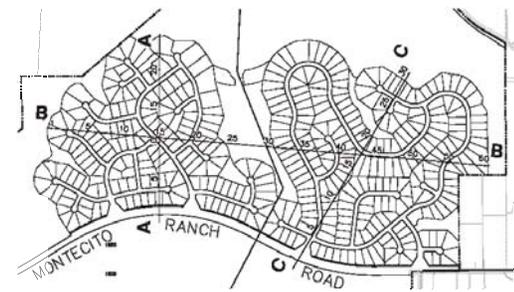
CROSS SECTION "A"
SCALE: 1" = 80'



CROSS SECTION "B"
SCALE: 1" = 80'



CROSS SECTION "C"
SCALE: 1" = 80'



Note:
This exhibit is a conceptual depiction
of proposed land uses and is subject to
change during the Tentative Map phase.



F. DRAINAGE PLAN

Under natural conditions, runoff from the project site flows primarily in a northeasterly direction to Santa Ysabel Creek and a southwesterly direction to Santa Maria Creek. To ensure that Montecito Ranch does not increase the amount or velocity of runoff either during construction or at project build out, a comprehensive drainage plan is developed, as shown in Figure 21, *Storm Drains*. Runoff is directed from natural channels to development areas, collected at points indicated on the drainage plan, and released into existing drainage courses. It is the intent of the project to convey drainage in existing natural drainages where feasible. Reinforced concrete boxes with wing walls and/or reinforced concrete pipe culverts are used where an existing creek bed intersects with roadways or development.

I. Drainage Plan Development Standards

County Development Standards

Drainage and flood control facilities and improvements shall be provided in accordance with the San Diego County Department of Public Works Flood Control Division.

County Maintenance

All drainage and flood control facilities shall be either maintained by the County Department of Public Works Flood Control Division, LMD or HOA, and shall be designed to provide adequate levels of safety, maintainability and protection to existing and proposed improvements. Private drainage and flood control facilities shall be maintained by the HOA or LMD.

Building Pads

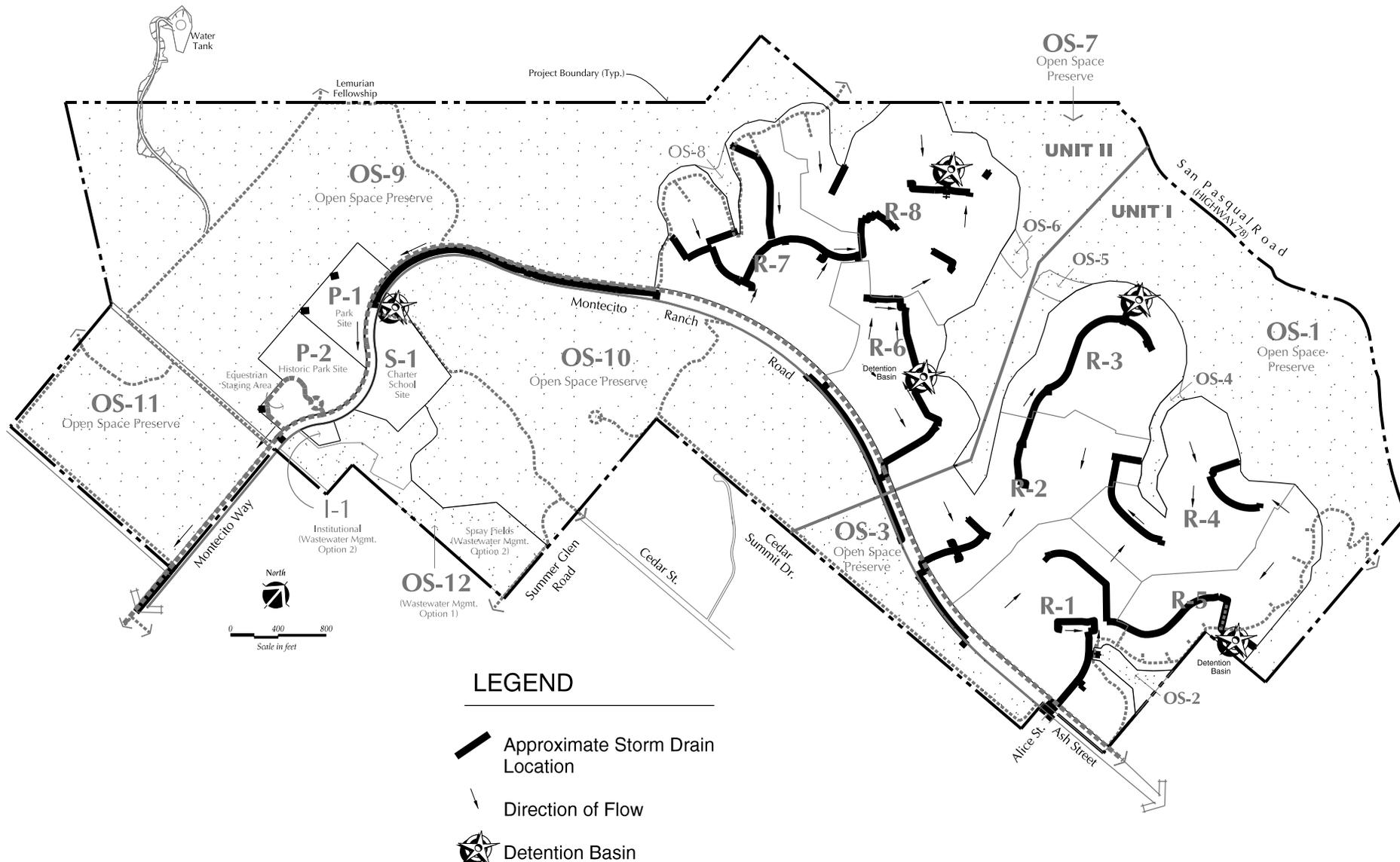
Grading for building sites and proposed streets shall provide positive drainage to prevent ponding of water. Necessary measures to prevent erosion and siltation shall be required both during construction and after completion of the project.

Modifications

Drainage patterns within the site may be modified, but the modification shall be consistent with the Montecito Ranch drainage system plan approved by the County Department of Public Works.

Runoff

Lot runoff from impervious surfaces, such as roofs and pavement areas, shall be directed to natural or improved drainages. Dispersal into shallow sloping vegetated areas shall be encouraged.



Montecito Ranch

SPECIFIC PLAN

Storm Drains

FIGURE 21

G. WATER AND SEWER PLAN

I. Water Service

Existing Conditions

The majority of Montecito Ranch lies within the service boundaries of the Ramona Municipal Water District (RMWD). A portion of a 9.5-acre parcel, designated as open space, is outside the service area. The current source of water for the project area is the RMWD 1820 Zone. 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 and provide treated water to the District. 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 and has a high water line of 1,820 feet. As shown in Figure 22, *Existing Major Water Facilities*, existing water lines bordering the project boundary provide water to Montecito Ranch.

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 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 23, *Potable Water 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 sites 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.

2. Sewer Service

Existing Conditions

The Project site is located beyond RMWD’s existing sewer service boundaries and sphere of influence and, under Option 1 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 planned 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 24, *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.

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, southerly on Montecito Way, easterly on Montecito Road, and southerly on Kalbaugh Street to an existing manhole just south of the southern terminus of Kalbaugh Street. From the manhole flows are directed to the Santa Maria Wastewater Treatment Plant (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 within 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 influent per day.

Treated wastewater would flow to five storage ponds (6.9 acres total). It is anticipated that all of the reclaimed water would be

used on site for irrigation of public landscaped areas. Any remaining unused portion would be distributed over a proposed 16.9-acre spray field. The WRF would include four buildings. The operation building consists 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.

The WRF is anticipated to be owned and operated by a County Sewer Maintenance District specifically formed to own and operate the facility.

3. Reclaimed Water

The Montecito Ranch Water Reclamation 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 located adjacent the water reclamation facility. Reclaimed water distribution pipelines would be installed within project roadways to deliver the reclaimed water to the targeted on-site uses. Figure 26, *Reclaimed Water Plan*, shows reclaimed water use areas within Montecito Ranch.

4. Water and Sewer Development Standards

Under Grounding

All water and sewer lines shall be placed underground.

Ramona Municipal Water District (RMWD) Requirements

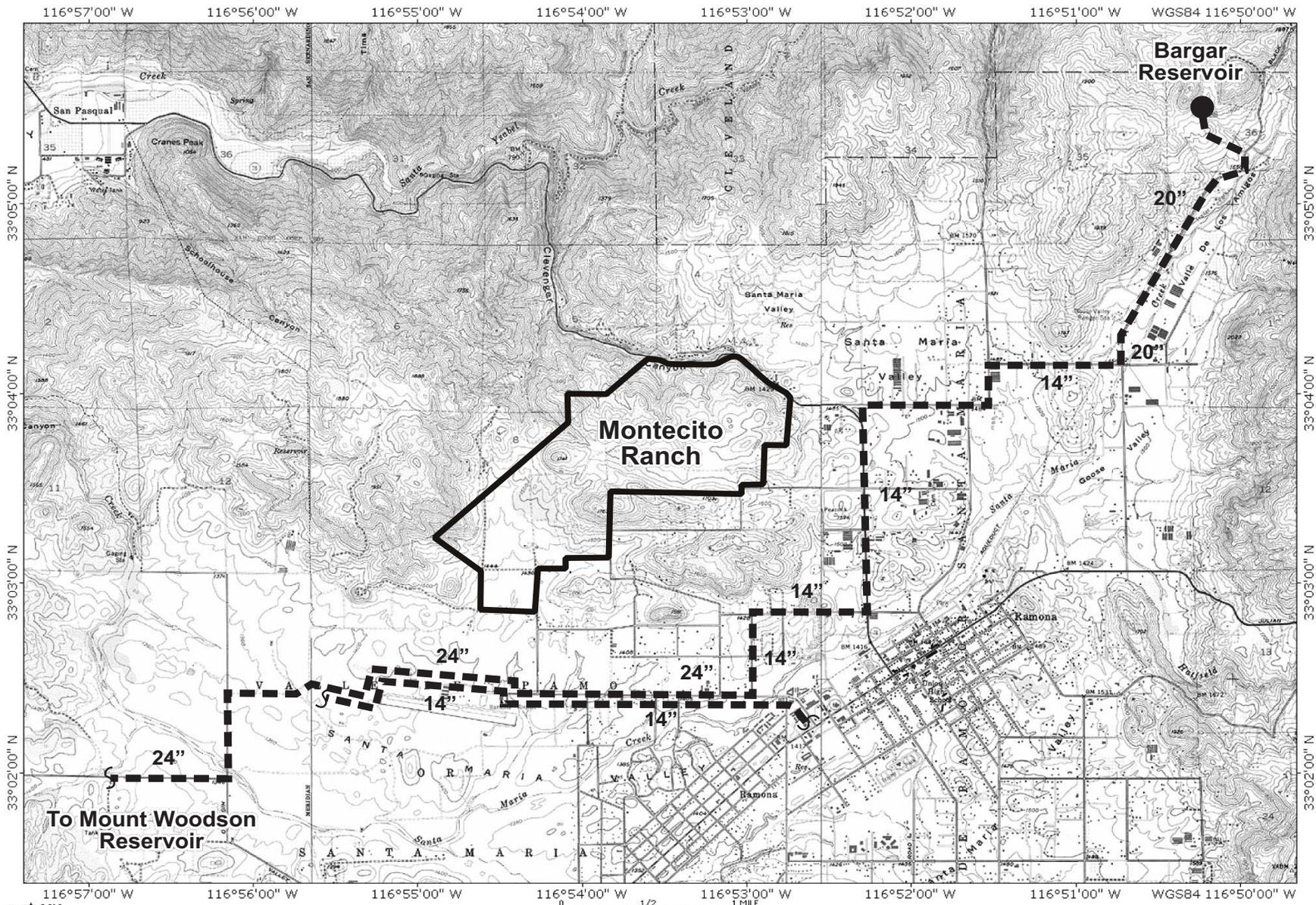
All water shall be designed per requirements of the RMWD.

