



# WARNER SPRINGS RANCH SPECIFIC PLAN

L.S.P. 83-01

WARNER SPRINGS RANCH

SPECIFIC PLAN

Prepared by The McKinley Associates, Inc.  
for the A. Cal Rossi Company, Ltd.

and submitted to the County of San Diego  
Department of Planning  
San Diego, California

May 1983

WARNER SPRINGS RANCH  
SPECIFIC PLAN  
CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of this text, maps, and appendices, is Specific Plan SP 83-01 (Warner Springs Ranch) and that it was approved by the San Diego County Planning Commission on the 3rd day of June, 1983.

DATE August 19, 1983 Abraham Hentich  
Chairperson

Walt Ludwig  
Secretary

CERTIFICATE OF ADOPTION

I hereby certify that this Plan, consisting of this text, maps, and appendices, is Specific Plan SP 83-01 (Warner Springs Ranch) and that it was approved by the San Diego County Board of Supervisors on the 20th day of July, 1983.

DATE 8-19-83 Paul W. Jordan  
Chairperson

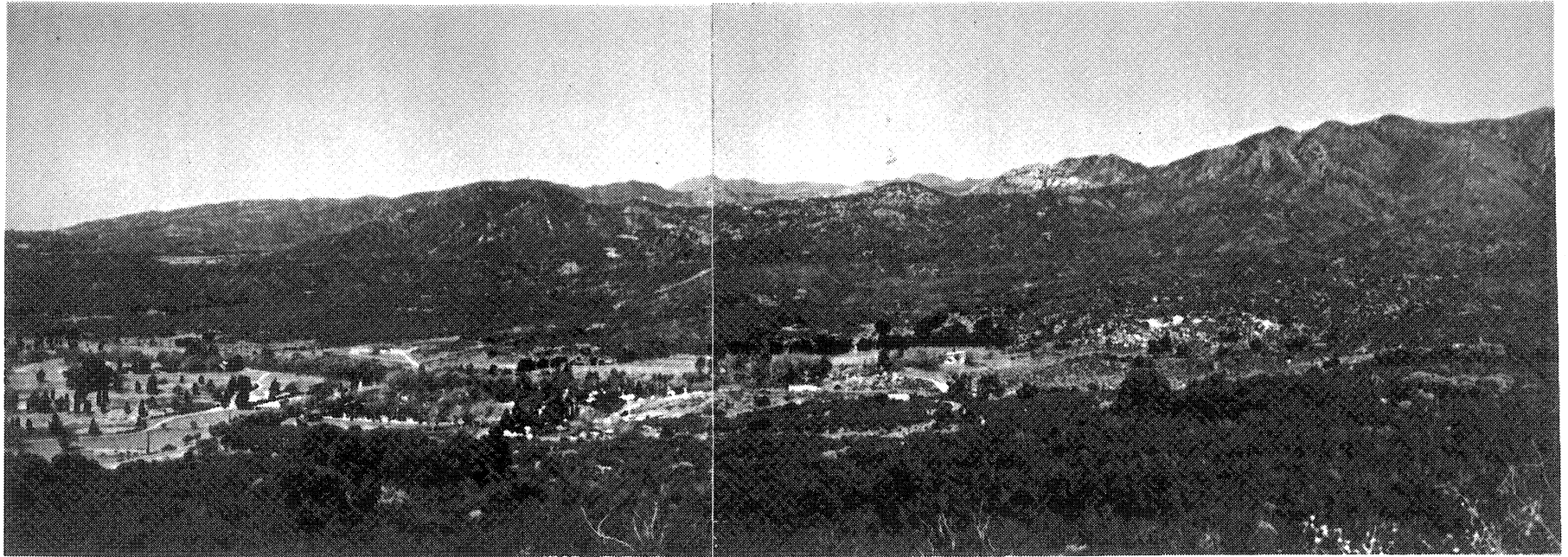
ATTEST:

Porter D. Cremans  
Porter D. Cremans  
Clerk of the Board

The Warner Springs Ranch Specific Plan proposes improvement and rehabilitation of an existing resort community. The Plan provides for the renovation of an historical site and development of an additional 154 new hotel units. Thirty-five lots averaging 4 acres each will also be created for rural homesites. A future development area is set aside to allow for future planning prior to development of other areas.

Warner Springs resort will focus around recreational and cultural facilities for swimming, horseback riding, tennis and golf. A spa, associated with the famous hot springs at Warner Springs, will be designed and staffed to include adult exercise activities. A children's camp will provide supervised activities for children and a cultural museum will provide a record of the colorful history of Warner Springs Ranch and its rich archeological resources.

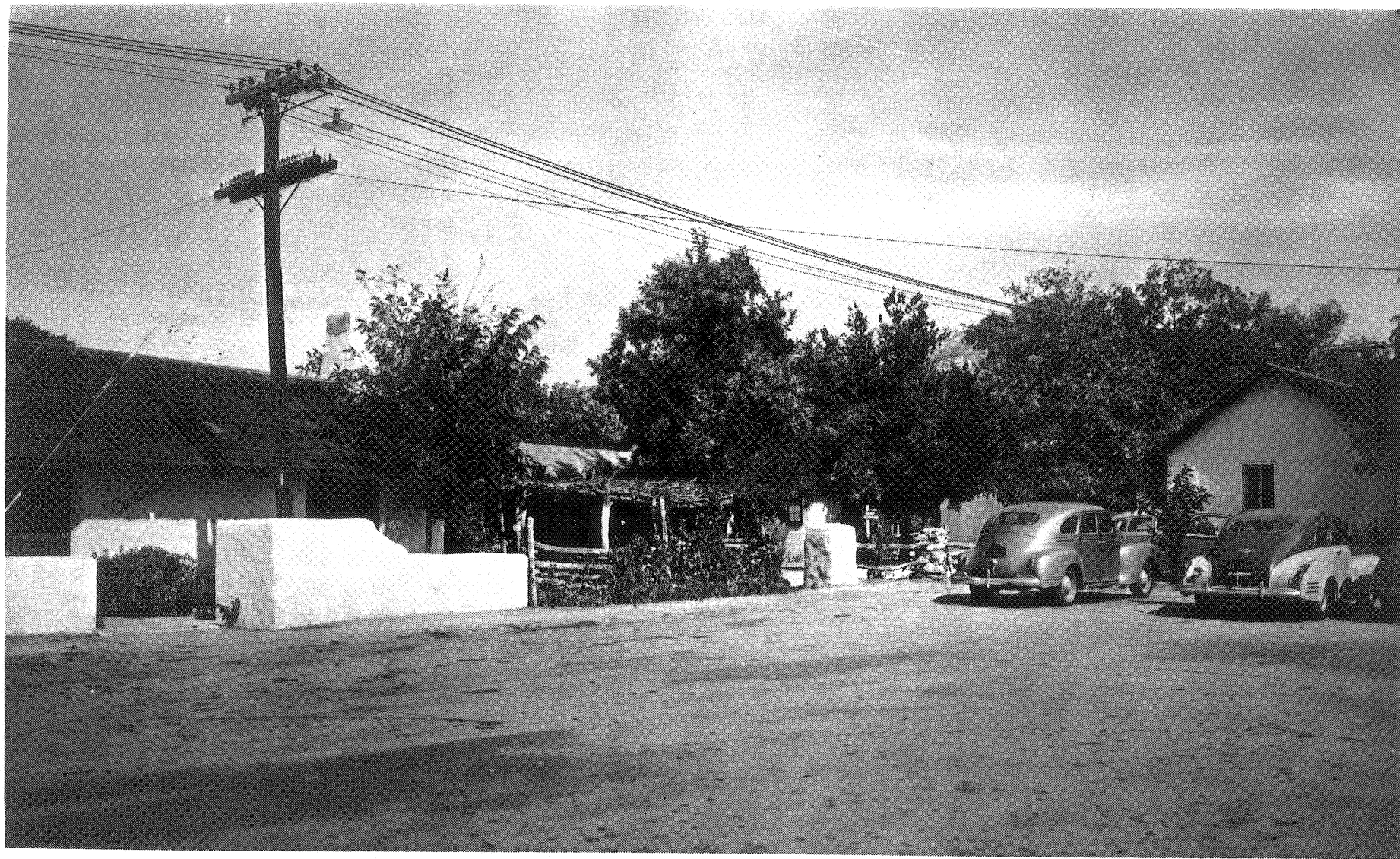
The Specific Plan area includes 452 acres; a portion of a total 2,885 acre parcel located in northeastern San Diego County and owned by the Warner Springs Ranch, a California Limited Partnership, A. Cal Rossi Co., Ltd., general partner. The Specific Plan area involves three proposed parcels: a 79 acre parcel planned for resort and commercial development, 133 acres proposed for rural lots, and a 240 acre parcel proposed as a cultural preserve. The remaining 2,433 acres of Warner Springs Ranch are placed in a future planning area, designated for future study and development.



WARNER SPRINGS RANCH AS SEEN FROM INSPIRATION POINT 1983



**WARNER SPRINGS RANCH**  
A.CAL. ROSSI CO. GENERAL PARTNERS  
**SAN DIEGO CO., CALIFORNIA**



Warner Hot Springs Guest Cottages 1940



Back Country Stage 1899  
Courtesy San Diego Historical Society

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## TABLE OF CONTENTS

	<u>PAGE NO.</u>
I. Introduction	1, 2, 3
II. Project Setting	4, 5, 6
III. Project Description	7-12
a. Summary of Uses	7,8,9,10
b. Marketing	11-12
IV. Public Facilities and Services	13-18
a. Water Distribution	14, 15
b. Wastewater Treatment	15, 16
c. Fire Protection	16
d. Solid Waste Disposal	16
e. Transportation: Regional Roads	17
f. Transportation: Local Roads	17
g. Schools	17
h. Parks & Recreation Facilities	17
i. Emergency Services	18
V. Conformance	19-34
a. Open Space	20,21,22
b. Land Use	23,24,25
c. Circulation & Recreation	26
d. Seismic Safety	27
e. Scenic Highway	28
f. Noise	29
g. Housing	30
h. Conservation	31,32,33,34
VI. Implementation	35-44
a. Phasing	35
b. Permits	36,37,38,39,40, 41,42,43,44

## APPENDICES

- A. San Diego Regional Water Pollution Control Board  
Wastewater Discharge Permit
- B. Fire Protection Requirements
- C. School Service Letters
- D. Warner Springs Trust Agreement
- E. Law Enforcement Service

## FIGURES

1. Specific Plan Diagram
2. Resort Schematic Plan
3. Future Planning Areas Diagram
4. Proposed Water Supply System
5. Implementation of New Zoning

# I

## INTRODUCTION

Warner Springs Ranch is a hotel and residential resort project proposed by the A. Cal Rossi Company for a 2885 acre site in the Valle Del San Jose. The site is shown on the vicinity map included on figure 1, and may also be found on the Thomas Bros. map book, page 401, coordinates 4D and E.

This report proposes a Specific Plan for a 452 acre portion of the Warner Springs Ranch property which will determine site locations for new hotel and recreational uses and 35 rural homesites. The Specific Plan proposes the rehabilitation and improvement of an existing resort, allowing for renovation of an historical site, and development of 154 new hotel units. The resort will focus around recreational and cultural facilities for swimming, horse-back riding, tennis and golf. Thirty-five rural lots, averaging one dwelling unit per four acres, will be located east of the resort area. Future development areas, to be studied and planned at a future date, are also generally outlined in this report.

### Project Background

On June 1, 1980, a General Plan Amendment request was submitted regarding Warner Springs Ranch (GPA 81-02 subitem 12, Warner Springs Ranch, R81-073). The amendment request proposed changes in the Regional Growth Management Land Use Element and the North Mountain Subregional Plan from General Commercial (13), Residential (1), Multiple Rural Use (18) and National Forest (23) to Specific Plan Area (SPA) (.26), allowing approximately one residential unit per four (4) acres. The proposal also expanded the Country Town Boundary of Warner Springs Ranch from 180 acres to 578 acres, including a ten-acre commercial site. The amendment did not provide for an increase in the yield of residential land use of designations, but rather provided flexibility for the placement of 720 residential and 150 new transient units within a masterplanned resort/recreational community with an estimated population of 3,000 individuals at peak use periods.