San Diego County Public Works Requirements

The infrastructure system shall be installed per the requirements of the County Department of Public Works.

Health Department Requirements

Water and sewer disposal facilities shall be installed in accordance with the requirements and specifications of the County Health Department and State Regulations.



Printed from TOPOI ©2001 National Geographic Holdings (www.topo.com)

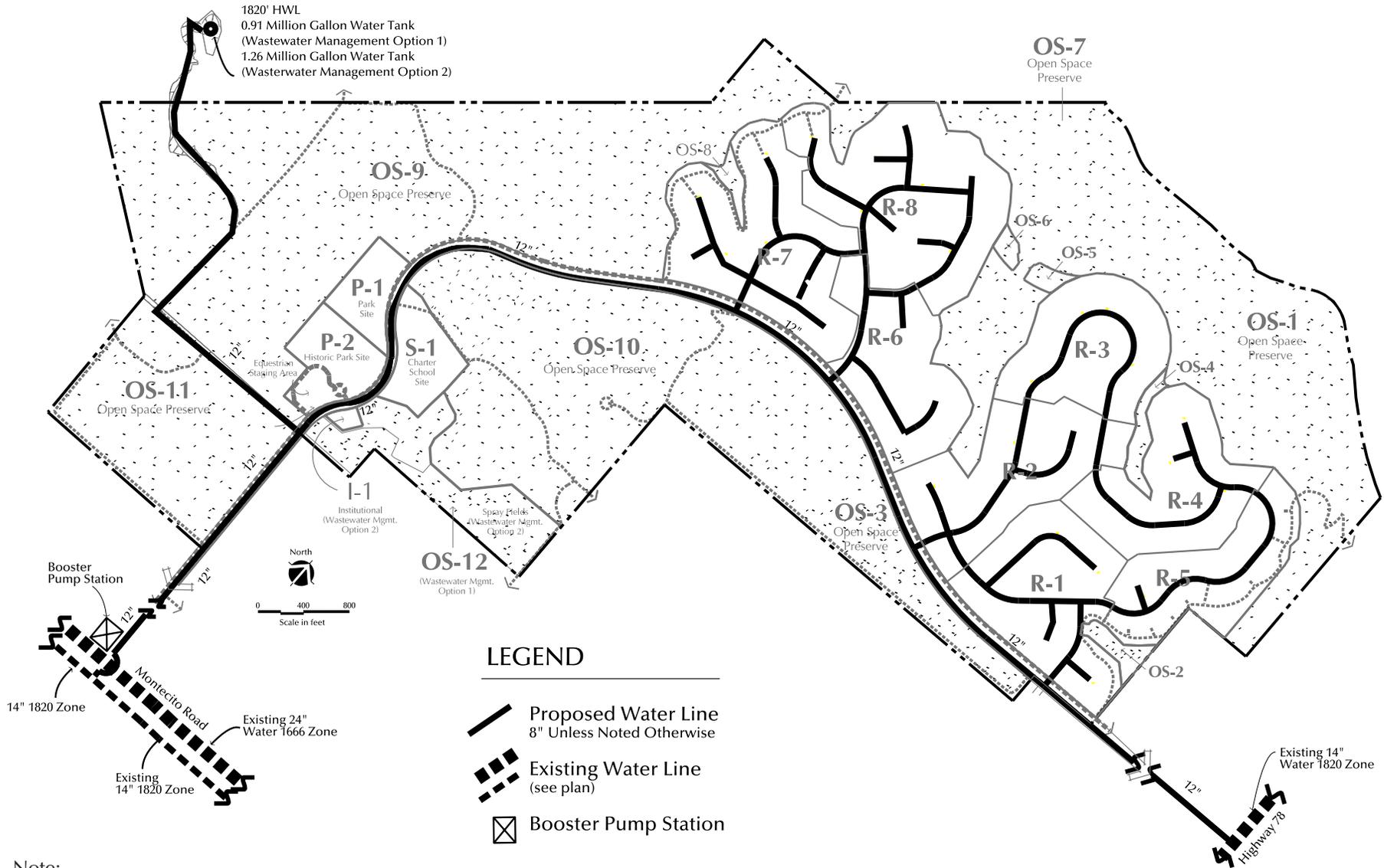
Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Existing Major Water Facilities
 FIGURE 22

July 9, 2008
 54



Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

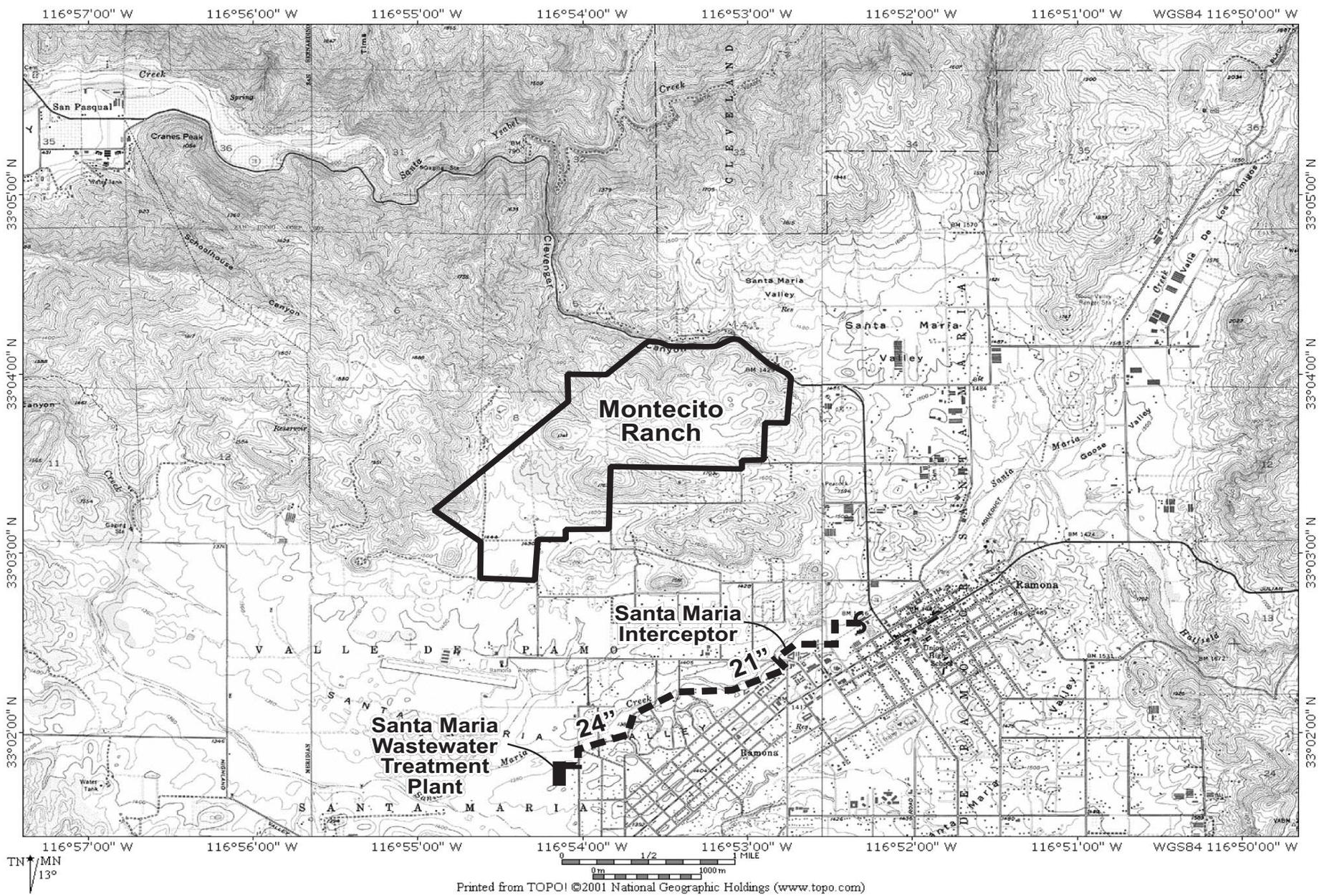
Montecito Ranch

SPECIFIC PLAN

Potable Water Plan

FIGURE 23

July 9, 2008
 55



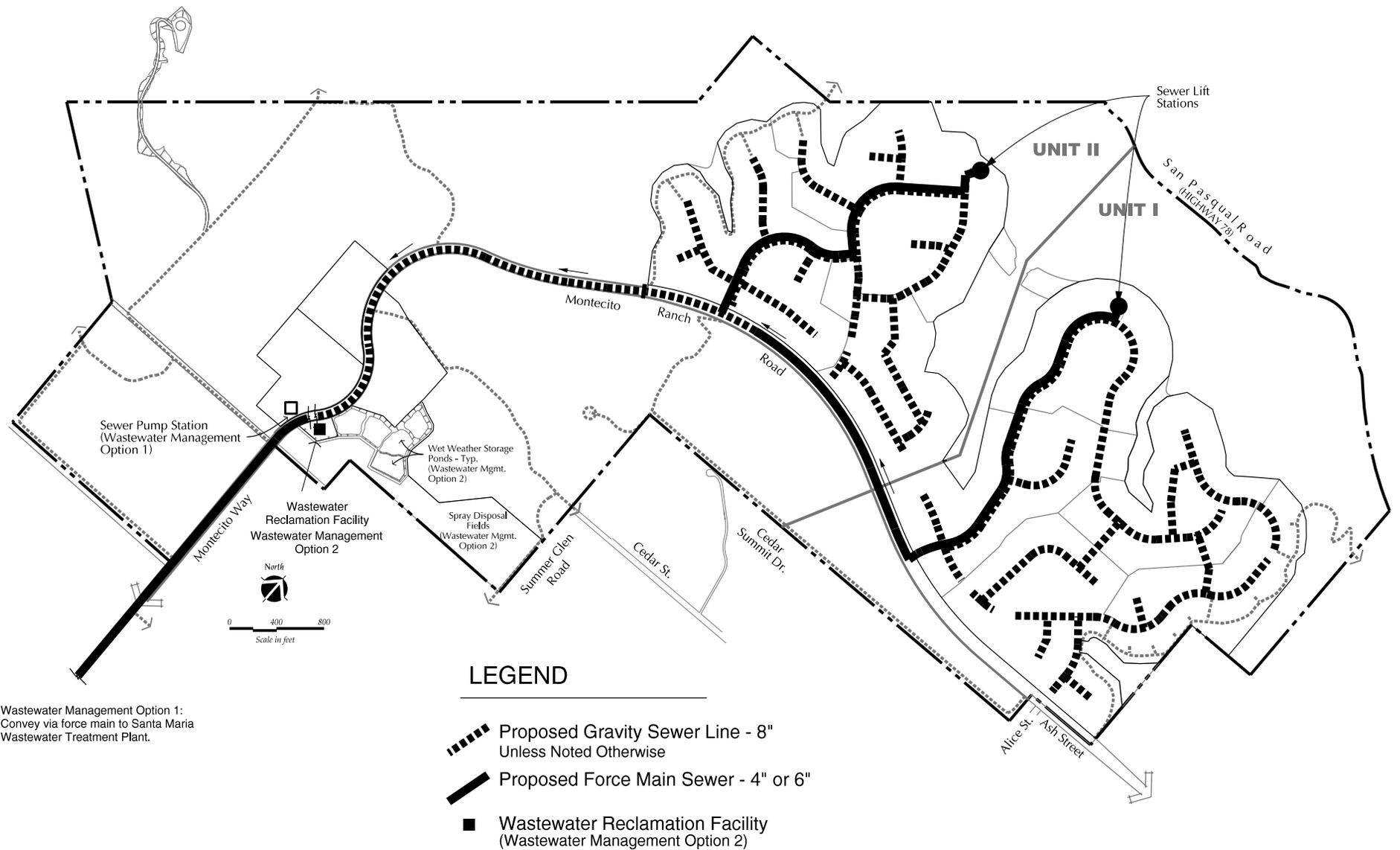
Printed from TOPOI ©2001 National Geographic Holdings (www.topo.com)