An Environmental Review Board hearing was held on August 6, 1981, to consider the Environmental Impact Report prepared for the General Plan Amendment. At the hearing the EIR was certified for General Plan Amendment Review. The Environmental Review Board found no unmitigable environmental impacts.

On September 24, 1981, the San Diego County Planning Commission held a public hearing to review the General Plan Amendment request. The Planning Commission made a formal recommendation of approval for the expansion of the Country Town Boundary, designation of a Specific Planning Area, and a rezone of the property to S-88. This recommendation was approved by the San Diego County Board of Supervisors on November 5, 1981.

This Specific Plan proposal will implement the first phase of development at Warner Springs Ranch, and conforms with the County of San Diego General Plan for the Warner Springs Ranch area, as amended by the Board of Supervisors on December 9, 1981.

### Specific Plan Requirements

The purpose of a Specific Plan, as defined by the California Government Code (Title 7, Art. 8, Sec. 65450 etc. seq.), is for the systematic execution of the General Plan. Section 65450.1 of the Code states that, "the Legislative body of a planning agency may designate areas within a city or county for which the development of a Specific Plan will be necessary or convenient to the implementation of the General Plan".

Board Policy I-59, adopted by the Board of Supervisors in accordance with the Government Code, provides for use of Specific Plans at the local level in the review and regulation of large scale projects. In the case of residential development, Board Policy I-59 requires the preparation of a Specific Plan when a proposed development encompasses more than 100 acres and requires a rezone, use permit, or other action for project implementation. The policy requires the Specific Plan to outline, define and discuss the plans and the conditions and legislative actions necessary to execute the project.

Warner Springs Ranch is a large scale project as defined by Board Policy I-59. This Specific Plan has been prepared for a 452 acre portion of the 2,885 acre site in accordance with the Board Policy. This first and limited Specific Plan will allow development of the resort area and estate lots to move forward.

### Development of the Warner Springs Ranch Specific Plan

The first step in preparation of planning for Warner Springs Ranch was the development of a Constraint Analysis. This analysis involved multi-disciplinary research of the resources and limitations of the Warner Springs property.

The Constraint Analysis, which was compiled by independent consultants, examined the natural and cultural resources on the property and evaluated engineering and legal constraints for development. A natural resources review included biological and general habitat evaluation. Cultural resources of the Ranch were surveyed, including studies of historic, prehistoric and native American cultures. The issue of groundwater legal rights was researched, an examination of local policies and ordinances pertinent to the project was made and engineers examined drainage, major topographical features, and the geologic stability of the area.

A slope analysis and groundwater study were combined with the constraint analysis to determine the most appropriate areas for development at Warner Springs Ranch. The resort Specific Planning area and rural lot locations reflect this planning, as do the future planning areas which will cluster future development in the least sensitive land area, leaving 2226 acres of open space.

## II

### PROJECT SETTING

The proposed Specific Plan area is located at Warner Springs Ranch on a portion of the 2,885 acre parcel located 61 miles north of the City of San Diego in northern San Diego County. The Warner Springs Ranch property occupies the northeastern extreme of the Valle Del San Jose; a broad valley containing Lake Henshaw at its southwestern extreme (6 miles to the west of the Ranch). The subject property is characterized by gently rolling grassland, woodland drainages and shrub covered slopes. Highway 79 traverses through the site in a northerly direction into Riverside County 15 miles to the north. The native character of the property has been disturbed to a large extent through establishment of the resort, golf course, an old survival training camp and continuous livestock grazing.

### Warner Springs History

The subject property was originally a portion of the Cupeno Indians tribal territory. Due to the presence of hot sulphur springs on the property, Indians and non-Indians alike coveted the possession of the surrounding land. First discovered by the Spanish missionary Fra Mariner in 1795, the Valle Del San Jose and Warner Springs Ranch became a significant location in the history of both California and the United States.

Jonathan Trunbal Warner established a ranch and trading post just south of the Springs area in 1834. This ranch served as a principal stop for travelers, including General Kearny's army on his way to liberate San Diego from Mexico, and over 200,000 other travelers destined for California throughout the 1800's. The Warner Springs Ranch was first officially established as a resort in the late 1800's. Modernization was completed in 1911 under the direction of William G. Henshaw, the owner, and a golf course was added in 1966. After two subsequent changes in ownership, the property was purchased by the current owner, Warner Springs Ranch, in 1980.

### Current Site and Surrounding Land Uses

Current land uses on the Ranch property include recreation/resort, commercial, residential, range and vacant land. The recreation/resort facilities consist of a golf course, swimming pools, lodge, equestrian center, rental cottages and employee housing. All these facilities are lacking improvements and are currently closed to the public for general clean-up and renovation. The general store (Trading Post) and gas station, which are also closed, and post office comprise the commercial uses on the property. Twelve single family residences and a 25,000 gpd sewage treatment plant also exist adjacent to the golf course. In addition to these uses, a small historic chapel

and cemetery are located in the northern portion and a private air strip lies in the northwestern corner of the site. All the previously discussed land uses occupy approximately 250 acres of the 2,885 acre site and are shown on the Specific Plan Diagram ("existing uses" - Figure 1). Livestock grazing occurs over approximately 1200 acres and the remainder of the site is vacant, relatively undisturbed land. A small lake (Chimney Lake) lies along the western boundary and provides a water source for livestock. State Route 79 crosses the property in a northerly direction providing access to the resort, commercial and residential uses.

Land adjacent to the Warner Springs property is primarily pasture and vacant with the exception of Los Tules, a small residential subdivision of 123 lots and approximately 60 homes. The existing lots range in size from one to in excess of ten acres. The community is unsupported by commercial uses other than those offered at Warner Springs. Adjacent land to the southeast lies within the Los Coyotes Indian Reservation where approximately 66 Native Americans reside. Los Coyotes Campground, located five miles to the southeast, is operated by the Reservation and open to the public. The Cleveland National Forest to the northeast also contains campgrounds, riding and hiking trails and large acreages of undisturbed land. The Vista Irrigation District owns and operates water well fields on land to the north, south and west. Lake Henshaw lies approximately six miles west of the Warner Springs Ranch. U.S. Navy survival training operations are located approximately 5 miles northwest. With the exception of small pockets of privately owned property, land within a six mile radius around Warner Springs is owned by Federal, State or local agencies.

### Zoning

The entire project property has been zoned S-88, a zone developed for application to specific plan areas, and designated as a Specific Plan Area. In order to implement the proposed project a rezone of parcels within the Specific Plan Area will be required. Section 5 of this report provides a summary of proposed rezones and other permits necessary for implementation.

### Compatibility with the Community

Implementation of the Warner Springs Ranch Specific Plan will result in further development of the area. As noted earlier, the project has been designed to be sensitive to environmental constraints, conserve substantial open space and recognize the historical significance of this site. This, along with the additional recreational facilities to be

provided, will help to minimize any negative impact on the surrounding land and community. (A thorough discussion of possible impacts is included in the Environmental Impact Report for Warner Springs Ranch, Volume I).

Warner Springs Ranch has been experiencing a period of rapid decay. Renovation and reopening of the resort will represent a reversal of this trend and improve the aesthetic quality of the area. Rehabilitation of its existing facilities and the new activity generated by reopening the resort will assure preservation of this important historical site.

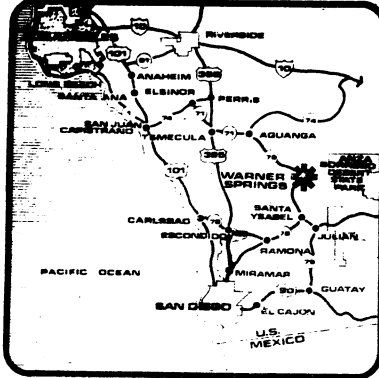
Although the resort will be operated as a private facility, the Trading Post and Gas Station will be open to the general public once again, providing much-needed services to this rural community. Employment opportunities will also become available to local residents. The hotel, restaurant, childrens camp and recreational facilities will generate jobs in maintenance, grounds-keeping, food service and recreational instruction. The area will also benefit from increased revenues to the County of San Diego in the form of increased property taxes, new sales tax and additional transient occupancy tax revenues.

In total, the result of the project as proposed by this Specific Plan will be beneficial to the surrounding areas and will create a major asset for the community.

### III

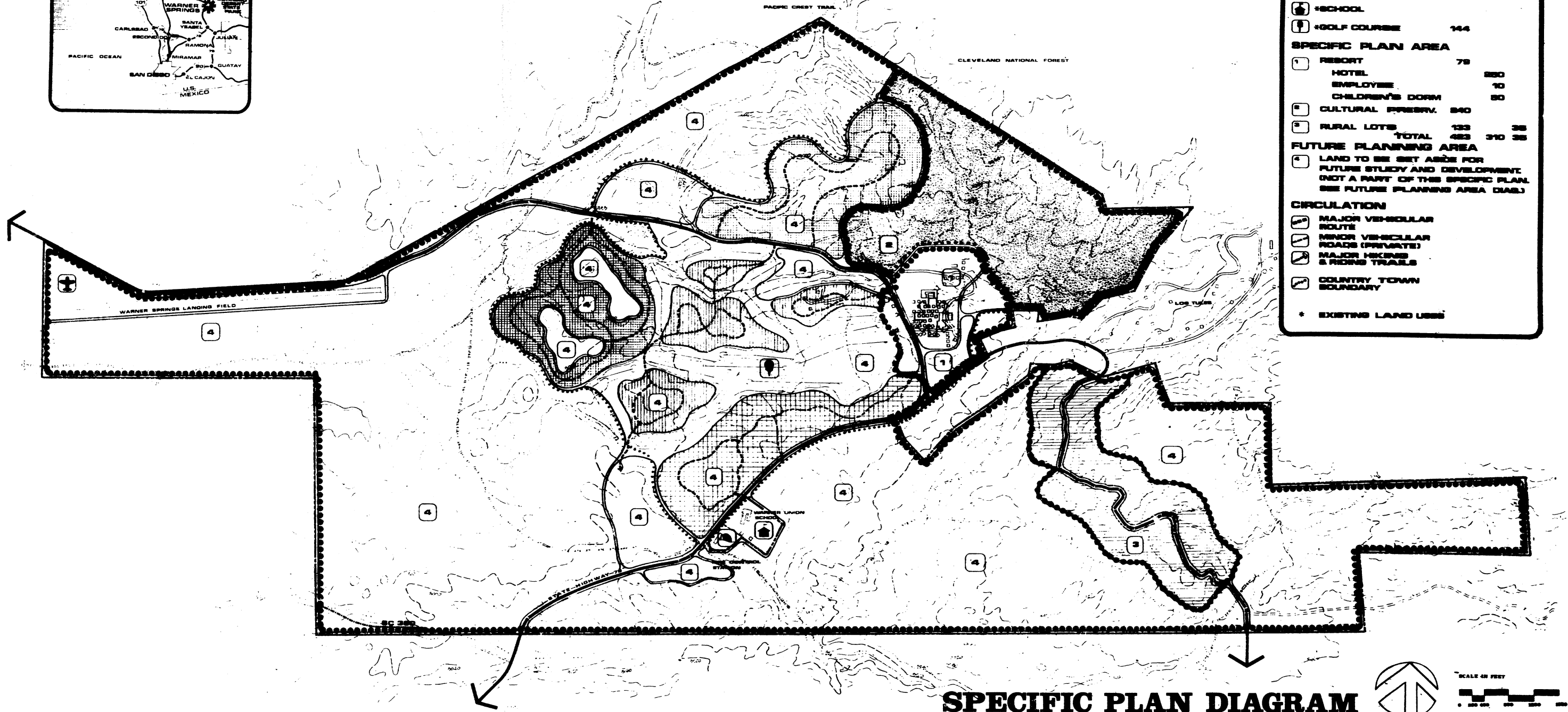
#### PROJECT DESCRIPTION

**REGIONAL LOCATION MAP**  
SCALE: 1" = 15 MILES

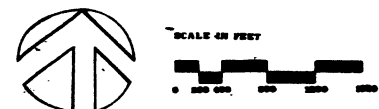


**LEGEND**

LAND USE	ACRES	UNITS
*VILLAGE CENTER		
*AIRPORT	35	
*FIRE STATION		
*SCHOOL		
*GOLF COURSE	144	
<b>SPECIFIC PLAN AREA</b>		
*RESORT	78	
HOTEL		250
EMPLOYEE		10
CHILDREN'S DORM		50
*CULTURAL PRESERV.	240	
*RURAL LOTS	123	35
<b>TOTAL</b>	<b>423</b>	<b>310</b>
<b>FUTURE PLANNING AREA</b>		
*LAND TO BE SET ASIDE FOR FUTURE STUDY AND DEVELOPMENT (NOT A PART OF THIS SPECIFIC PLAN. SEE FUTURE PLANNING AREA DIAG.)		
<b>CIRCULATION</b>		
*MAJOR VEHICULAR ROUTE		
*MINOR VEHICULAR ROADS (PRIVATE)		
*MAJOR HIKING & RIDING TRAILS		
*COUNTRY TOWN BOUNDARY		
*EXISTING LAND USES		



**SPECIFIC PLAN DIAGRAM**



**WARNER SPRINGS RANCH**  
A.CAL ROSSI CO. GENERAL PARTNERS  
**SAN DIEGO CO., CALIFORNIA**

**A.M. GUZZARDO & ASSOC. INC.**  
LANDSCAPE ARCHITECTS  
LAND PLANNERS  
836 MONTGOMERY  
SAN FRANCISCO  
STREET  
CALIFORNIA

## A. SUMMARY OF USES

The Warner Springs Ranch Specific Plan proposes the rehabilitation and improvement of an existing resort community. Development will emphasize recreational activities and enjoyment of the significant resources present at this historical site. The Plan includes three parcels totalling 452 acres as shown on Figure 1. The following is a detailed description of land uses proposed for each of these parcels. In addition to these specific uses as proposed by this Plan, a number of areas are designated for future planning and are generally described in this report.

### VILLAGE CENTER

The focal point of the resort is its existing village center. Located just east of Highway 79, the village center covers approximately 79 acres and currently includes 96 guest cottages, a lodge, restaurant, lounge, conference facilities, trading post and two pools fed by the natural hot springs. Figure 2 depicts the schematic plans for the resort area.

#### Resort Lodging

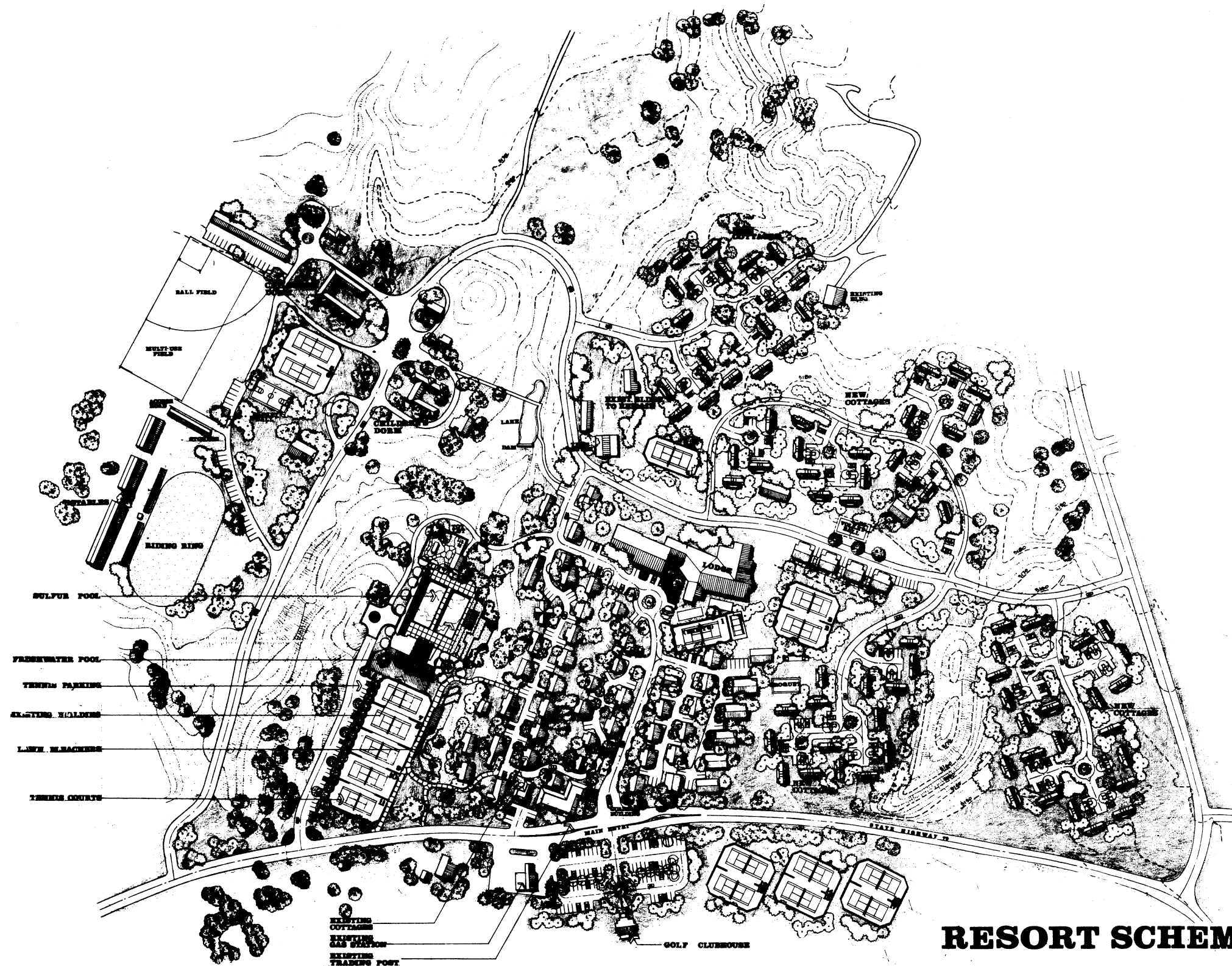
The 96 rental cottages, currently undergoing renovation, will continue to provide guest accommodations. 154 new guest cottages will be constructed to provide additional guest accommodations bringing the total number of visitor units to 250. These cottages are being designed to reflect the architecture and spirit of the existing lodge and guest cottages.

A special children's camp, providing sleeping accommodations and supervised activities for younger guests will be located northwest and adjacent to the cottage area on the original employee housing site. Buildings once used as employee dormitories are planned to be renovated as children's bunk houses and two adobe units in this area will be used for arts and crafts and nature study. Ten of the original employee residential units will continue to be used to house seasonal resort employees.

#### Resort Facilities

The Lodge, consisting of a restaurant, lounge and meeting rooms, will be expanded to provide additional conference facilities. A storage house, located behind the lodge, will be renovated for use as a teen-center.

The two hot-spring fed pools will be reconstructed to allow for the addition of a freshwater pool, as well as new mineral pools. Renovation of this area will also include rehabilitation



# SITE INFORMATION

COTTAGES:	
EXISTING	96
NEW	164
PARKING	487

## RESORT SCHEMATIC PLAN



**WARNER SPRINGS RANCH**  
 A.CAL ROSSI CO. GENERAL PARTNERS  
 SAN DIEGO CO., CALIFORNIA

A.M. GUZZARDO & ASSOC. INC.  
 LANDSCAPE ARCHITECTS  
 LAND PLANNERS  
 836 MONTGOMERY  
 SAN FRANCISCO  
 CALIFORNIA

2

of adjacent pool structures (showers and conference rooms) for use as a health spa. Five new tennis courts will be located adjacent to the spa and five courts will be scattered among the new guest cottages.

The original equestrian riding-ring located adjacent to the children's camp will be refurbished and new barns will replace the existing but structurally unsound barn structure. The new barns will be located northeast of the existing barn, adjacent to the riding-ring, and will eventually house up to 50 horses. The old farmhouse, located next to the existing barn, will be renovated as administrative offices for the children's camp and equestrian center.

### Commercial

A ten acre site within the 79 acre resort parcel was designated for commercial development in the Warner Springs Ranch 1982 GPA. Due to the isolated location of the Ranch, a primary goal of this commercial center will be to provide resort-commercial services to the project residences and the surrounding community. The existing Trading Post, located on Highway 79, will be reopened to the general public and will incorporate the uses of a market, liquor store, pharmacy and post office. The existing gas station will also be reopened to the public. A new golf clubhouse will be located in the commercial area and will include a golf pro-shop and tennis store.

### RURAL LOTS

In the southwestern portion of the ranch, 133 acres surrounded by natural open space is designated for 35 lots (approximately one unit per four acres). This community will be physically separated from the resort development and will create a rural residential development similar to the adjacent community of Los Tules

### CULTURAL PRESERVE

Warner Springs Ranch has historically been an area of significant value to Native Americans. In fact, numerous historic and prehistoric sites have been identified during intensive surveys of the property and focused research. In an effort to preserve the cultural integrity of the area and at the same time incorporate this into the project design, a cultural preserve totalling 240 acres within the Ranch boundaries is proposed to be deeded to a non-profit organization which will include representatives of the Pala and Los Coyotes Indian Reservations (trust agreement, appendix D). This area, which includes the St. Francis Chapel and Native American cemeteries, will remain undisturbed.

## FUTURE PLANNING AREAS

Several specific areas within the 2,885 acres of the Warner Springs Ranch property, but outside of this Specific Plan proposal, are proposed to be designated as future planning areas for future study and development (Figure 3, Future Planning Area Diagram). These areas will include three types of residential development (tennis ranch, golf course community and rural lots); a Family Campground area; and open space. Residential land uses will provide for a total of 685 single family dwelling units on 341 acres. A second Specific Plan detailing plans for these areas will be required prior to any development. The following is a summary of the proposed future development uses:

### Tennis Ranch

200 residential units with several common courts are proposed on 84 acres adjacent to Highway 79. This community is designed for the tennis enthusiast and units will be clustered around a tennis clubhouse facility.

### Golf Course Community

Clustered on approximately 78 acres surrounding the existing golf course, will be 310 patio homes; a density of four units per acre. Residents of this community are anticipated to be golf enthusiasts. All units will be single story casitas oriented toward the 144 acres of golf course. The existing golf course was developed prior to County regulations requiring Major Use Permits for such facilities. The golf course, which has recently been upgraded, will continue to operate. At such time that further development is proposed for this area, a Major Use Permit will be required for the golf course.

### Estate Lots

Lots averaging one acre in size are proposed in two areas totalling 186 acres and contributing 175 residential units. This acreage is located around and adjacent to dedicated natural and cultural open space areas generally west and north of the golf course community.

### Family Nature Camp

The Family Nature Camp area of 40 acres will allow for planning of a campground which will include no more than 100 tent sites, clustered around centralized bath and barbeque facilities. An administrative and recreation center, to include a nature museum would also be allowed.

### Open Space

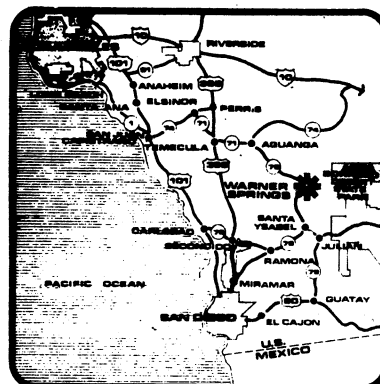
Over sixty percent (1842 acres) of the Ranch property is proposed to remain as natural open space. These areas

have been designed specifically to protect and conserve significant natural resources found to exist here. Resources include sensitive plants and wildlife habitat, steep slopes and archeological sites. Emphasis has been directed toward committing large blocks of land in order to maintain a continuous native habitat for migrating animals, as well as for aesthetic purposes. Existing grazing areas are included in this category and these already disturbed open space areas may be used for agricultural purposes.