Montecito Ranch

SPECIFIC PLAN

Existing Major Sewer Facilities
FIGURE 24

July 9, 2008
56



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

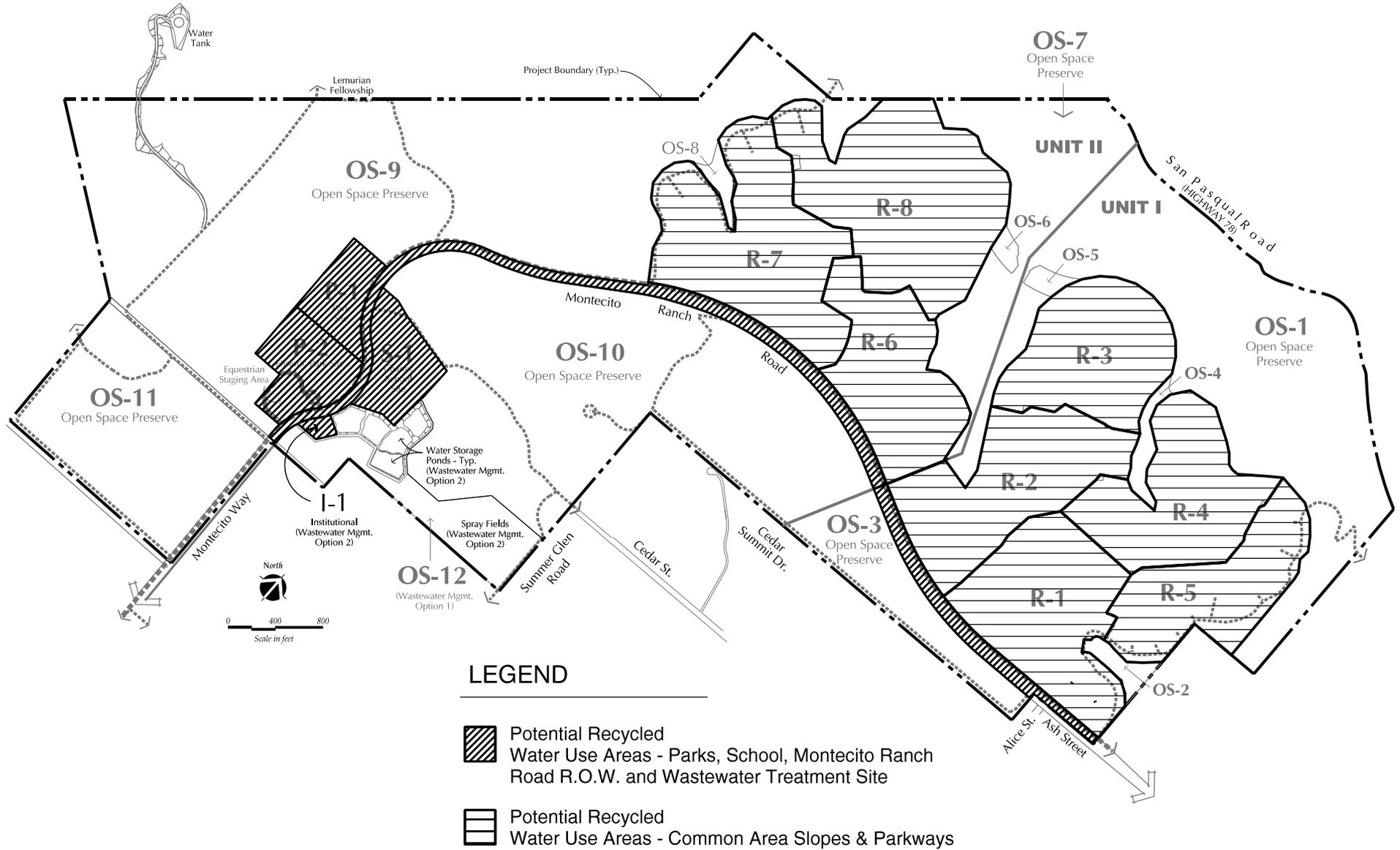
Note:
This exhibit is a conceptual depiction
of proposed land uses and is subject to
change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Sewer Plan

FIGURE 25



Note:
 This exhibit is a conceptual depiction of proposed land uses and is subject to change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Reclaimed Water Plan

FIGURE 26

H. GRADING AND CONSTRUCTION PHASING

I. Project Phasing Plan Description

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 27, *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 “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 - 2 Development Phasing Strategy³

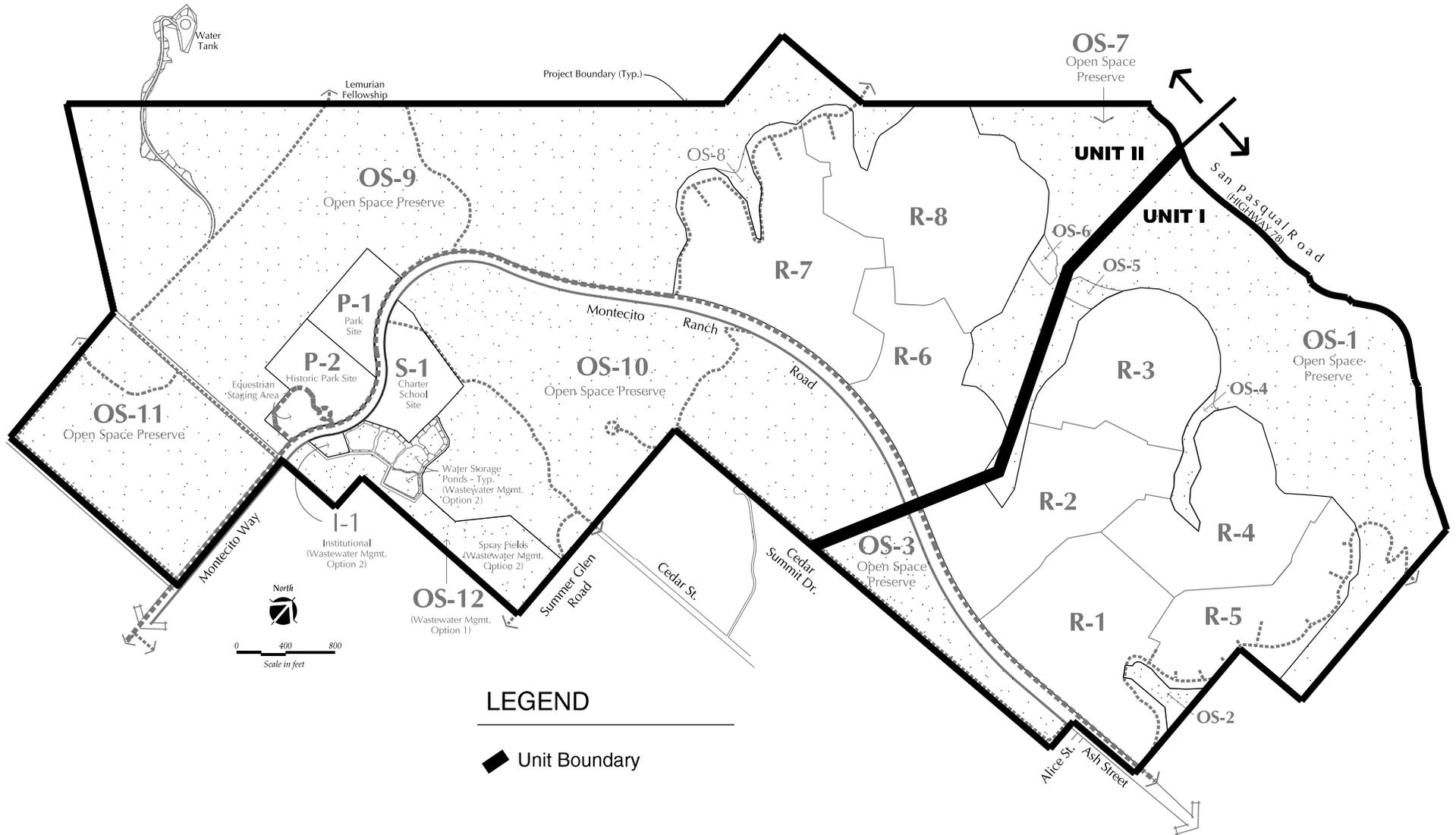
Phase	Land Use Threshold	Mitigation Required		Improvements
		Segment/ Intersection	Limits	
1	Prior to occupation of the first home to 280 homes	Montecito Way	Montecito Road to Montecito Ranch Rd.	Widen existing 2 lanes to meet 2 lane Rural Light Collector standards
		Montecito Ranch Rd.	Montecito Way 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

2. Project Phasing Standards

The following standards relate to the Montecito Ranch phasing program:

- Prior to recordation of any final subdivision map, improvement plans or architectural landscape plans shall be submitted to the County Department of Planning and Land Use for approval. The improvement plans or architectural landscape plans shall include: 1) final grading plan, 2) street improvement plans; 3) fence treatment plans; 4) special treatment or buffer area treatment plans, and 5) irrigation plans prepared by a certified landscape architect;
- Each Planning Area shall include development of adjacent landscaped areas and applicable infrastructure.
- Construction of the development identified herein, including recordation of final subdivision maps, may be staged progressively, provided adequate vehicular access, public facilities and infrastructure are constructed to adequately service the dwelling units, or as needed for public health and safety in each stage of development. It is further provided that each phase of development must conform substantially to the intent and purpose of the Specific Plan phasing program.



Note:
 This exhibit is a conceptual depiction
 of proposed land uses and is subject to
 change during the Tentative Map phase.

Montecito Ranch

SPECIFIC PLAN

Phasing Plan

FIGURE 27

I. MAINTENANCE RESPONSIBILITIES

Maintenance responsibilities for Montecito Ranch shall be as follows:

- The County of San Diego Parks and Recreation or other approved entity shall provide maintenance and ownership of the dedicated Park sites.
- Maintenance of the on-site Regional Trail System shall be the responsibility of the County Parks and Recreation Department, a County Service Agency or another appropriately designated public agency or responsible private group.
- Maintenance of the dedicated open space shall be the responsibility of the County of San Diego, or other appropriate entity recognized to protect the public interest and having the ability to maintain and enforce protection of open space, as described in the Resource Management Plan.
- Maintenance of landscaping for any brush management areas within individual lots will be the responsibility of the homeowner or HOA.
- Private streets, landscaped parkways, entry monuments and gates, and common area slopes, shall be maintained by property owners in the community through the HOA or assessment mechanism such as an LMD.
- The County Parks and Recreation Department, Ramona Historical Society or other appropriate agency will maintain the Montecito Ranch Historical Site and associated property.
- Maintenance of the landscaped parkways along Montecito Ranch Road and Montecito Way shall be maintained by the property owners in the community through the HOA or assessment mechanism such as an LMD.
- The WRF is anticipated to be owned and operated by a County Sewer Maintenance District specifically formed to own and operate the facility.