#### Airstrip

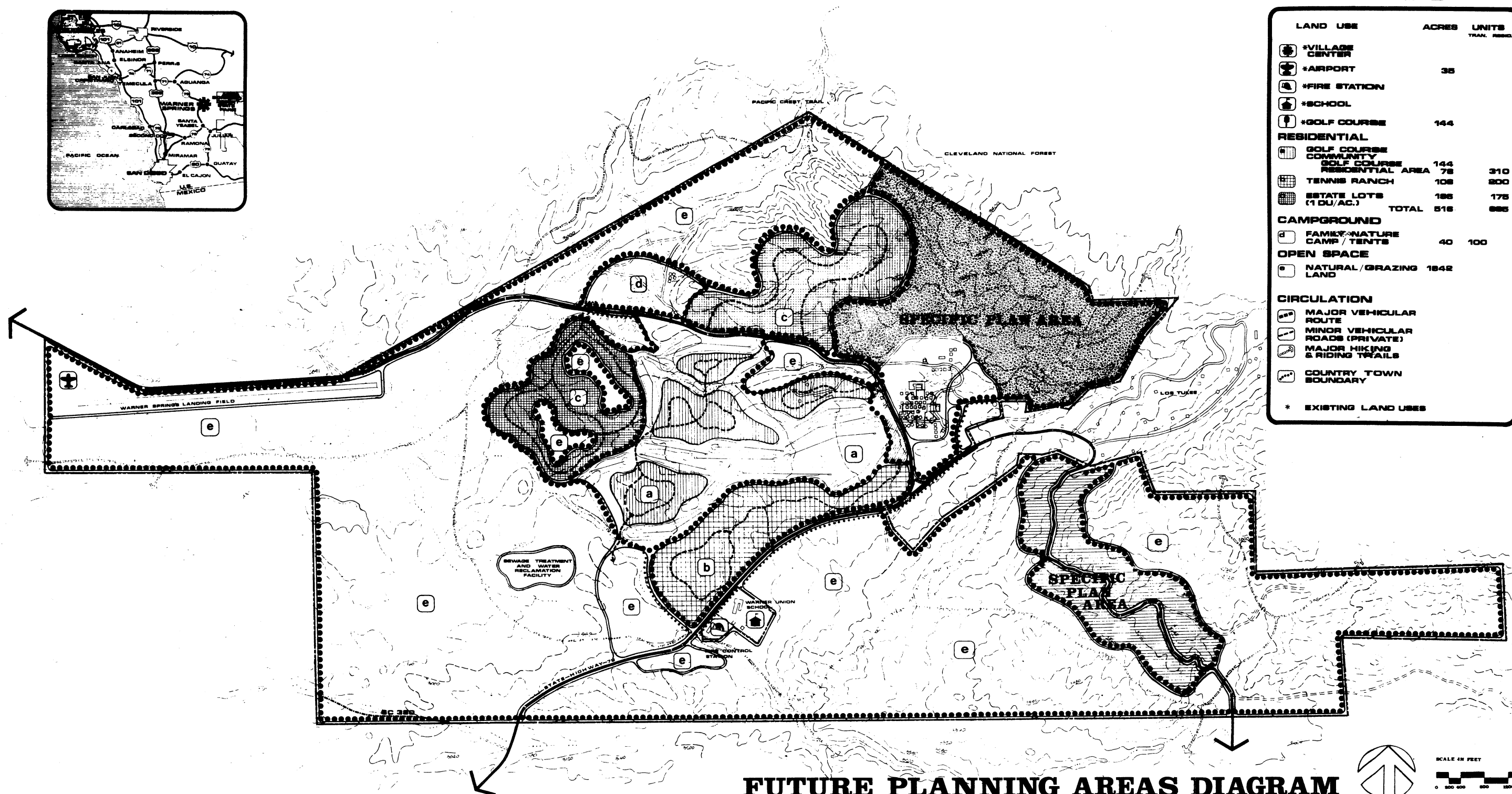
An existing private landing strip occupies approximately 35 acres of the northwestern corner of the property. This airstrip which began operation prior to the 1930's, will be maintained at its current level and continue to be used for private aircraft.

**REGIONAL LOCATION MAP**  
SCALE: 1" = 15 MILES



**LEGEND**

LAND USE	ACRES	UNITS TRAN. RESID.
*VILLAGE CENTER		
*AIRPORT	35	
*FIRE STATION		
*SCHOOL		
*GOLF COURSE	144	
<b>RESIDENTIAL</b>		
GOLF COURSE COMMUNITY	144	
GOLF COURSE RESIDENTIAL AREA	78	310
TENNIS RANCH	108	200
ESTATE LOTS (1 DU/AC.)	186	175
<b>TOTAL</b>	<b>516</b>	<b>685</b>
<b>CAMPGROUND</b>		
FAMILY-NATURE CAMP/TENTS	40	100
<b>OPEN SPACE</b>		
NATURAL/GRAZING LAND	1842	
<b>CIRCULATION</b>		
MAJOR VEHICULAR ROUTE		
MINOR VEHICULAR ROADS (PRIVATE)		
MAJOR HIKING & RIDING TRAILS		
COUNTRY TOWN BOUNDARY		
* EXISTING LAND USES		



**FUTURE PLANNING AREAS DIAGRAM**



**WARNER SPRINGS RANCH**  
A.CAL ROSSI CO., GENERAL PARTNERS  
**SAN DIEGO CO., CALIFORNIA**

**A.M. GUZZARDO & ASSOC. INC.**  
**LANDSCAPE ARCHITECTS**  
836 MONTGOMERY  
SAN FRANCISCO  
STREET  
CALIFORNIA

3

APRIL 1965

## B. MARKETING

The Warner Springs Ranch Resort is planned to be marketed as a private resort. Undivided proprietary interests will be sold, with each buyer receiving a deed and title insurance to a pro-rata (undivided) interest in the Ranch and all amenities, free and clear. There is no individual ownership of any specific parcel, rather owners share, as tenants in common, use of the resort facilities and each owner holds an equity interest in the entire property. The 35 rural lots will be withheld from the proprietary interest sale and marketed separately. (The 240 acre Cultural Preserve will also be excluded from the undivided interest sale).

The sale of undivided interest is regulated by the California Department of Real Estate. Pursuant to the Subdivided Land's Act and Sections 11000 et. seq. of the Business and Professions Code, the Department of Real Estate (DRE) regulates the sale of property in California. (The DRE does not become involved, as do local government agencies, in division of property). Each project which is filed for approval with the DRE must meet the "affirmative standards test" established by the Department. Prior to issuing a public report, the Department of Real Estate will determine that a general offering comply with the rules and regulations of the Real Estate Commissioner, pursuant to Chapter 6, Article 12 of the California Administrative Code. The DRE will also ascertain that the project is either complete or that completion is financially assured (Business and Professions Code, Section 118.5) in order to ensure buyers of the value of their purchase. A primary purpose for regulation by the DRE of undivided interest sales is to assure buyers that the project as proposed will be fulfilled by the developer. Thus, filing with the DRE also provides assurances to the County of San Diego that the project will move ahead as planned and conditions and regulations placed by the County will be met.

Two specific code sections of the California Administrative Code, outlining the regulations of the Real Estate Commissioner, apply particularly to undivided interest sales. Section 2792.13 requires that escrow monies are impounded until a prescribed pre-sale percentage, which is dictated by the Department of Real Estate, has been met. In the case of Warner Springs, it is anticipated that after approximately 55% of the total undivided interests offered have been sold, this impound will be released, allowing for the close of escrow. This provision of the Administrative Code has been established to ensure that there will be a viable operation of the project before a full cash commitment by any buyer is completed.

Section 2792.14 also applies particularly to undivided interest sales. This provision precludes the property from carrying encumbrances. Interests which are sold must be free and clear. Once again this provides a protection to the buyer of his interests in the property and the project.

Although this proprietary interest resort project is unique to San Diego County, the concept is not entirely new, as evidenced by existing regulation. Other examples of proprietary interest-owned resort properties include Hidden Paradise Ranch, located at the base of the Soldier Mountains in Idaho and R-Ranch By The Lake in Napa, California.

IV

PUBLIC FACILITIES AND SERVICES

Because the proposed new development at Warner Springs Ranch will involve only limited expansion of existing resort facilities, public facilities and services will not be greatly effected. This section of the Specific Plan text addresses the services of water supply and distribution, sewage treatment, fire protection, solid waste disposal, transportation, schools, parks and recreation and emergency services.

### Water Distribution System

The public water system at Warner Springs Ranch will be regulated by the State of California Department of Health Services. Regulations and requirements related to the design, construction and operation of public water supply systems are contained in the California Health and Safety Code and the California Administrative Code Title 22. The State Department reviews and approves new system designs, inspects water systems, and requires and reviews water quality monitoring of all water supplies.

Under both State and Federal law, water supplied to public water systems must meet primary and secondary drinking water standards. The Warner Springs Ranch site overlies a portion of a very extensive groundwater basin. The quality of the groundwater underlying the Ranch is excellent. The following table depicts the result of a chemical analysis of this groundwater:

<u>Constituent</u>	<u>Units</u>	<u>Concentration</u>
Total Dissolved Solids	mg/l	328
Conductivity	mmhos/cm	470
Chloride	mg/l	29
Sulfate	mg/l	31
Sodium	mg/l	40
Calcium	mg/l	48
Magnesium	mg/l	8.5
Potassium	mg/l	3.2
Boron	mg/l	0.08
Foaming Agents (MBAS)	mg/l	0.01
Phosphate	mg/l	0
Nitrate (as N)	mg/l	0.33
Nitrate (as NO <sub>3</sub> )	mg/l	1.5
Turbidity (units)	NTU	4.5
pH	pH Units	7.33
Copper	mg/l	0.01
Iron	mg/l	0.03
Manganese	mg/l	0.01
Hardness	mg/l	155
Alkalinity	mg/l	180

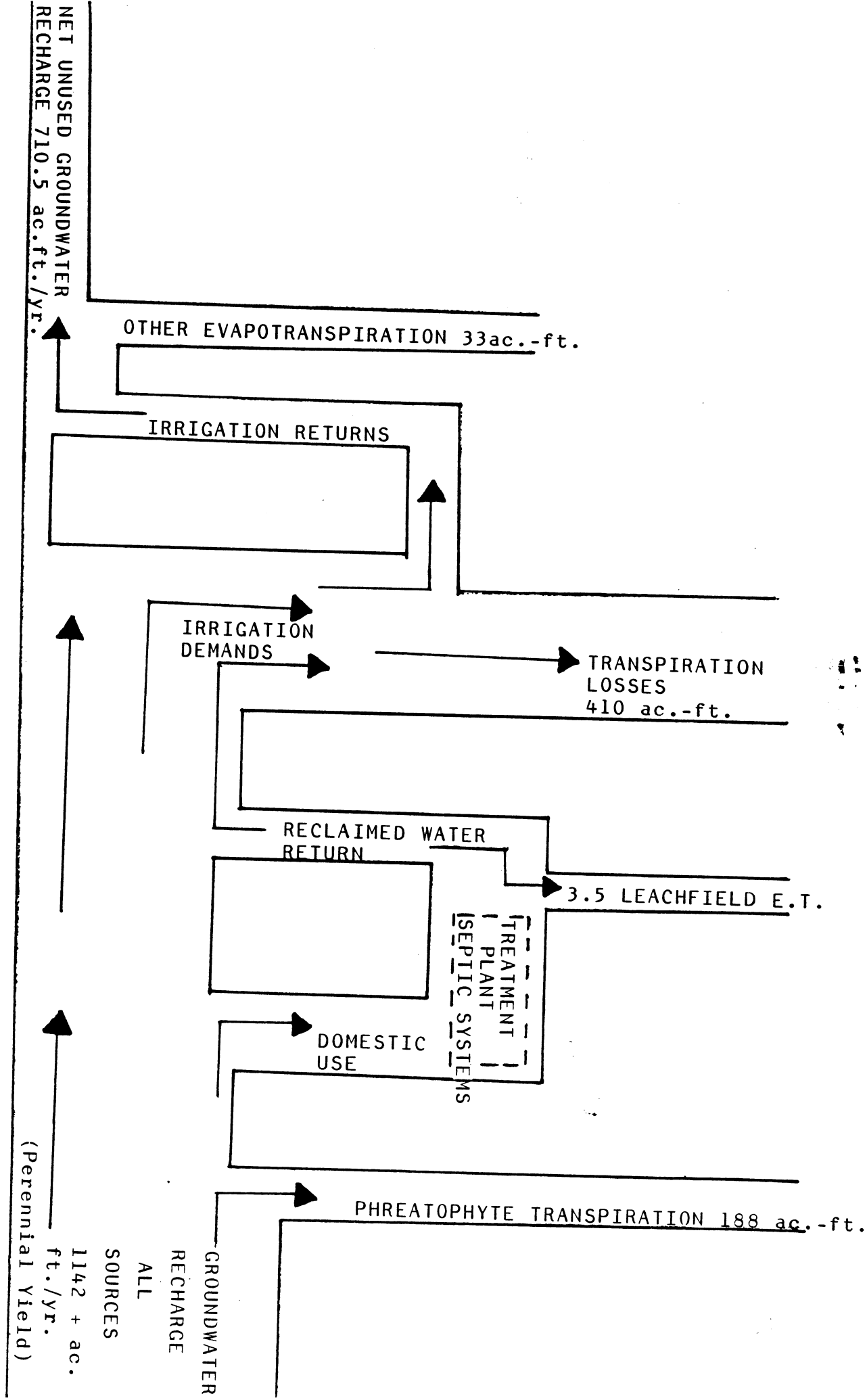
Projected peak water demands for the Specific Plan development are presented in the table below. An average water demand of approximately 321,750 gallons per day (gpd) is estimated; 241,000 gpd of this demand is for the irrigation of the golf course.

<u>Land Use</u>	<u>Units</u>	<u>Persons</u>	<u>Unit Flow (gpd/cap)</u>	<u>Total Flow (gpd)</u>
Existing Cottages	96	192	150 <sup>1</sup>	28,800
New Cottages	154	308	150	46,200
Post Office	1	2	50	100
Trading Post	1	2	50	100
Club House	1	3	50	150
Lodge/Restaurant	1	200	20	4,000
Deli	1	2	50	100
Service Station	1	10	10	100
Subtotal Domestic Demand:				79,550 (55 gpm)
Golf Course	160 acres	-	2678 gpd/acre <sup>2</sup>	428,500
Total Potable Water Demand:				508,050 <sup>3</sup> 570 AF/Yr

1. 150 gpd/cap. estimate includes demand for on-site irrigation.
2. Based on average annual irrigation water application rate of 3.0 feet.
3. Leighton and Associates indicated annual groundwater yield = 775 AF/YR.

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Actual consumptive demand differs from these numbers in that consumptive demand represents water which is actually lost - and not returned to the earth as a groundwater recharge source. The chart on the following page details the estimated consumptive use for the project. A total of 1142 acre feet per year (AF/Yr) of groundwater is available at Warner Springs Ranch from all groundwater recharge sources. Of this an estimated 188 AF/Yr. is lost to normal preatophyte transpiration (plant use). Irrigation evapotranspiration losses from the project will be approximately 50 AF/Yr. from resort irrigation and 360 AF/Yr. as a result of golf course irrigation. Finally, a loss of 3.5 AF/Yr. is expected due to the use of septic systems.



As part of the General Plan Amendment report, a hydrology and groundwater management plan for the entire 2,885 acre ranch was prepared. As a requirement of the amendment approval by the County of San Diego, that plan is incorporated by reference into this Specific Plan for Warner Springs Ranch.

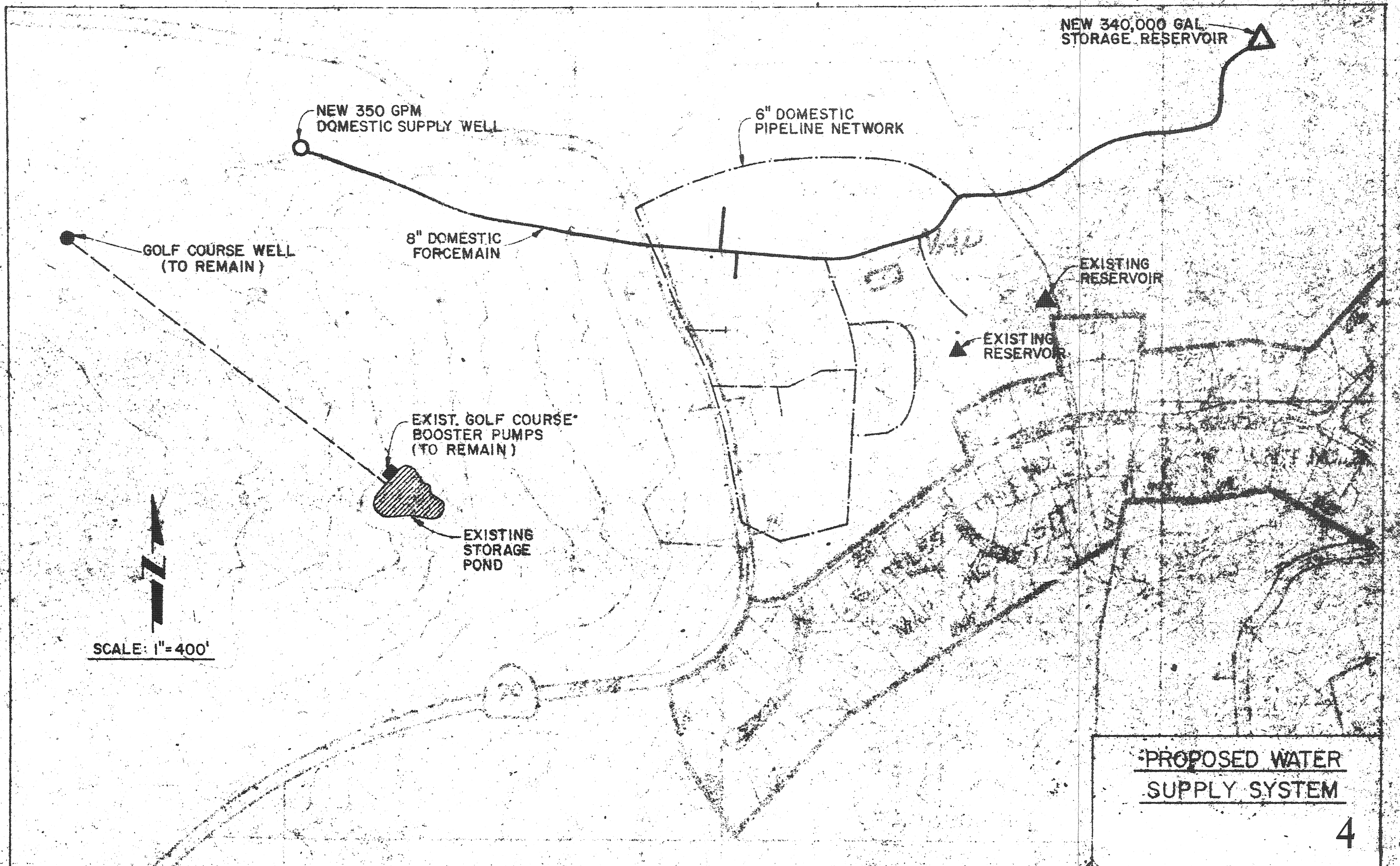
Research into the legal rights to water in the Warner Ranch groundwater basin indicates that the subject property has a legal right to the reasonable use of groundwater underlying the property, and that such overlying right takes priority over appropriative uses which export water from the basin. Review of relevant deeds, agreements and easements pertinent to Warner Springs Ranch indicate that rights of the present owners to use groundwater for their beneficial purposes have not been altered or limited. The Ranch also has riparian rights to the surface water in creeks crossing the property, and to the flow from hot springs on-site. In short, Warner Springs Ranch has legal right to use all extractable groundwater recharge on-site as calculated through geotechnical investigations.

The water system at Warner Springs Ranch will continue to be privately operated. Additions and improvements to the existing water distribution system at Warner Springs Ranch will be made prior to construction of the new cottages pursuant to the requirements of the State Department of Health. A new system layout has been developed by Lowry & Associates and evaluated and approved in principle by the State. The new system will include a new well with a source capacity of 350 gpm (the existing well will remain as a back-up) and a new reservoir with a storage capacity of 340,000 gallons. This system will meet the required fire flow storage of 210,000 gallons and Title 22 requirement for 130,000 gallons of peak storage capacity for domestic water.

#### Wastewater Treatment

Warner Springs Ranch currently operates a wastewater treatment plant, seasonal storage pond and irrigation system which provides irrigation water for the golf course. This system is privately operated under an existing wastewater discharge permit issued by the Regional Water Quality Control Board, State of California. The permit provides for a maximum discharge of 25,000 gallons per day.

Wastewater flows from the Warner Springs Ranch expanded development are projected to total 34,000 gpd. In order to economically treat and dispose of the wastewater and to meet present discharge requirements of the State Regional Water Quality Control Board, the existing reclamation plant will be utilized up to its currently permitted capacity of 25,000 gpd and all additional flows will be discharged into septic facilities.



It is proposed that wastewater from 76 of the 154 proposed new cottages be treated and disposed using septic tank systems. Wastewater from the remaining 174 cottages, including the lodge, recreational facilities and commercial development, can be economically collected, treated and reused for irrigation purposes. Wastewater flows to the existing treatment plant are projected to be 24,800 gpd.

The 35 rural homesites will include lots averaging 4 acres each. Minimum lot size will be 2 acres. These homesites, located southwest and away from the resort area, will utilize septic systems for wastewater treatment - as do the existing adjacent lots in the Los Tules subdivision.

### Fire Protection Services

The reopening of Warner Springs resort and addition of new resort facilities and rural lots will necessitate year-round fire protection. The Warner Springs area is currently served by the Ranchita volunteer Fire Department and, eight months out of the year, by the California Division of Forestry (CDF) fire station located onsite.

A private fire company will be formed at Warner's to supplement the CDF station. A two-man engine company will provide service 24 hours a day throughout the year. Pursuant to the County Fire Marshall, Warner Springs will staff a minimum of one full-time experienced firefighter, trained and capable of forming and supervising the brigade (Fire Requirements, Appendix B).

In addition to increased protection from the fire brigade, the new water distribution system will include a series of hydrants located as approved by the County Fire Marshall, will meet fire flow standards of 1,000 gallons per minute and will include a fire flow storage capacity of 210,000 gallons.

### Solid Waste Disposal

Two private refuse disposal companies presently have permits to serve as collectors for the Warner Springs area; DLD, Inc. and Inland Disposal. Refuse is transported to the County disposal site in Ramona. It is anticipated that the developer will continue to contract with one of these two companies for solid waste disposal.

### Transportation: Regional Roads

State Highway 79, which bisects the proposed project, is designated as a major road on the County Circulation element. Realignment of this road will be included in the plans for future development of Warner Springs Ranch. This Specific Plan development proposal will provide for realignment, to be conditioned prior to permits for development of any future planning area designated in this report.

### Transportation: Local Roads

The construction of the internal roads at Warner Springs Ranch will be financed by the developer. All roads within the resort area will be maintained as private roads. The design and construction of these roads will be in accordance with the County standards for private roads.