J. PUBLIC FACILITIES - FINANCING PLAN (PFFP)

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 Improvements

Public road improvements and mitigation measures for traffic impacts are identified in the *Traffic Impact Analysis for the Montecito Ranch*. Project improvements include the following:

- Improve existing portion of Montecito Way
- Construct Montecito Ranch Road from Montecito Way to Ash Street
- Improve Ash Street between the eastern Project site boundary and Pine Street
- Improve Montecito Road from Montecito Way to Main Street

Improve intersections of:

- Ash Street/Pine Street
- Pine Street/Olive Street (if not already completed)
- Pine Street/Main Street (if not already completed)
- Montecito Road/Main Street
- Montecito Way/Montecito Road
- Highland Valley Road/Dye Road/Main Street
- Archie Moore Road/Main Street

Drainage Facilities and Storm Water Management Improvements

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. Improvements include detention basins as described in the Drainage Study and Best Management Practices as described in the SWMP.

Water Facilities

The *Overview of Water Services for Montecito Ranch* describes required water facility improvements including 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, the off-site tank (1.26-million gallons under Option 1 and 0.91-million gallons under Option 2) and associated pipes and access road will be constructed west of the Project 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 schools and park area. Pressure regulators are provided to maintain appropriate pressure in lower elevations of the site.

Sewer Facilities

The Overview of Sewer Service for Montecito Ranch describes the required sewer facility improvements. Wastewater is collected in eight-inch sewers and flows to two pump stations, one in each residential development area. From the pump stations, wastewater would flow through four-inch force mains to eight-inch gravity sewer lines in Montecito Ranch Road. All wastewater would flow toward the southwest corner of the Project site.

Under *Wastewater Management Option 1*, wastewater would be conveyed offsite via a sewer force main running from the southwestern corner of the Project, within Montecito Way, Montecito Road, and Kalbaugh Street, to the Santa Maria WTP where it will be treated if capacity becomes available. A sewer pump station would be placed in the overflow parking/equestrian staging area within the historic park site.

Under *Wastewater Management Option 2*, wastewater would flow toward the southwestern corner of the Project site to a proposed 0.9-acre on-site WRF, sized to treat up to 110,000 gallons of wastewater per day. Efficient processing at the WRF assumes a

minimum flow associated with occupation of approximately fifty homes. Prior to reaching the threshold for adequate flow, sewage would be pumped to a surface holding tank and trucked off site for treatment.

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, Parks, Open Space & Trails

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

Recreational Facilities & Open Space

Montecito Ranch provides 581.8 acres of dedicated open space under Option 1 and 580.8-acres under Option 2, an 8.3-acre Local Park and an 11.9-acre Historic Park site. 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 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 the 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 authorize 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 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 reclaimed 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 the development. The fee is typically collected at time of a 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 maintenance costs associated with private roads, recreational

facilities and/or private open space areas created within individual developments. These facilities include private roads, lakes and other water features, parkway landscaping on private streets, community and neighborhood entry landscaping, private trails and other common open space areas. Typically HOAs are required through an Administrative Permit or Major Use Permit to fund and maintain these types of facilities.

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 3, *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 proceedings 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.

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 tax.

Water Service

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

Sewer Service

Sewer transmission and lift station facilities or Optional WTF 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

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 are 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 LMD (Landscape Maintenance District) or HMD (Habitat Management District) 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 Resource Management Plan.

Table - 3 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 RMP
Fire, Paramedic & Law Enforcement	Taxes

K. 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 and Main Street and for utility connections.



MONTECITO RANCH
"RURAL COUNTRY ESTATES"

SPECIFIC PLAN



IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES & STANDARDS

- A. *Montecito Ranch Specific Planning Area
Section of the Ramona Community Plan*
- B. *Ramona Community Plan*
- C. *San Diego County General Plan*
- D. *County of San Diego Zoning Ordinance*
- E. *Subdivision Ordinance*
- F. *Resource Protection Ordinance*
- G. *Community Trails Master Plan*
- H. *County Light Pollution Code*
- I. *Congestion Management Program*
- J. *Natural Community Conservation Planning
Program*
- K. *Multiple Species Conservation Program*
- L. *Ramona Airport Master Plan*
- M. *Community Character*

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 Specific Plans. 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 1991 and amended in 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 (Figure 3.1-4).

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:

- a. The floodway shall include all areas necessary to pass the 100-year flood without increasing the water surface elevation more than one foot.
- b. The floodway shall include all land necessary to convey a 10-year flood without structural improvements.
- c. 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.
- d. 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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

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 - 4 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		
General Conditions		
1. <i>The average overall density shall not exceed 0.5 dwelling units per acre within the residential portion of the Specific Plan.</i>	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.	Yes
2. <i>No more than 417 single-family units shall be allowed.</i>	The Proposed Project would develop a total of 417 single-family homes.	Yes
3. <i>No residential lot shall be smaller than two gross acres.</i>	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.	Yes, With GPA Approval
4. <i>All goals, objectives and policies of the Ramona Community Plan and the County Regional Land Use Element shall apply.</i>	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 4). 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.	Yes, With GPA Approval

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>	<p>Yes</p>
<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</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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.) 6. (cont.)</p>	<p>pigeons. The “A” designator typically requires a major or minor use permit for animal raising and sales and would be more consistent with a clustered residential development.</p> <p>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>	
<p>7. <i>The residential site planning of this property shall incorporate the design guidelines of the Ramona Community Plan.</i></p>	<p>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).</p>	<p>Yes</p>
<p>8. <i>The visual impact of all hillside development shall be minimized.</i></p>	<p>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</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>8. (cont.)</p>	<p>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-site hillsides would retain diversity and vividness within the Project site vicinity.</p>	
<p>9. A site of approximately 30 acres shall be dedicated to the County of San Diego as a site for a future neighborhood park subject to the approval of appropriate agencies if the density of the Davis SPA (0.16) is not increased.</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 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</p>	<p>Yes, With GPA Approval</p>

Table 4 (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.) 9. (cont.)</p>	<p>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. 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.</p>	
<p>10. <i>The Specific Plan shall include a phasing section that describes the timing and location of the proposed development.</i></p>	<p>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.</p>	<p style="text-align: center;">Yes</p>
<p>11. <i>Package treatment plants shall be discouraged.</i></p>	<p>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.</p>	<p style="text-align: center;">Yes (under Wastewater Management Option 1 only)</p> <p style="text-align: center;">Yes, With GPA Approval (under Option 2 only)</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
<p>Residential Conditions</p> <p>12. Rural residential lots shall be designed consistent with the topography of this site.</p>	<p>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.</p>	<p>Yes</p>
<p>14. Lots whose average slope are 25 percent or over shall be at least 4 gross acres in size.</p>	<p>None of the proposed residential lots has average slopes of 25 percent or greater.</p>	<p>Yes</p>
<p>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.</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>	<p>Yes</p>
<p>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.</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</p>	<p>Yes, With Project Mitigation</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
Residential Conditions (cont.)	<p>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 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.</p>	
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

Table 4 (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 (Figure 1-36). 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 (Figure 1-37). The Proposed Project would include an integrated system of multi-purpose trails that would provide connections to these proposed trails/pathways (Figure 1-35). 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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>22. <i>The oak woodlands of the Weekend Villa area shall be preserved as open space for the enjoyment of the residents of the Specific Plan Area.</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 preserved and dedicated as open space.</p>	Yes
<p>Industrial Conditions</p> <p>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></p>	<p>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.</p>	N/A
<p>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></p>	<p>No industrial uses are proposed; therefore, this condition does not apply.</p>	N/A
<p>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></p>	<p>No industrial uses are proposed; therefore, this condition does not apply.</p>	N/A
<p>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></p>	<p>No industrial uses are proposed; therefore, this condition does not apply.</p>	N/A

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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 include 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>	<p>Yes</p>
<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>	<p>Yes</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>Conservation/Environmental Conditions (cont.)</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</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
33. (cont.)	manufactured cut and fill slopes each would be 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.	
34. <i>Open space easements shall be placed on the oak woodlands and slopes over 50 percent.</i>	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 condition.	Yes
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).	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>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></p>	<p>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.</p>	<p>Yes</p>
<p>37. <i>High quality chaparral and Diegan coastal sage scrub habitat found in the northern portion of the site shall be preserved.</i></p>	<p>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.</p>	<p>Yes</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>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. 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</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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.) 38. (cont.)</p>	<p>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>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 proposed 16.9-acre spray field.</p>	<p>Yes, With GPA Approval (under Wastewater Management Option 1 only)</p> <p>Yes (under Option 2 only)</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

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</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>	<p>N/A, With GPA Approval</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

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>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</p>	<p>N/A, With GPA Approval</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Montecito Ranch Specific Planning Area Section of the Ramona Community Plan (cont.)		
Agricultural Conditions (cont.)	<p>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, 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).</p>	
<p>Utilities Condition 43. All utilities shall be undergrounded where feasible.</p>	<p>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).</p>	Yes