Camino San Ignacio, which provides access to the rural lots, is a County maintained road. Conditions for improvement of this road will be placed on the subdivision map which will be required in order to create 35 individual homesites.

### Schools

Warner Springs Ranch is located within the Warner Union School District (K-8) and Julian High School District (9-12). The Warner Union Elementary School is located on property surrounded by the project site. The school has a capacity of 150 students and a current enrollment of 131. Julian High School is located approximately 22 miles southeast of Warner Springs Ranch in the community of Julian. School buses currently transport students from the Warner Springs area to the high school in Julian.

The renovation and development of the resort area will not generate any school-age children because all uses will be transient. However, because the rural lots may be purchased by families with children, these homesites will be subject to both the Warner Union and Julian High School District fees. Fees will be assessed when construction permits are pulled for the single-family residences. Letters from both school districts are included with this Plan as Appendix C.

### Parks and Recreation Facilities

Under the County's Park-Land Dedication Ordinance, Warner Springs will ultimately be required to dedicate land for public park purposes or to pay fees in lieu of dedication of land. This requirement will precede approval of permits for residential development, thus will become a condition of the rural lot subdivision or of any permits prior to development of any future planning area at Warner Springs Ranch.

### Emergency Services

Emergency ambulance service in this rural area is provided through dual purpose County Sheriff's ambulances. Warner Springs Ranch lies within Sheriff's master beat 70, assigned to the Julian station. Average response time is 30 minutes. A California Division of Forestry (CDF) Station is located on property surrounded by Warner Springs Ranch. Although CDF is not legally required to respond to non-wildland emergency calls, emergency first aid is available from trained CDF firefighters on site eight months out of the year.

The acute care facility nearest to Warner Springs is Palomar Hospital located in Escondido. Palomar is a part of the North County District Hospital Region. The hospital has emergency rooms and facilities and a physician on duty 24 hours a day. The Escondido fire department station has recently been approved as a helicopter landing site, allowing for helicopter transport to Palomar Hospital, which is a short ambulance drive away. This enables emergency transport using San Diego's University Hospital Helicopter. The helicopter is staffed by an emergency physician and flight nurse, is equipped for emergency care, and is able to communicate by radio with law enforcement personnel.

Law enforcement to Warner Springs is presently provided by resident Deputy Sheriffs assigned to the Julian Station located at Hollow Glen Drive in Julian. The impact of new development on police protection services in this area is expected to be minimal. The County's base level of law enforcement service calls for one 24-hour patrol unit for every 13,275 residents. The additional population anticipated to be generated by new development at Warner Springs is approximately 396 people at peak resort periods (154 new cottage units x 2 persons per unit / 35 rural home sites x 2.5 persons per home); the total peak resort population, including all new development and visitors generated by existing facilities, is estimated at 668 persons. County revenues received from the project through sales taxes, State shared revenue such as cigarette taxes and liquor license fees, will provide new revenues to offset any additional police service that may be required as a result of the project. A copy of the response from the County Sheriff's Department to the proposed project is attached as Appendix E.

V

CONFORMANCE

The County of San Diego requires that a Specific Plan address a project's conformance with the San Diego County General Plan and any applicable community plan. Because there is no adopted community plan for Warner Springs, this section of the Warner Springs Ranch Specific Plan responds to those elements, goals and objectives of the San Diego General Plan which may apply to the proposed project.

## OPEN SPACE ELEMENT

The general goals of the Open Space Element are stated as follows:

1. Promote the health and safety of San Diego County residents and visitors by regulating development of lands.
2. Conserve scarce natural resources and lands needed for vital natural processes and the managed production of resources.
3. Conserve open spaces needed for recreation, educational and scientific activities.
4. Encourage and preserve those open space uses that distinguish and separate communities.

The Open Space Element is organized according to various types of open space. The sections which apply to Warner Springs Ranch are A) Floodplains and B) Open Space Design of Private Lands.

### Floodplains: Objectives

#### Health and Safety

Goal 2 - reduce the need for the construction of major flood improvements.

Design of the Specific Plan has located structures away from washes, canals and swails in an effort to allow floodplains and waterways to remain in their natural state wherever possible.

## Conservation of Resources and Natural Processes

Goal 4 - encourage the conservation of the habitats of rare or unique plants and wildlife.

Goal 5 - encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect water quality.

Resort development and future planning areas have been clustered and located to avoid major wildlife habitat areas. A total of 2082 acres has been assigned as natural or cultural open space.

All existing trees at Warner Springs Ranch will be preserved. New trees and vegetation will be planted as part of development of the project.

## Design of Private Lands: Objectives

### Health and Safety

Goal 1 - control development on steep slopes to minimize slide danger, erosion, silting, and fire hazard.

Goal 11 - encourage recreational planning as a part of all major residential development.

Goal 12 - encourage the acquisition of historic sites and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

The majority of Warner Springs Ranch is relatively flat. Most development has been directed away from slopes. Future development in steeper areas is confined to the large, rural lots which will average four acres in size.

Warner Springs Ranch is planned as a destination resort. As such, numerous recreational facilities will be developed as part of the project providing opportunities for swimming, hiking and horseback riding, tennis and golf.

Warner Springs Ranch is a site of great historical significance. After experiencing some years of neglect and deterioration, this plan will allow for renovation of the existing structures and upgrading of facilities. A cultural museum is planned as part of the project to document historical and cultural information gathered onsite.

Goal 14 - encourage sound environmental planning practices in all developments.

Development of a constraint analysis for the property prior to creation of the land plan assured that proposed new construction and future planning sites are located in the most appropriate areas. The analysis examined the natural and cultural resources and evaluated engineering and legal constraints prior to land planning, resulting in a design which recognizes the historical, cultural and biological significance of the site and leaves 2082 acres of open space.

## LAND USE ELEMENT

The San Diego County Land Use Element implements the Goals and Objectives of the Regional Growth Management Plan (RGM). The RGM was approved in concept by the Board of Supervisors on August 6, 1978. Its major emphasis is stated in four overall goals. In addition to these major goals, the Land Use Element includes land use, environmental, capital facilities, government structure, housing and social, and economic and fiscal goals.

### Overall Goals

1.1 - Urban growth be directed to areas within or adjacent to existing urban areas, and the rural setting and lifestyle of the remaining areas of the county be retained.

1.2 - growth be phased with facilities.

1.3 - growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.

1.4 - urban portions of the unincorporated area be encouraged to either annex to an adjacent city or incorporate and that urban levels of service be provided in an efficient manner and be financed using equitable financing mechanisms.

Warner Springs Ranch is not intended to be an urban development. Any upgrading of public facilities necessary for implementation of the Plan will be phased with construction of the project. The Specific Plan provides for a private destination resort with attendant recreational facilities, and large, rural lots only.

### Land Use Goals

2.3 - retain the rural character of non-urban lands.

The proposed project is planned to retain the character of the existing resort at Warner Springs Ranch.

### Environmental Goals

3.1 - protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.

This Specific Plan proposes expansion of existing resort and recreational uses at Warner Springs Ranch. It includes a broad array of recreational facilities and sets aside 240 acres as a cultural preserve to protect significant archeological resources. In addition, the Future Planning areas generally described by this report include 1842 acres of open space.

### Capital Facilities Goals

4.1 - assure efficient economical, and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.

4.2 - assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.

4.3 - provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

Because proposed new development under this Specific Plan will involve only limited expansion of existing resort facilities, public facilities and services will not be greatly affected. Prior to occupancy of the proposed new cottages, upgrading of the water distribution system to meet State Health Department requirements and Recertification of the sewage treatment plant to meet Regional Water Quality Control Board standards will occur.

### Government Structure Goals

5.3 - assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.

Water, sewer and road improvements will be privately financed. All other improvements will be financed by the developer and maintained through a resort association.

### Housing and Social Goals

6.2 - prevent or reverse deterioration in areas exhibiting symptoms of physical decline by directing public and private investment to upgrade such areas.

Warner Springs Ranch has been experiencing a number of years of rapid decay. This project will, through private investment, revitalize the historic resort facilities.

### Economic and Fiscal Goals

7.3 - promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.

The reopening and expansion of the Warner Springs Ranch resort will provide many new employment opportunities for residents in the surrounding area and adjacent communities. The project will also generate new revenues to the County through property taxes, sales taxes, and the transient occupancy tax.

## CIRCULATION & RECREATION ELEMENTS

The Circulation Element of the General Plan depicts corridors for public mobility and access which are planned to meet the needs of existing and anticipated population.

### Road Network Text

"Preserve a corridor uninhabited by any permanent structure for future road right-of-way for each and every road shown on the Circulation Element."

The Warner Springs Ranch Specific Plan and accompanying parcel map will provide appropriate road corridors as planned for in the County's Circulation element.

## SEISMIC SAFETY ELEMENT

The Seismic Safety Element is written almost entirely in terms of "action programs" for local Government rather than policies for private developments. However, Objective 1 could apply to a private project and is therefore listed below.

### Seismic Safety Element Goals and Objectives

#### Objective 1

"If a project is proposed in an area classified as seismically and geologically hazardous, the proposal should establish that:

- a. The unfavorable conditions do not exist in the specific area in question; and/or
- b. That the development is consistent with the policies of the County of San Diego as set forth in this Element."

Several faults have been mapped crossing the property including the Agua Tibia North fault which lies in the western portion of the site. However, on-site reconnaissance of the property did not reveal evidence of active faulting such as deformation of sedimentary materials in areas of previously mapped faults. The Elsinore fault zone, located 4.5 miles to the southwest, is the nearest active fault. This fault runs northwest to southeast and is part of a series of active or potentially active faults which occupy the entire northeast section of the County. Warner Springs Basin has experienced numerous small (magnitude 2.0-4.0) earthquakes between 1932 and 1972.

Generally, conformance with the objectives of the Element is achieved through the placement of development in the central portion of the property leaving the above described fault areas in open space. Potential structural damage as a result of an earthquake can be mitigated through seismic resistant design of structures in accordance with the state of the art design criteria and the Uniform Building Code.

## SCENIC HIGHWAY ELEMENT

This Element establishes a Scenic Highway Program, the purpose of which is to protect and enhance the County's scenic, historic and recreational resources within a network of scenic highway corridors.

### Objective 2

Protect and enhance scenic resources within designated scenic highway corridors.

Highway 79, which traverses the project site, is designated as a third priority scenic highway. Renovation of the existing historic resort will improve the aesthetic appearance of the resort as seen from this highway.

## NOISE ELEMENT

The purpose of the Noise Element is to identify development standards which will insure "acceptable" noise levels within existing and proposed residential, commercial and industrial areas and identify the appropriate mechanism to maintain those levels.

### Policy 4A

Insure acceptable noise levels at receptor sites by incorporating appropriate regulations and standards in the County's development policies and ordinances.

The Warner Springs Specific Plan insures compliance with Noise Element with the overall conceptual design of the development areas. The resort and commercial areas are anticipated to be subject to maximum noise levels of 60 to 65 dBA Community Noise Equivalent Levels adjacent to Highway 79 at total project build-out. These levels are "acceptable" under the Noise Element. The cottage, main lodge and recreation areas will be subject to minimal noise levels.

### Policy 4B

Require proposals for all permanent and transient occupancy residential developments for which Environmental Impact Reports are necessary to demonstrate to the County that present and forecasted noise levels can be rated "acceptable" at each building site based on development standards.

Warner Springs Specific Plan has been scrutinized under the environmental impact analysis process and demonstrated that all proposed building sites and consistent with the "acceptable" noise level development standards.

## HOUSING ELEMENT

In January 1979, the Board of Supervisors adopted four main goals to guide the revision of the County Housing Element. Two of these goals (Nos. 1 and 4) are addressed below with reference to Warner Springs Ranch.