Table 4 (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>	<p>Yes</p>
<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>	<p>Yes</p>
<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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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. 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.)</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. Refer to Appendix B and Subchapter 2.1, Transportation/Circulation, for additional analysis of the proposed off-site roadway improvements. The Proposed Project meets the intent of this condition.</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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-feet-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</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Community Character Element of the Ramona Community Plan		
<p>Policies (cont.) 4. (cont.)</p>	<p>split-rail fencing. Off-site roadway widening would be finished with curbs and gutters at the roadway edge. Existing drainage 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.</p>	
<p>6. <i>Provide for lot sizes that will permit residents to keep leisure and market animals on their property.</i></p>	<p>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.</p>	<p>Yes</p>
<p>7. <i>The County will consider the impact of proposed development on adjacent historic structures and propose mitigations where necessary.</i></p>	<p>Refer to Conservation/Environmental Condition 37 under the Montecito Ranch SPA Section of the RCP.</p>	<p>Yes</p>
<p>11. <i>Site design shall minimize the destruction of existing trees, both native and non-native.</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). 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.</p>	<p>Yes, With Project Mitigation</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Land Use Element of the Ramona Community Plan (cont.)		
<p>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></p>	<p>Refer to Conservation/Environmental Condition 33 under the Montecito Ranch SPA Section of the RCP.</p>	Yes
<p>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></p>	<p>Refer to Residential Condition 16 under the Montecito Ranch SPA Section of the RCP.</p>	Yes, With Project Mitigation
<p>6. <i>County Road Standards in new subdivisions shall conform to the standards in the Ramona Design Review Manual to be prepared.</i></p>	<p>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 (Figure 1-18). 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 (Figure 1-19).</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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 (Figures 1-7 through 1-9). 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.</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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 (Figure 1-18). 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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the Ramona Community Plan (cont.)		
<p>Policies (cont.) 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.</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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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 adverse visual effects would be mitigated with landscaping consisting of native species compatible with existing trees and vegetation cover around the proposed water storage tank. The manufactured slopes required for the water tank access road would be hydroseeded with native seed mixes compatible with existing native species.</p>	<p>Yes, With Mitigation</p>
<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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the Ramona Community Plan (cont.)		
<p>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></p>	<p>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.</p>	<p>Yes</p>
<p>10. <i>Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way.</i></p>	<p>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.</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the Ramona Community Plan (cont.)		
<u>Ramona Circulation Element Plan</u>	<p>The Project would include a General Plan Amendment (GPA) to the County Circulation Element. Figures in the GPA depict the existing and proposed RCP Circulation Element roadway network, respectively, and proposed RCP Circulation Element bicycle network, respectively. 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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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. 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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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</p>	<p>Yes, With Project Mitigation</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the Ramona Community Plan (cont.)		
13. (cont.)	<p>implemented as discussed above.</p> <p>Refer to the cultural resources reports in Appendix G and Subchapter 3.4, Cultural Resources, of this EIR for additional detail.</p>	
<p>15. <i>The County will encourage other public agencies and private property owners to preserve archaeological and historical sites and make them available to the public selectively for education purposes.</i></p>	<p>As discussed above under Conservation Element Policy 13, a total of 15 significant cultural resource sites have 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.</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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. 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>	<p>Yes</p>
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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>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
<p>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></p>	<p>Refer to Conservation/Environmental Condition 33 under the Montecito Ranch SPA Section of the RCP.</p>	Yes
<p>6. <i>Encourage the use of agriculture to provide visually pleasing open space and variety within an urban environment.</i></p>	<p>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.</p>	Yes
<p>8. <i>Encourage the use of open spaces as a separation of conflicting land uses whenever possible.</i></p>	<p>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.</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
	Open space areas would be dedicated around the parks, WRF, and charter high school sites, buffering these proposed uses.	
<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
<p>2. <i>Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams and groundwater supplies.</i></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.	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<p>Open Space Design of Private Lands (cont.)</p> <p><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
<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>	Yes
<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>	Yes
<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>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<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>
<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.</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Open Space Element of the San Diego County General Plan		
<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 the neighborhood scale.</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
<p>17. <i>Encourage development that is designed so as to include riding, hiking and bicycle trails.</i></p>	<p>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.</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p><u>1. Overall Goals</u> <u>It is the goal of the Regional Land Use Element that:</u> 1.2 Growth be phased with facilities.</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 Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.</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><u>2. Land Use Goals</u> 2.3 Retain the rural character of non-urban lands. 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</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
	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 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 provides 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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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</i></p>	<p>The Proposed Project would temporarily exceed (during construction only) PM₁₀ and VOC thresholds.</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p><i>air and water quality standards.</i></p> <p>3.3 (cont.)</p>	<p>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 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. 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</p>	

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
	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>4. Capitol Facilities Goals</p> <p><i>4.1 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><i>4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location, and level of service.</i></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. Refer to Goal 1.1 of Regional Land Use Element of the San Diego County General Plan, above.	Yes
<p>6. Housing and Social Goals</p> <p><i>6.1 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><i>6.1 (cont.)</i></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	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
	community.	
6.3 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.	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.	Yes
<p>Policy I - Regional Categories</p> <p><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>-- <i>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.</i></p> <p>-- <i>Clustering will be permitted in any land use designation found compatible with the Estate Development Category.</i></p> <p><u>Policy 1.3 - Estate Development Area (EDA) (cont.)</u></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</p>	Yes, With GPA Approval

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
	amended minimum lot size requirements.	
<p>Policy 2 – Land Use Designations and Use Regulations</p> <p><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 required depending on the slope criteria within each lot.</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 this designation.</p>	Yes
<p><i>(5) Residential</i></p> <p><i>This designation provides for a density of 4.3 dwelling units per gross acre.</i></p>	<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 or conflict with this designation.</p>	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>	<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.</p>	Yes
<p><u>Policy 2.3 - Industrial</u></p>	<p>An area west of Montecito Way is designated (16) General Impact Industrial. The Proposed Project</p>	

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p><u>Designations</u></p> <p>(16) <i>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>	<p>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.</p>	Yes
<p><u>Policy 2.4 - Non-urban Residential Designations</u></p> <p>(17) <i>Estate Residential</i></p> <p><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>	Yes
<p>(18) <i>Multiple Rural Use</i></p> <p><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</i></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>	Yes
<p><u>Policy 2 – Land Use Designations and Use Regulations (cont.)</u></p>		

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<p><i>(18) Multiple Rural Use (cont.)</i> <i>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 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> <i>(19) Intensive Agriculture</i> <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> <i>(21) Specific Plan Area</i> <i>This designation is used where a specific plan has been adopted or must</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>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Regional Land Use Element of the San Diego County General Plan		
<i>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>	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.	
<i>(22) Public/Semi-Public Lands 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.</i>	Land designated as (22) Public/Semi-Public Lands is adjacent to Montecito Road improvement alignment. The improvement of this roadway would not conflict with the (22) Public/Semi-Public designation.	Yes
<u>Policy 2 – Land Use Designations and Use Regulations (cont.)</u> <i>(26) Visitor-serving Commercial 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.</i>	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.	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Circulation Element of the San Diego County General Plan		
<p><u>Chapter 1 - Road Network</u> <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><u>Goals - Bicycle Network</u></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><u>Policies - Bicycle Network</u></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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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, based on the provision of developed parkland in place of a larger block of undeveloped parkland. Accordingly, impacts would be less than significant.</p>	<p>Yes</p>
<p><u>Policies - Local Parks</u></p> <p><i>1. 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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>4. <i>All parks and recreation facilities should be planned as part of an overall, well-balanced park system.</i></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>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. 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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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> <p>1. Elimination of SA 603 and associated trail between Pine Street and Rangeland Road.</p> <p>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> <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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Seismic Safety Element of the San Diego County General Plan		
<p><u>Goals</u></p> <ol style="list-style-type: none"> 1. <i>Minimize injury and loss of life.</i> 2. <i>Minimize damage to public and private property.</i> 3. <i>Minimize social and economic dislocations resulting from injuries, loss of life and property damage.</i> <p><u>Policies - New Development</u></p> <p><i>It is the Policy of the County of San Diego to:</i></p> <ol style="list-style-type: none"> 1. <i>Require all buildings to meet the standards of the Uniform Building Code.</i> 5. <i>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.</i> 7. <i>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.</i> 	<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.</p>	<p>Yes</p>
<p><u>Objectives</u></p> <ol style="list-style-type: none"> 2. <i>Protect and enhance scenic resources within designated scenic highway corridors.</i> 	<p>Refer to Policy 1 of the Scenic Highways Element of the RCP.</p>	<p>Yes</p>

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Noise Element of the San Diego County General Plan		
<p><u>Policies - Receiver Site Standards and Controls (cont.)</u></p> <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>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 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</i></p>		<p>Yes, With Project Mitigation</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Noise Element of the San Diego County General Plan		
<p><i>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>		

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<u>Policies – Water</u>		
<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>	<p>Refer to Conservation/Environmental Condition 39 of the Montecito Ranch SPA Section of the RCP.</p>	Yes
<p>8. <i>Wastewater discharges shall not adversely affect the beneficial use of receiving waters.</i></p>	<p>Refer to Environmental Goal 3.3 of the Regional Land Use Section of the General Plan.</p>	Yes
<u>Policies – Water</u>		
<p>11. <i>The County will encourage projects which will promote the reclamation and reuse of wastewater.</i></p>	<p>Refer to Conservation/Environmental Condition 39 of the Montecito Ranch SPA Section of the RCP.</p>	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>	<p>Refer to Policy 13 of the Community Character Element of the RCP.</p>	Yes
<u>Policies - Vegetation and Wildlife Habitats</u>		
<p>1. <i>The County will act to conserve and enhance vegetation, wildlife and fisheries resources.</i></p>	<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.</p>	Yes
<p>2. <i>San Diego County shall coordinate with appropriate federal, State and local agencies to conserve areas of rare, endangered or threatened species.</i></p>	<p>Five sensitive plant species were observed on site, including peninsular spineflower (Chorizanthe leptotheca), delicate clarkia (Clarkia delicata), rush-like bristleweed (Machaeranthera juncea), Engelmann oak (Quercus engelmannii), and southern tarplant (Centromadia parryi ssp.; refer to Figure 3.2-1 for locations). The Proposed Project would impact</p>	Yes, With Project Mitigation

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<p>Policies - Vegetation and Wildlife Habitats (cont.)</p> <p>3. <i>The County will use the EIR process to identify, conserve and enhance unique vegetation and wildlife resources.</i></p>	<p>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>	
<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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<p><u>Policies - Vegetation and Wildlife Habitats (cont.)</u></p> <p>6. <i>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.</i></p> <p>9. <i>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.</i></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. <i>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.</i></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 endangered species of plants and animals.</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 less than significant.</p>	<p>Yes, With Project Mitigation</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<p><u>Policies - Vegetation and Wildlife Habitats (cont.)</u> 16 (cont.)</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><u>Policies – Soils</u></p> <p>9. <i>To prevent erosion and slippage in man-made slopes approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.</i></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. <i>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.</i></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><u>Policies - Astronomical Dark Sky</u></p> <p>1. <i>The County of San Diego will act to minimize the impact of development on the useful life of the observatories.</i></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. 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</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Conservation Element of the San Diego County General Plan		
<u>Policies - Astronomical Dark Sky</u> 1. (cont.)	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. <i>The County shall take those actions which will seek to conserve and protect significant cultural resources.</i> 2. <i>Conservation of cultural resources shall be given a high priority in County park acquisition and development programs.</i> 3. <i>Encourage use of open space easements in the conservation of high-value cultural resources.</i>	Refer to Policy 13 of the Conservation Element of the RCP.	Yes, With Project Mitigation

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Energy Element of the San Diego County General Plan		
<p><u>Policies – Urban and Site Design</u> <i>US-4 Promote land use aimed at minimizing transportation requirements.</i></p> <p><u>Policies – Transportation</u> <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>	Yes
<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>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><u>Policies - Coordinated Facility Planning</u></p> <p><i>1.1. The County will include public facilities planning and availability as part of the decision-making on land use development.</i></p> <p><i>2.1. Assure that growth is limited to areas where adequate public facilities exist or can be efficiently provided.</i></p> <p><i>2.2. Development projects will be required to provide or fund their fair share of all public facilities needed by the development.</i></p> <p><i>2.3. 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>	<p>Yes</p>
<p><u>Objectives – Parks and Recreation</u></p> <p><i>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.</i></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.</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><u>Policies – Parks and Recreation</u></p> <p>2.2. <i>The County will site, plan and develop local and regional parks that are compatible with community character, land use and the recreational, conservation and preservation needs of the intended service population.</i></p>	<p>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.</p>	Yes
<p><u>Policies – Transportation</u></p> <p>1.1. <i>New development shall provide needed roadway expansion and improvements on-site to meet the demand created by the development and to maintain an LOS C on Circulation Element Roads during peak traffic hours. New development shall provide off-site improvements designed to contribute to the overall achievement of an LOS D on Circulation Element Roads.</i></p> <p>2.1. <i>New development shall be required to contribute its fair share toward financing transportation facilities.</i></p>	<p>The Project would be required to construct/improve roadway segments and intersections as mitigation for significant direct and cumulative Project traffic impacts. Refer to Policy T-4 of Transportation under Energy Element of the San Diego County General Plan, above.</p> <p>Where the Proposed Project provides roadway improvements that also benefit other future (cumulative) projects, a reimbursement agreement and/or credit toward the Proposed Project’s fair share of other transportation improvements to mitigate cumulative impacts would be defined working with County staff and implemented through the County’s adopted Transportation Development Impact Fee (TDIF) program. As part of mitigation, the Project would contribute its fair share for improvements to Pine Street/Olive Street. Identified fair share contributions of the Proposed Project toward transportation improvements to mitigate cumulative impacts would be accomplished through payments into the TDIF program or credit against TDIF fees based on the cost of improvements constructed by the Proposed Project, beyond the Project’s fair share of such improvements.</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p>Policies – Transportation (cont.)</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>	<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.</p>	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>	<p>Refer to Policy 14 of the Community Character Element of the RCP.</p>	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>	<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. Based on the described conditions, no significant impacts are anticipated in relation to flood hazards occurring from or to the Project in areas outside of 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</p>	Yes