1. Assist the private sector to ensure that new residential construction will be adequate to meet the needs of the forecast population of the unincorporated area and the need for replacement of deteriorated units if adequate public services and facilities are available. Housing should be available in a variety of styles, tenancy types, and prices in every community in the County in order to ensure this.
4. Existing housing stock should be maintained in good repair and existing residential communities from deterioration. All neighborhoods should have adequate and coordinated public and private services and facilities, clean air, quiet and pleasant surroundings, reasonable assurance of safety and security, and a sense of community life.

The Housing Element is designed to address general housing needs of the metropolitan area with particular emphasis on providing adequate housing for low and moderate income family units. The Warner Springs Specific Plan is directed to the renovation and reestablishment of an historical resort isolated from the economic and geographic sphere of the metropolitan San Diego area. The focus of the project is the development of a recreational, destination resort and, as such, will not provide a diverse array of housing types directed toward a balanced community. Therefore, the policies of this element are not directly applicable to Warner Springs Ranch.

## CONSERVATION ELEMENT

The purpose of the Conservation Element is to identify and describe the County's natural resources and provide policies and action programs to conserve these resources. Seven resource areas are addressed by this element: General Conservation; Water, Vegetation and Wildlife; Minerals; Soil; Astronomical Dark Sky; and Cultural Sites. The General Conservation section discusses the County's "Resource Conservation Area" program. Because there is no RCA associated with Warner Springs Ranch, this General Conservation section will not be discussed.

### Water

Policy 3 - The County shall support programs which assure an adequate supply and quality of water to meet the present and future population needs and to insure this water is provided in concert with environmental and growth management policies.

Policy 4 - Reduce local reliance on imported water.

Policy 8 - Wastewater discharges shall not adversely affect the beneficial uses of receiving waters. Wastewater discharged to estuaries, wetlands, or the ocean should be treated or so dispersed that beneficial uses of the receiving water are maintained or improved.

Geohydrologic studies included in the Environmental Impact Report for Warner Springs Ranch indicate that there is sufficient groundwater available to serve the projected project without adverse impacts.

Warner Springs Ranch relies on groundwater and will not be connected to the imported water system used in the metropolitan area of San Diego. Wastewater is recycled for use in landscaping and golf course irrigation.

The Wastewater treatment and reclamation facility at Warner Springs Ranch will be recertified to meet standards imposed by the Regional Water Quality Control Board. The plant will also meet requirements for State and County health permits.

Policy 16 - Nonstructural flood protection methods will be used whenever practical for the conservation of floodplains.

Policy 18 - 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.

Policy 19 - Setbacks from minor streams shall be required for all new structures. Setback requirements to prevent structures from flooding could be substituted for front or rear yard setbacks.

#### Vegetation and Wildlife Habitats

Policy 3 - The County will use the Environmental Impact Report (EIR) process to identify, conserve and enhance unique vegetation and wildlife resources.

Design of the Specific Plan has located structures away from washes, canals and swails in an effort to allow floodplains and waterways to remain in their natural state wherever possible. The project will be designed to direct run-off toward existing water channels.

The Warner Springs Ranch Specific Plan has been designed to avoid construction in floodways.

All setbacks required by the County of San Diego will be observed.

Five native habitat types exist at Warner Springs Ranch: grassland, riparian and southern oak woodland, pond and fresh water marsh, inland sage scrub, and chaparral. Several of these habitats are considered sensitive. Expansion of resort facilities is planned in areas already disturbed. In addition, designation of Future Planning Areas will assure that development beyond that specified by this Plan will be located in the

Policy 5 - San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.

Policy 16 - The County will regulate major land clearing projects to minimize significant soil erosion, destruction of archeological, historic and scientific resources and endangered species of plants and animals.

## Soil

Policy 13 - Soils and geology reports, as required by State or County regulations, when made available to the public, shall have a layman's summary. It shall include:

- Hazardous or potentially hazardous conditions;
- Recommendation to mitigate, or partially mitigate, hazardous conditions; and
- Suggested maintenance and land management procedures subsequent owners should follow.

least sensitive land areas leaving 2082 acres proposed as natural or cultural open space. This will significantly reduce any impact on wildlife and native habitat.

Introduction of new landscaping, trees and vegetation, will attempt to use species native or currently growing on-site. Landscaping will reduce erosion and flood potential, stabilize slopes and reduce visual impact.

As a result of a constraint analysis prepared for the Warner Springs property, prior to land planning, all proposed development has been directed away from archeological, historic and biological resources. Topographical features were considered in site planning to locate new development in areas requiring minimal grading. No major land clearings will be needed for implementation of this Specific Plan.

Soils reports already prepared for Warner Springs Ranch and all future soils reports on the property will meet the requirements of State and County regulations and include information as required by Policy 13 of the San Diego County Conservation Element.

### Astronomical Dark Sky

Policy 1 - The County of San Diego will act to minimize the impact of development on the useful life of the observatories.

Measures to reduce lighting impact of Warner Springs Ranch resort on the astronomical dark sky include lighting restrictions on street lighting and restrictions on night lighting of tennis courts.

### Cultural Sites

Policy 1 - The County shall take those actions which will seek to conserve and protect significant cultural resources. These actions may include land purchases, land use controls such as zoning, purchase at less than fee, ordinances prohibiting unqualified archeologists or vandals from excavating or defacing such resources, dedication of open space around cultural resources, and the formation of cultural areas to protect those fragile resources.

Policy 4 - The County will use the Environmental Impact Report process to conserve cultural resources. Public awareness of cultural heritage will be stressed. All information and artifactual resources recovered in this process will be stored in an appropriate institution and made available for public exhibit and scientific review.

A cultural preserve of 240 acres is proposed as part of the Specific Plan. This property will be retained as undisturbed land and overlaid by an Historic District Preservation Area in order to preserve significant archeological resources in this area.

A cultural museum will be constructed on the resort site, making cultural and historical information accessible to all interested parties. Archeological information from sites impacted by construction will be salvaged and proposed to be provided to the museum.

VI

IMPLEMENTATION

## A. PHASING

Development at Warner Springs Ranch will concentrate on the resort and, secondarily, will move to creation of rural homesites.

### Phase I

Renovation of existing resort facilities is already underway at Warner Springs Ranch. This work will continue throughout 1983. After completion of appropriate approvals and permits, construction of new cottages will begin. New construction will also include the golf clubhouse and equestrian center.

### Phase II

Phase two involves subdivision and extension of services to 35 rural homesites southwest of the resort. This phase may begin during or after new construction at the resort site.

## B. PERMITS

The following is a brief description of discretionary and ministerial permits that may be required to implement the Warner Springs Ranch Specific Plan.

### Large Scale Project/Specific Plan

Pursuant to Board of Supervisor Policy I-59, this proposal is defined as a large scale project because the property exceeds 100 acres in size; and a rezone, tentative parcel map, and major use permit are necessary for its implementation. Policy I-59 requires the preparation and approval of a Specific Plan showing the precise means of implementation of that portion of a large scale project which will be developed in a five year period. This document, therefore, is a Specific Plan Map and Text for 452 acres, a portion of the entire 2,885 acre Warner Springs Ranch property.

### Parcel and Subdivision Maps

The filing and approval of a tentative parcel map and the recording of a Certificate of Compliance are necessary to create separate parcels for the resort, rural lots and cultural preserve uses pursuant to the requirements of the State's Subdivision Map Act. The resort and cultural preserve parcels will not need further subdivision. Creation of the 35 rural lots will ultimately require subsequent filing and processing of a Subdivision Map with the County of San Diego.

### Ministerial Permits

Grading and building permits will be necessary for project completion and will be covered in the overall review of the project.

### State and Regional Agency Discretionary Actions

Approval of the Specific Plan and Tentative Maps may require actions through two State agencies: Regional Water Quality Control Board (RWQCB) and California Department of Transportation (CALTRANS). The project's sewer treatment plant will be recertified by the RWQCB and CALTRANS will be involved in any permit conditions involving the Highway 79 right-of-way which passes through Warner Springs.

## Environmental Impact Report

Pursuant to the California Environmental Quality Act of 1970, as amended, a Master Environmental Impact Report was prepared and approved in November, 1981, with the General Plan Amendment for Warner Springs Ranch (GPA 81-02). This Master EIR fully addresses the total environmental impact which may result from implementation of this Specific Plan.

On April 21, the County's Planning and Environmental Review Board recommended a Mitigated Negative Declaration for this Specific Plan. The following are the mitigating measures outlined in the Negative Declaration and a brief discussion of each issue.

1. "Provide evidence satisfactory to the Department of Public Health that the proposed septic system for 34 cottage units will not adversely effect the level or water quality of the ground water."

A new septic system for the cottage units has been designed by Leighton & Associates and is currently being reviewed by both County Health Department and Regional Water Quality Control Board staff.

2. "Provide a copy of an agreement with Warner Union School District for provision of water in the event that pumping on Warner Springs Ranch adversely effects the schools' water supply."

The A. Cal Rossi Company has met with representatives of the School District and a draft agreement is being prepared.

3. "Provide designs satisfactory to the Department of Public Works for road improvements, such as turn lanes on Highway 79 which will be adequate to serve the increased traffic."

Detailed conditions for road improvements to be imposed upon the development will be recommended by the County's Department of Public Works. Once conditions have been defined and imposed, designs for such improvements will be provided by the developer.

4. "Provide a copy of an agreement with the Indian bands covering administration and terms of the Cultural Preserve. Such an agreement must contain terms which insure that the majority of the property remains in open space."

A copy of the trust agreement into which the Cultural Preserve will be placed is included in this report as Appendix D. The trust is established for conservation

purposes, specifically: "1) preserving the Real Property as an open space for the scenic enjoyment of the general public, or pursuant to any clearly delineated federal, state or local governmental conservation policy, 2) preserving the historically important Indian burial grounds and religious and cultural structures located on the Real Property, 3) fostering archaeological and other scientific studies of the Real Property, 4) furthering the study of the customs, traditions, language and history of the Indians who have frequented the Real Property, 5) preserving the Real Property for the education of the general public with regard to such customs, traditions, language and history, and 6) allowing the continued use of religious facilities on the Real Property for religious purposes."

The trust will take effect after final recording of the Parcel Map, which will allow for a legal transfer of the property. The trust has been structured so that it can operate with a single trustee, A. Cal Rossi, Jr., if the Pala and Los Coyotes Indian Bands chose not to participate. If one or both of the Native American Bands wishes to sign the agreement, each is included as a trustee of the property. This arrangement insures the preservation of the acreage and provides for the automatic involvement of the Pala and Los Coyotes Tribes in the property's care if they desire.

5. "Provide dark sky lighting design criteria to the satisfaction of California Institute of Technology or their engineering representative."

The California Institute of Technology, which operates the Palomar Observatory, has expressed their desire for lighting which would either be covered, to direct light downward, or, preferably, which makes use of low pressure sodium light. More definitive criteria are currently being prepared.

6. "Provide a map showing the alignment of the Pacific Crest Trail and any part of the internal trails system affected by this Specific Plan."

The A. Cal Rossi Company and the Cleveland National Forest have agreed to an alignment for the Pacific Crest Trail where it crosses the Warner Springs Ranch property. The trail is shown on the Specific Plan Map included in this report.

7. "Provide mitigation for impacts to archaeological resources as follows:
- a. Dig a backhoe trench across the middle of each of three groups of new cottages and new barn site.
  - b. Provide a log of each trench by a qualified archaeologist.
  - c. If the archaeologist deems further work is warranted, design appropriate mitigating measures such as salvage excavation, redesign of project or covering sites."

These conditions will be met prior to issuance of construction permits for the new cottages.

8. "Individual wells may not be drilled for the 35 rural homesites. In an effort to protect the Los Tules Water Company's existing system, wells for Warner Springs Ranch should be drilled at 3200 feet or lower."

The rural lots will be served by a single system, drawing from a well at or below 3200 feet and pumped to the homesites.