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)

CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p>Policies - Flood Control (cont.) 5.1. (cont.)</p>	<p>San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (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>	

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><u>Objectives - Law Enforcement</u></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><u>Policies - Law Enforcement</u></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. 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><u>Policies - Animal Control</u></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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><u>Objectives - Libraries</u></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><u>Policies - Libraries</u></p> <p>2.2. <i>The County will attempt to establish funding programs in 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>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
<p><u>Objectives - Schools</u></p> <p>1. <i>Provision of educational facilities sufficient to meet the demands of new development concurrent with need.</i></p> <p><u>Policies - Schools</u></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

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><u>Objectives - Fire Protection and Emergency Services</u></p> <p>1. <i>Sufficient fire and emergency services facilities to meet established emergency travel time objectives to minimize fire and emergency risk. Maximum travel time to the Proposed Project will be five minutes, based on proposed land use.</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 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>	<p>Yes</p>
<p><u>Policies - Fire Protection and Emergency Services</u></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>	<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.</p>	<p>Yes</p>
<p><u>Policies – Wastewater</u></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 all appropriate requirements will be met through conditions placed on project approval.</i></p>	<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 capacities to accommodate future growth within RMWD’s service area and</p>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<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>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. <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).</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>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>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> <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>	

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<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>e) <i>The facility is not located in a city sphere of influence. Additionally, construction of the proposed facility will not 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>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>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> <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</p>	

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p>Policies – Wastewater (cont.)</p> <p><i>Implementation Measure 2.1.1 (cont.)</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>h) <i>If the project proposes to increase the density or intensity of land uses allowed by the General Plan, the availability 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>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 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>	

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><u>Policies - Water Provision Systems</u></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 the Proposed Project. Potable water would be supplied to the 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>	<p>Yes</p>
<p><u>Policies - Courts and Jails</u></p> <p>1.1. <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 court and jail facilities related to the needs of the new development.</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 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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
<p><u>Policies - Health</u></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>	<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.</p>	<p>Yes</p>
<p><i>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.</i></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</p>	<p>Yes, With GPA and Rezone Approval</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
Public Facility Element of the San Diego County General Plan		
	residential development. The Proposed Project would comply with all other development regulations associated with the S88 designation.	
<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

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>RPO (cont.)</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</p>	<p>Yes, With RPO Exemption Approval</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
County Resource Protection Ordinance		
<i>RPO (cont.)</i>	<p>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 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</p>	

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (cont.)		
CONDITIONS/POLICIES	PROPOSED PROJECT COMPLIANCE	Consistent (Yes/No)
County Resource Protection Ordinance		
	design avoids direct impacts to these sites. The off-site roadway and utility improvements would not impact any RPO-significant cultural resources sites.	
San Diego County Community Trails Master Plan		
<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>	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.	Yes, With GPA and Ramona Community Trails and Pathways Plan Amendment Approval

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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>	<p>Yes</p>
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>	<p>Yes</p>

IV. CONSISTENCY WITH APPLICABLE COUNTY PLANS, ORDINANCES AND STANDARDS

Table 4 (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"

SPECIFIC PLAN



V. APPENDICIES

- A. *Service Letters*
- B. *Manure Management and Fly/
Vector Control Plan*

A. 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 Community Planning Area/Subregion 92065 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.

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

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 92101 City State Zip

ORG _____
 ACCT _____
 ACT _____ ELEMENTARY _____
 TASK _____ HIGH SCHOOL _____
 DATE _____ 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
- 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 _____
- 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

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

<u>See</u>			<u>Attached</u>						

Thomas Bros. Page _____ Grid _____

Project address _____ Street _____

Community Planning Area/Subregion _____ Zip _____

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
to be determined at time of building

- 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: _____ Patricia DiMaio
 Fiscal Services Manager Print name
 760-787-2024
 Print title 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.

EXPIRES 6/5/10

Authorized signature Philip Dauben Print name PHILIP DAUBEN
 Print title CIVIL ENGINEER Phone 760 788 2260 Date 6/5/08

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

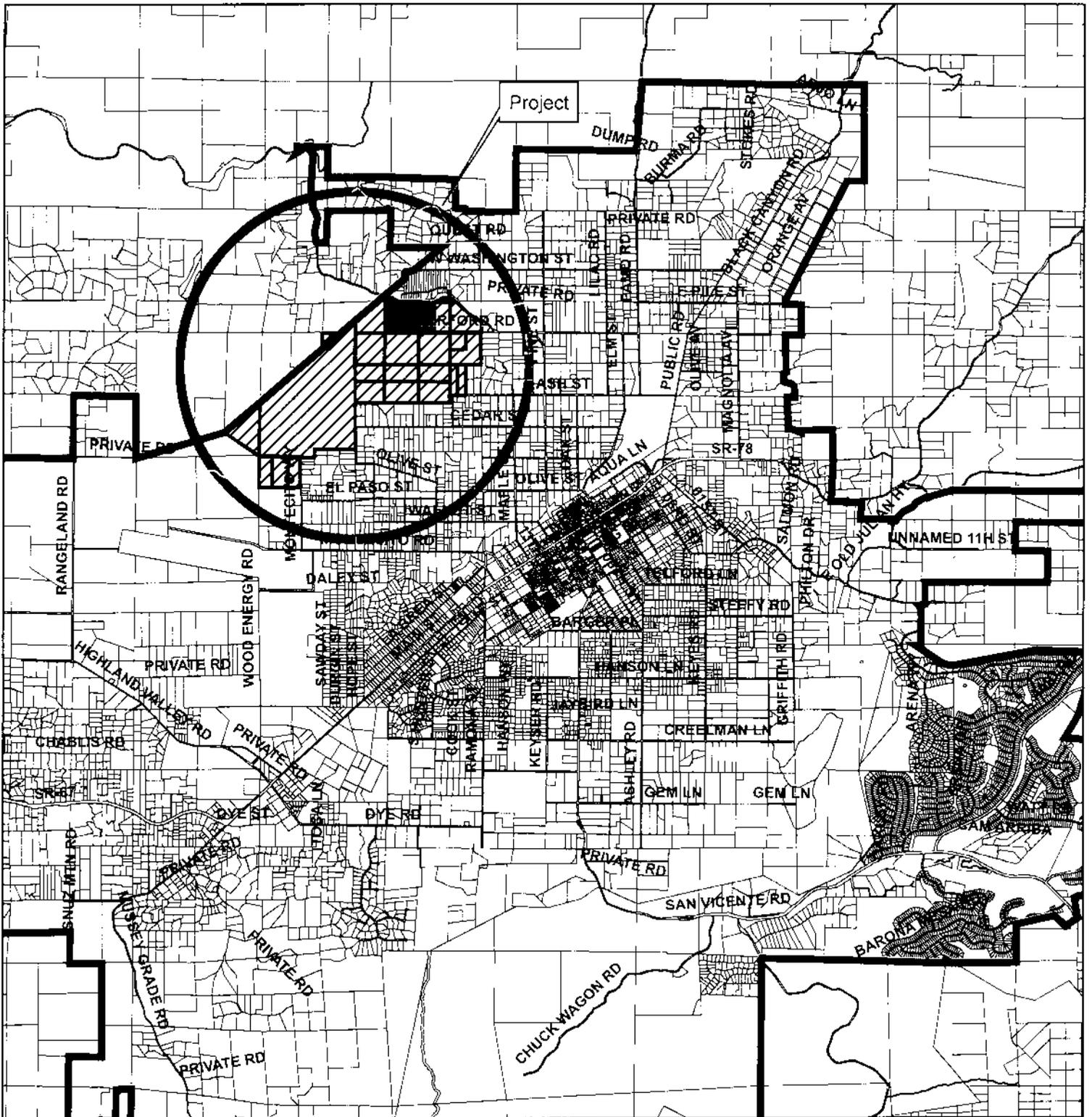
← Not IN DISTRICT

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

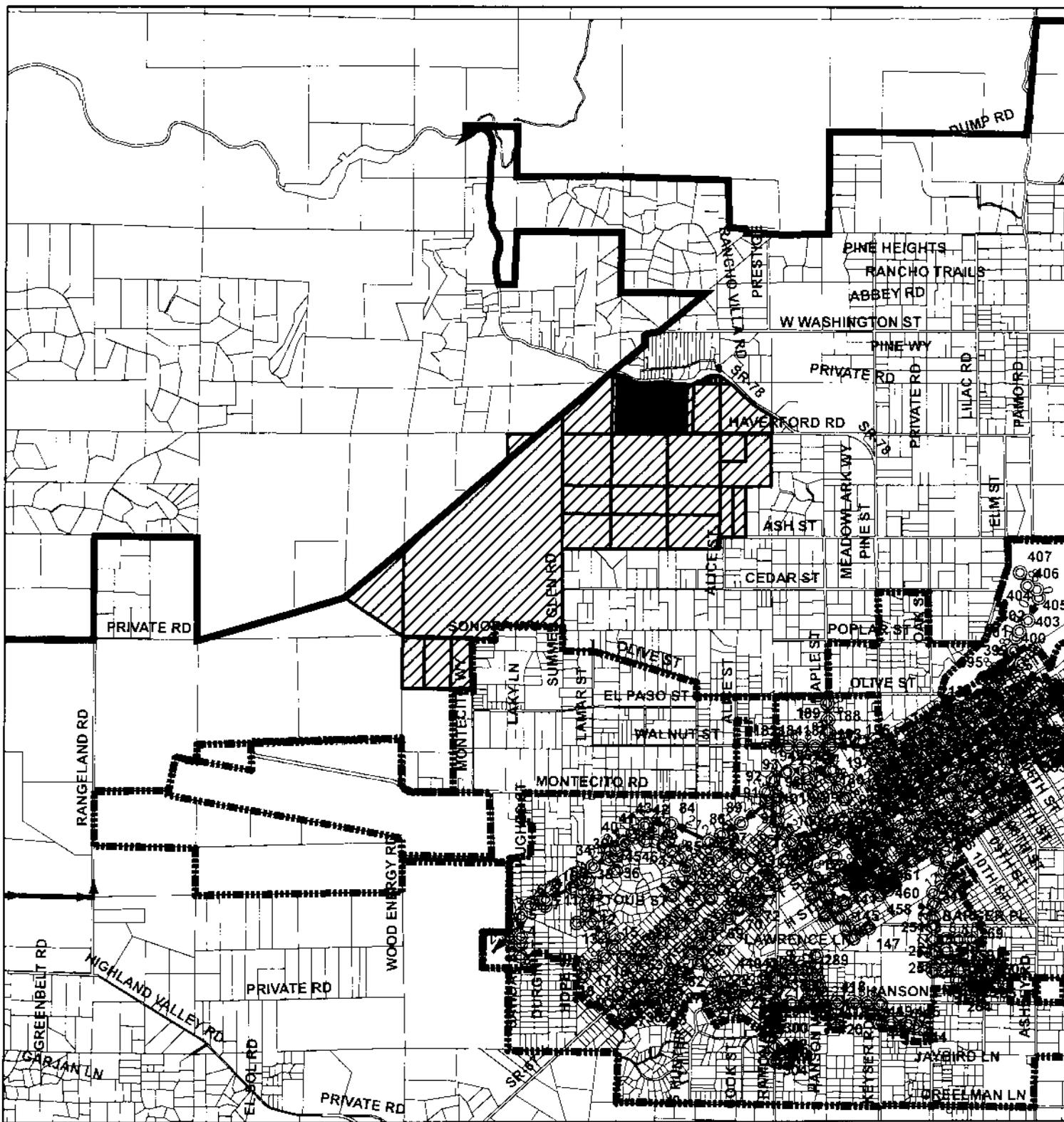


Legend

-  RMWD Boundary
-  Subject Parcel selection



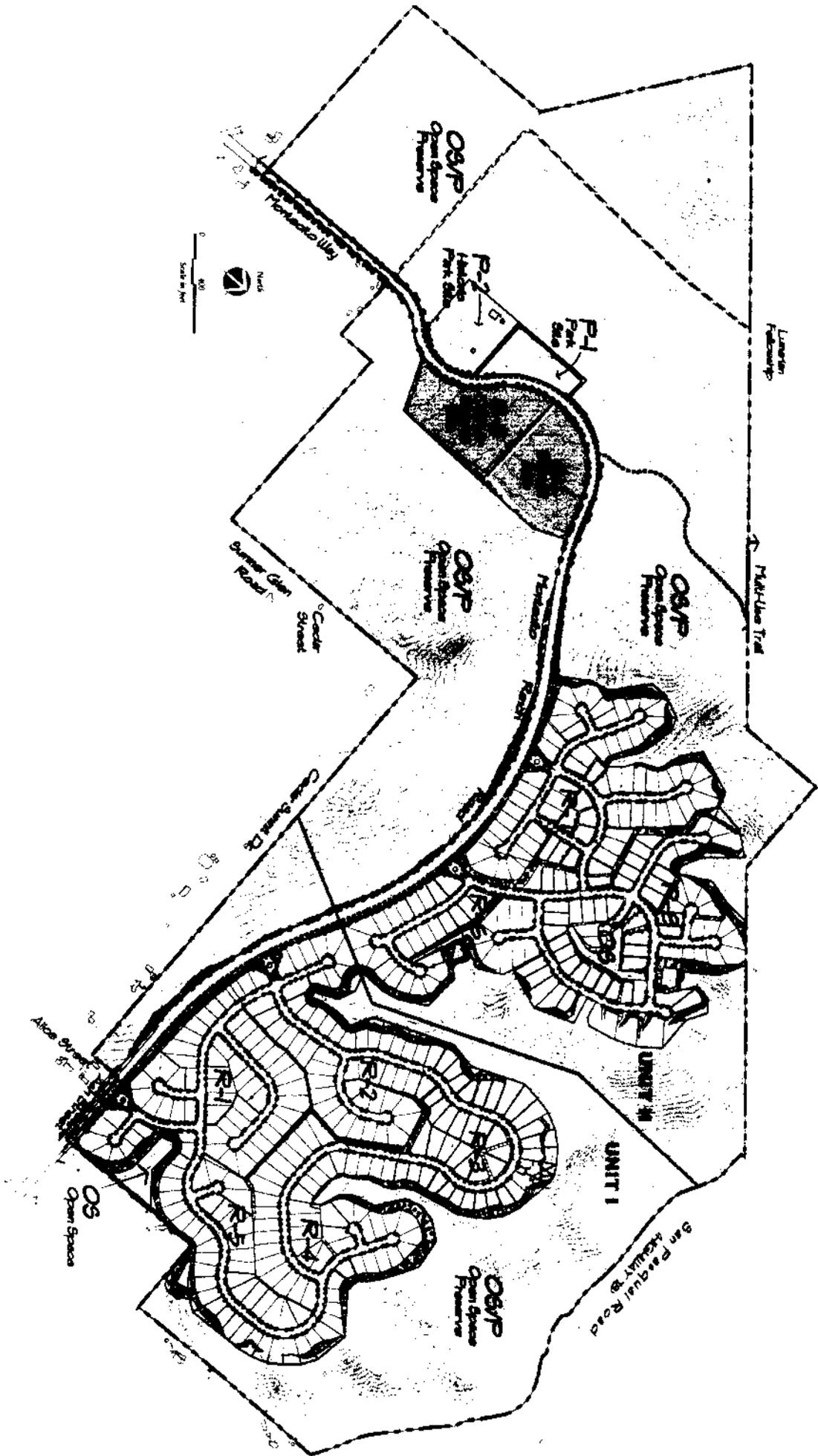
APN: VARIES
 Montecito Road
 Owner: Montecito Properties, LLC
 Facilities Map



Legend

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







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
SAN DIEGO, CA CA 92107 City State Zip

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 80 zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other _____

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

See	Attached	List

- 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

Thomas Bros. Page 1152 Grid D3
1080 MONTICITO WAY Project address Street
BRUNN CA 92005 Community Planning Area/Subregion Zip

- 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

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
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

← Not IN
DISTRICT

935 AC TOTAL

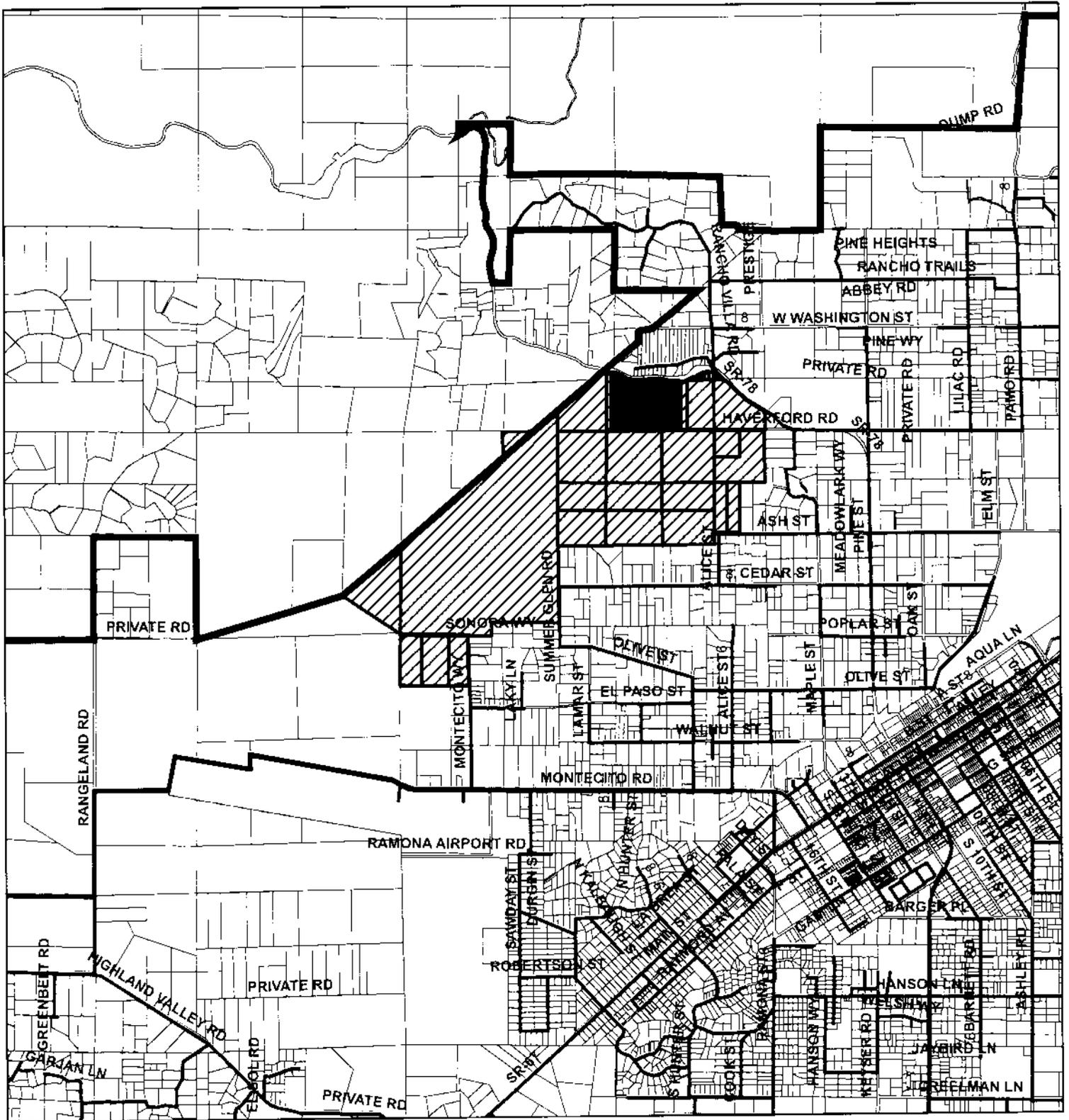
Conditions for Water Availability Letter (In District)

- 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.*

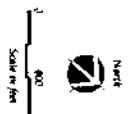
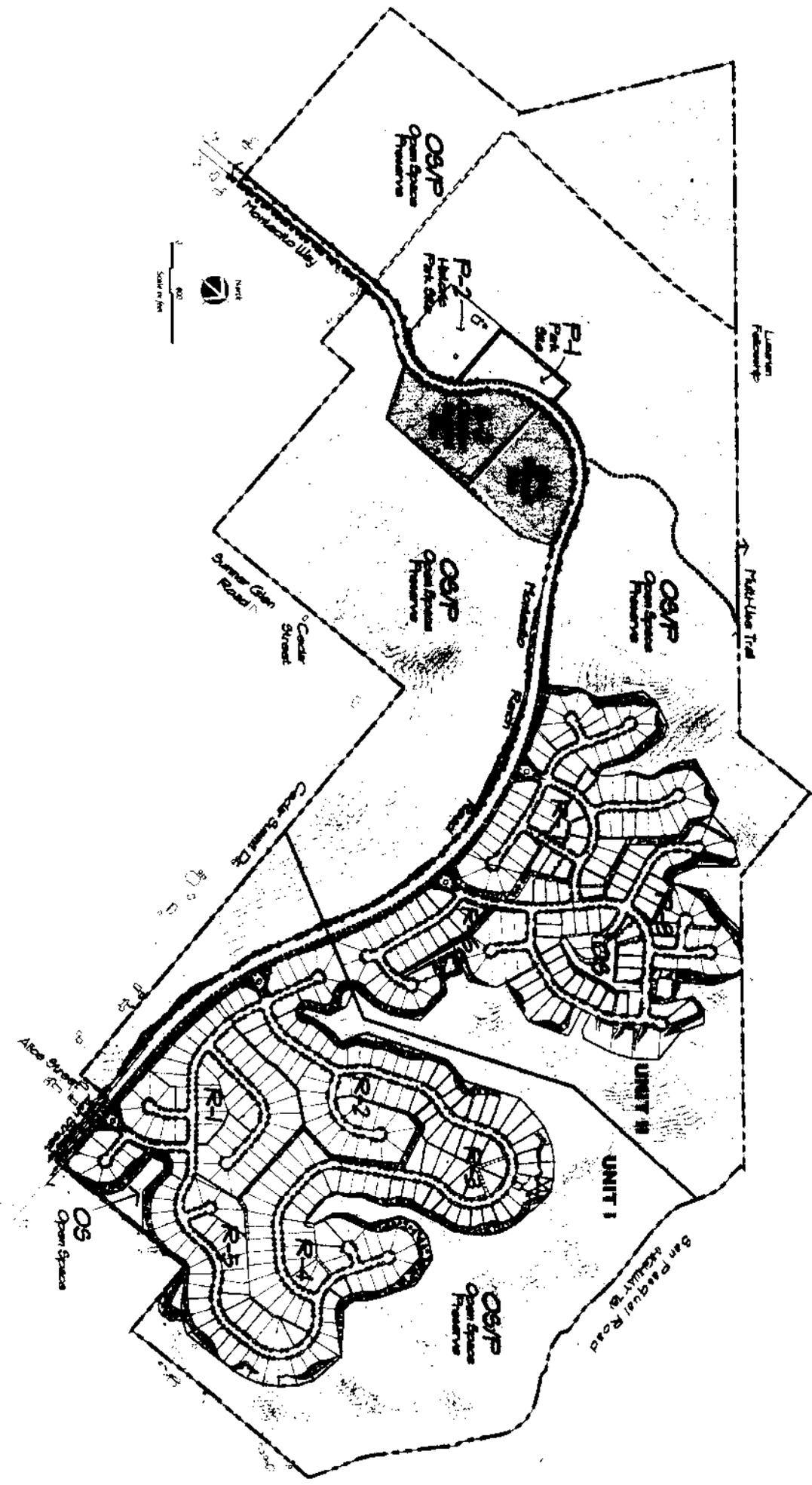
APN: VARIES
Montecito Road
Owner: Montecito Properties, LLC
Facilities Map



Legend

- RMWD Boundary
- Water System
- All Meters
- Subject Parcel selection





B. MANURE MANAGEMENT AND FLY/VECTOR CONTROL PLAN

**MANURE MANAGEMENT AND
FLY/VECTOR CONTROL PLAN
FOR
MONTECITO RANCH
RURAL COUNTRY ESTATES**

*APPLICANT:
MONTECITO PROPERTIES, LLC
402 WEST BROADWAY, SUITE 1320
SAN DIEGO, CA 92101
CONTACT: DAVID DAVIS
619.696.7355*

*SUBMITTED TO:
COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE
5201 RUFFIN ROAD
SAN DIEGO, CA 92123
CONTACT: WILLIAM STOCKS
858.694.2960*

*PREPARED BY:
DEVELOPMENT DESIGN SERVICES & GRAPHICACCESS INC.
2583 VIA MERANO
DEL MAR, CA 92014
CONTACT: ADAM GEVANTHOR
858.793.5450*

*HELIX ENVIRONMENTAL PLANNING, INC.
7578 EL CAJON BOULEVARD, SUITE 200
LA MESA, CA 91941
CONTACT: LISA CAPPER
619.462.1515*

JANUARY 23, 2008

Table of Contents

Table of Contents	ii
List of Figures.....	ii
Background.....	1
Description of Facilities	1
Manure Management and Fly/Vector Control.....	1
Equestrian Facilities	2
Manure Management & Disposal.....	2
Water Management Methods.....	2
General Sanitation Management Methods	3
Feed Storage.....	3
Rodent Control.....	3
Pesticides and Larvicides	3
Stormwater Management	3
Wastewater Reclamation Facility.....	3
Headworks	3
Wet Weather Storage Area.....	4

List of Figures

Figure	Title	<u>After Page</u>
1	Vesting Tentative Map	5
2	Equestrian Park.....	6
3	Wastewater Treatment Facility Landscape Concept Plan – Sheet 1	6
4	Wastewater Treatment Facility Landscape Concept Plan – Sheet 2	7

Background

This Manure Management Plan and Fly/Vector Prevention and Management Plan (Plan) has been created following similar plans approved by the San Diego County Department of Environmental Health, and Vector Surveillance and Control Program. It is an attempt to plan for the minimization of flies, mosquitoes, rodents and other pests that may breed in animal wastes, or be attracted to garbage associated with the proposed equestrian facilities, and vectors that could be attracted to the proposed wastewater reclamation facility. This plan is created to meet the requirements of the Vesting Tentative Map 5250RPL5 for the Montecito Ranch Project and the associated Major Use Permits for the equestrian facilities within the Specific Plan Area (MUP 04-045) and the proposed wastewater reclamation facility (MUP ___).

The control and removal of animal manure and management of any pesticides used on the property is of interest to the County's Department of Public Works and Department of Health Services, and the Regional Water Quality Control Board. Enforcement of pesticide use is under the auspices of the County Agricultural Commissioner's Office. All pesticides used to reduce fly or mosquito breeding will be applied by a licensed, professional company.

Principles of Integrated Pest Management, IPM, will be used with little or no use of pesticides. Timely removal of manure and temporary storage measures will be the basis of fly prevention and odor reduction in the equestrian facilities.

Description of Facilities

An equestrian staging area is proposed within Montecito Ranch. A portion (approximately three acres) of the historic park site will be used as an area for equestrian facilities for day use visitors. A stone monument wall with signage and accent planting will provide identity as a gateway to the facility. A graded, decomposed granite parking area provides vehicular access and parking for 10 truck/trailers and 23 cars. Five 15' x 15' square pens, hitching posts, an 80' diameter pen and 100' x 150' arena with bleachers are provided in addition to an animal wash down area. Decomposed granite trails will provide access to the community trail network. A turf picnic pavilion with barbeque serves as a focal element for the facility. A service access drive provides a link to the Historic Park site and a landscaped berm adjoining Montecito Ranch Road will provide a screen buffer for the parking area and facilities. Equestrian style fencing will define the facility limits. This facility is a day-use only equestrian park, with no boarding capabilities.

The Montecito Ranch project includes an on-site wastewater reclamation facility (WRF) as one option for treating sewage generated by the project. The facility would generate tertiary treated effluent for re-use as irrigation water within the development. The wastewater reclamation facility would include a number of design measures to prevent fly/vector control problems, as noted below.

Manure Management and Fly/Vector Control

The Plan is designed to:

- Minimize fly/mosquito and vector production

- Reduce odors
- Minimize public complaints
- Minimize manure content and sediment in storm water runoff

Equestrian Facilities

The following measures apply to the equestrian facility within Montecito Ranch.

Manure Management & Disposal

The respective facility manager will ensure that the following measures will be implemented at the equestrian facility:

- The arena and temporary holding pens will be cleaned weekly, with immediate disposal to a covered, roll-off commercial dumpster.
- Outside temporary holding pens will contain decomposed granite that is layered over thick asphalt felt.
- Manure storage bins would be placed onto impervious surfaces with appropriate berming.
- All waste will be disposed of directly to a commercial dumpster. No composting is proposed.
- Dumpsters will be emptied once a week and taken to the landfill or recycling area of the landfill.
- Prior to the known rainy seasons (September through March), cleaning efforts will be made to remove any excess accumulations of manure from premises to prevent fly breeding and reduce storm-water runoff. Good drainage is to be maintained to prevent standing pools of water and mosquito breeding.

Water Management Methods

The following guidelines will be implemented to provide effective reduction of fly and mosquito sources:

- Use non-leak valves on all water devices.
- The Montecito Ranch equestrian facility will provide a water spout for individual horse owners to utilize with their own buckets. No individual horse waterers or large troughs are proposed.
- Feed troughs and bins will not be provided because spilled feed attracts flies and makes a good breeding site.
- Properly grade earth surfaces in pens and arena corrals for drainage.
- Facility users will be requested to report all water leaks to prevent unnecessary wet manure areas or mosquito breeding areas.
- Regular inspections by maintenance personnel will ensure that all watering devices are working, have proper air-gap back-flow prevention and are not breeding mosquitoes. At this time there are no watering ponds or large water storage containers.

General Sanitation Management Methods

A general cleanup program shall supplement the manure and water management efforts. Good sanitary methods shall pay attention to the following items:

- Remove damp or spilled feed from around facility.
- Store all garbage, fruit and vegetable wastes and pet droppings in tight lid containers until off-grounds disposal is possible.
- The Park maintenance personnel or HOA maintenance department will control weeds in order to improve sun penetration and air movement so that the grounds remain dry and to avoid breeding of flies, rodents, mosquitoes and other potential pests (e.g., by removing breeding habitats).
- Yellow Jacket and fly traps will be used if those insects become a problem and are attracted to the garbage.

Feed Storage

- Feed and supplement storage will not be allowed.

Rodent Control

No rodent poisons are proposed, as they are dangerous to the animals. Snap traps or live traps will be used as necessary. If rodent baits are used in the future, they shall be contained in approved tamper resistant bait stations and used according to the label.

If severe rodent problems occur a licensed Private Pest Control Operator (PCO) may be employed.

Pesticides and Larvicides

No use of pesticides is planned in the equestrian park except for an insecticide (Py-Tech or similar product) to reduce fly and mosquito breeding, which will be applied by a licensed professional company. Hydrated lime may be used in some areas to reduce odors, with such applications also effective in reducing fly breeding.

Stormwater Management

The Proposed Project includes on-site detention basins to provide flow control. These basins would be designed to drain within 72 hours to prevent mosquito breeding, pursuant to County requirements. The project SWMP also identifies maintenance requirements for the described basins, including monthly inspections and trimming or removal of excess vegetation as needed for (among other reasons) vector control.

Wastewater Reclamation Facility

The proposed on-site WRF will implement a number of measures to reduce attraction of flies, mosquitoes and vectors in general. Vector attraction would be limited to two primary components of the reclamation process, the screening process at the headworks and at the wet weather storage pond. A number of operational procedures described below will minimize vector problems at the facility.

Headworks

Screened material will be removed from the facility two-to-three times per week. The screening process takes place indoors, with screened material disposed of in a commercial dumpster which is also housed indoors until transported off site. Routine removal of

material minimizes fly attraction/propagation.

Wet Weather Storage Area

Wet weather storage ponds are proposed at the WRF to store approximately 84 days of tertiary treated water as a result of wet weather and reduced demand for irrigation. The wet weather storage ponds would be able to hold approximately 9,240,000 gallons of water. The stored water would be used after the wet weather period has ended. During wet weather years, water will be pumped into the pond beginning around November and ending in February or March, with the water completely used/drained by approximately the end of June. Thus, during wet weather years, the pond could maintain water for up to eight months. It is not expected that the wet weather storage will be used every year and it may be dry for up to two to three years at a time. The following measures will be implemented to reduce attraction of flies, mosquitoes, rodents and other vectors:

- Synthetic pesticides (e.g., methoprene and cyromazine), biochemical pesticides (i.e., *Bacillus thuringiensis israeliensis*), and/or biological controls (e.g., mosquito fish) will be applied by a licensed, professional company to the wet weather storage area to control attraction/propagation of mosquitoes.
- Chlorine addition to the treated water will be increased for long-term storage, reducing attraction to flies and mosquitoes.
- The wet weather storage ponds will be disked annually in the Fall to remove vegetation within and around the perimeter of the pond to limit rodent housing.
- Vector control is not necessary for the emergency wastewater storage area. Emergency storage will occur in a covered concrete tank, with storage lasting no longer than 48 hours. Short-term storage would not invite vectors.

Any changes to the fly/vector plan should be made with consultation and approval of San Diego Department of Environmental Health Services, Vector Control.

Figure 1 – Vesting Tentative Map

Figure 2 – Equestrian Park Concept Plan
No scale



Figure 3 – Wastewater Treatment Facility Landscape Concept Plan

Figure 4 – Wastewater Treatment Facility Landscape Concept Plan