### Zone Reclassifications

Warner Springs Ranch is presently zoned S-88 or Specific Plan zoning under the County zoning ordinance. To implement the proposed plan resort, residential and open space zones will be applied to the resort, rural lots and cultural preserve parcels, respectively. The new zoning on these parcels will be as follows:

#### RESORT PARCEL: S-88 (RESORT)/79 ACRES

USE REGULATIONS	S-88
NEIGHBORHOOD REGS	M/R
Density	-
Lot Size	-
Building Type	L
Max Fir Area	-
Flr Area Ratio	-
Height	H
Coverage	-
Setback	S
Open Space	A
SPECIAL AREA REGS	-

An S-88 (resort) zone will apply to this 79-acre parcel. This zone will allow for specific resort and recreational uses

by right and for equestrian uses with a major use permit. The uses allowed under this zone include specifically:

Uses Permitted by Right

- . 250 transient habitation cottages (includes new and existing units)
- . Lodge and Administrative Services
- . Community Recreation Spa and swimming pools
- . Golf Clubhouse
- . Entry Guardhouse
- . Teen Center
- . Eating and Drinking Establishments - restaurant and separate bar within Lodge; deli at spa; bar at clubhouse
- . Twenty tennis courts
- . Trading Post
- . Gas Station
- . Two children's bunkhouses, located in children's camp and outdoor participant sports associated with camp including, but not limited to volleyball courts, basketball courts, playing fields, etc.
- . Childrens petting farm
- . Nature studies and arts and crafts cottages
- . Administrative offices
- . Babysitting and playground facilities
- . Outdoor participant sports and recreation uses including, but not limited to: shuffle-board, driving range, pitch and put, etc.
- . 25,000 gpd capacity sewage treatment plant

All buildings on the resort parcel must be generally located as shown on the Specific Plan Resort Schematic Map, Figure 2 of this report.

Uses Permitted by Major Use Permit

- . Equestrian Center, to be located on the resort parcel, northeast of the resort residential area and "Equestrian Center Road," to include: Three barns or lean-to stalls for 60 horses, corral, tac house, hay storage structure, and riding ring with bleachers and reviewing stands.

RURAL LOTS PARCEL: R-R.5/133 ACRES

USE REGULATIONS	RR.5
NEIGHBORHOOD REGS	A/R
Density	.5
Lot Size	2 AC.
Building Type	C
Max Fir Area	-
Flr Area Ratio	-
Height	G
Coverage	-
Setback	G
Open Space	-
SPECIAL AREA REGS	-

Uses Permitted by Right

- . Single family residential; 2 acre minimum lot size

CULTURAL PRESERVE PARCEL - S-88 (CULTURAL PRESERVE)/HISTORIC  
PRESERVATION AREA/240 ACRES

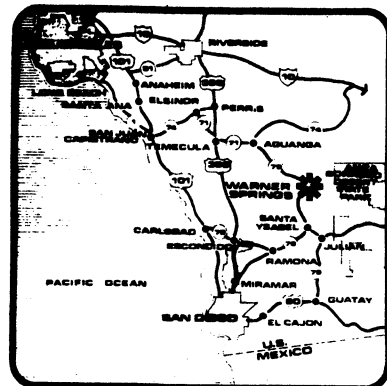
USE REGULATIONS	S-88
NEIGHBORHOOD REGS	-/R
Density	-
Lot Size	200 AC
Building Type	A
Max Fir Area	-
Flr Area Ratio	-
Height	A
Coverage	-
Setback	V
Open Space	-
SPECIAL AREA REGS	H

The Cultural Preserve will be retained as open space in order to preserve significant archeological resources onsite. The S-88 (Cultural Preserve) zone will be overlayed as an Historic District Preservation Area in order to provide specific preservation regulations to the area. The purpose of these provisions is to preserve the historic, cultural and architectural resource values of this 240 acres and, specifically, the existing church, burial grounds and archeological resources onsite. The historic district designator shall be applied in accordance with the stated purpose of the Historic District Preservation Area Regulations at Section 5700 of the County of San Diego Zoning Ordinance. As such, this parcel shall be subject to the regulations of Section 5700 through 5749, inclusive.

Uses Permitted by Right

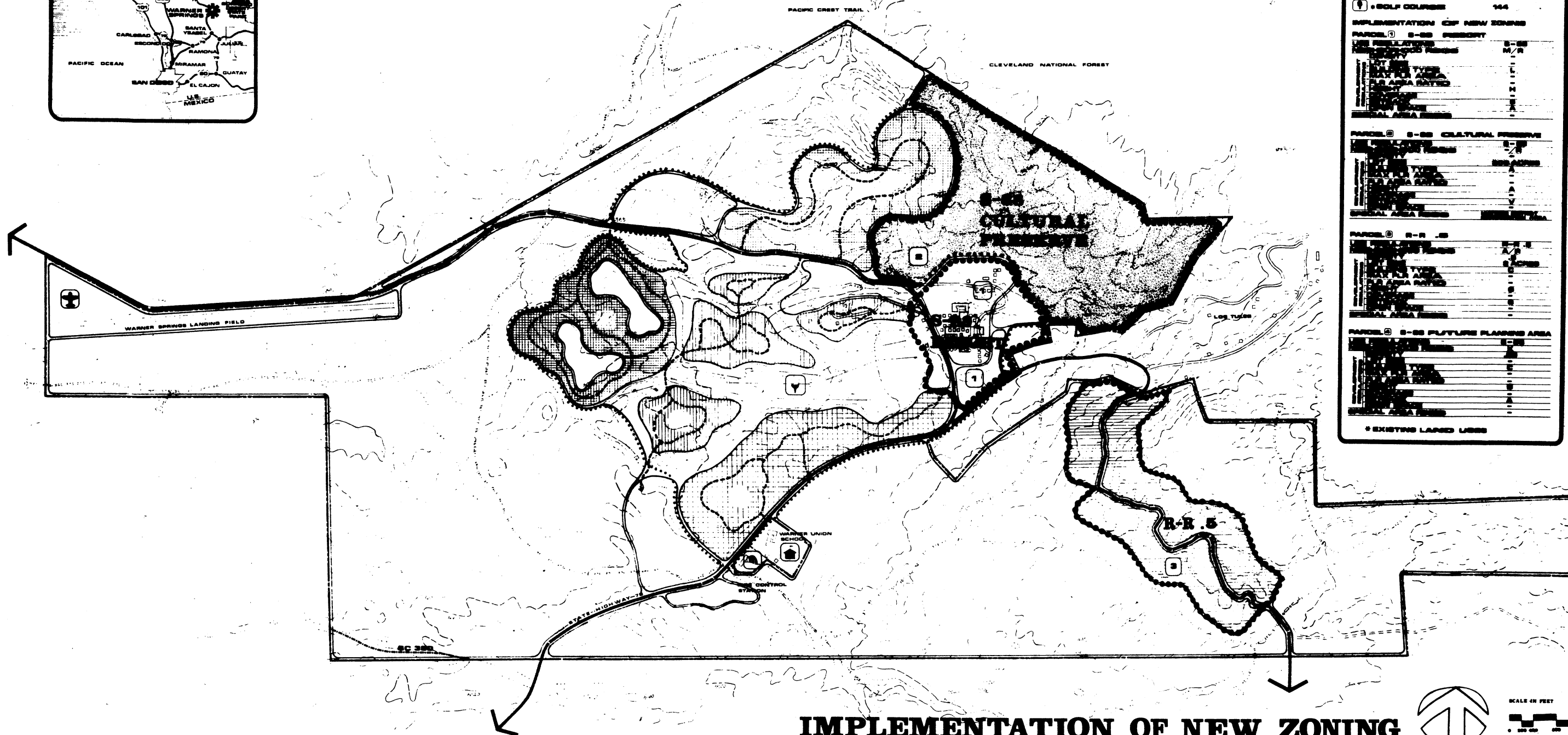
- . Religious Assembly limited to the existing Church and graveyard
- . Construction of an historical/archeology museum to be operated by a charitable trust for purposes of preserving the historical and significant archeological resources onsite.
- . Archeological investigation and scientific/educational research as sponsored by the charitable trust controlling said property.

**REGIONAL LOCATION MAP**  
SCALE: 4" = 15 MILES



**LEGEND**

LAND USE	ACRES	UNITS
* VILLAGE		
* AIRPORT	35	
* FIRE STATION		
* SCHOOL		
* GOLF COURSE	144	
<b>IMPLEMENTATION OF NEW ZONING</b>		
<b>PARCEL 1 S-S RESORT</b>		
USE REGULATIONS		S-S
RESORT ZONING		M/R
EXISTING ZONING		
EXISTING LAND USES		
<b>PARCEL 2 S-S CULTURAL RESERVE</b>		
USE REGULATIONS		S-S
RESORT ZONING		
EXISTING ZONING		
EXISTING LAND USES		
<b>PARCEL 3 S-R</b>		
USE REGULATIONS		S-R
RESORT ZONING		
EXISTING ZONING		
EXISTING LAND USES		
<b>PARCEL 4 S-S FUTURE PLANNING AREA</b>		
USE REGULATIONS		S-S
RESORT ZONING		
EXISTING ZONING		
EXISTING LAND USES		
<b>* EXISTING LAND USES</b>		



**IMPLEMENTATION OF NEW ZONING**



**WARNER SPRINGS RANCH**  
A.CAL ROSSI CO., GENERAL PARTNERS  
**SAN DIEGO CO., CALIFORNIA**

**A.M. GUZZARDO & ASSOC. INC.**  
**LANDSCAPE ARCHITECTS**  
**LAND PLANNERS**  
836 MONTGOMERY  
SAN FRANCISCO  
STREET  
CALIFORNIA

**5**

JAN. 1, 1966

## APPENDICES

APPENDIX A

SAN DIEGO REGIONAL WATER POLLUTION  
CONTROL BOARD - WASTEWATER DISCHARGE  
PERMIT

STATE OF CALIFORNIA  
THE RESOURCES AGENCY OF CALIFORNIA

SAN DIEGO REGIONAL WATER POLLUTION CONTROL BOARD

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RESOLUTION 65 - R11

A RESOLUTION PRESCRIBING REQUIREMENTS FOR THE  
DISCHARGE OF WASTES BY THE WARNER SPRINGS GUEST RANCH  
AT WARNER SPRINGS

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WHEREAS, in compliance with the provisions of Section 13054 of the Water Code of the State of California, Mr. William G. Henshaw, President, did, on May 17, 1965, submit in behalf of the Warner Resort Company a Report on Waste Discharge wherein is proposed:

- (a) The discharge of 25,000 gallons per day of treated domestic sewage through irrigation of a golf course owned and operated by the Warner Resort Company; and
- (b) The abandonment of septic tank facilities presently providing waste disposal for the resort; and

WHEREAS this Regional Board has caused the following investigation with respect to the aforesaid proposal to be made:

1. Field inspections of the proposed site and adjacent and downstream areas were made by members of the staff of this Board.

2. Comments and recommendations were requested from all known interested agencies and the following were received and reviewed:

- (a) Memorandum from the State Department of Public Health dated July 15, 1965;
- (b) Memorandum from the State Department of Water Resources dated July 23, 1965;
- (c) Letter, together with its accompanying map, from the Vista Irrigation District dated July 27, 1965;
- (d) Letter from the San Diego County Department of Public Health dated August 12, 1965; and

WHEREAS, on August 6, 1965, tentative waste discharge requirements were submitted to the Warner Resort Company and copies thereof were sent to all known interested agencies and persons requesting comments thereon, stating that objections thereto would be considered by the Board if submitted at or before the time of this meeting; and

WHEREAS, based upon the foregoing, the Board finds that:

1. The Warner Resort Company owns and operates a guest ranch at Warner Springs, in the northeasterly portion of San Diego County.
2. The ranch features a mineral-bath spa, golfing, horseback riding, and related resort type activities.
3. Sewage produced in the resort is presently disposed of by septic tanks and percolation.
4. The resort company plans to replace the existing waste disposal facilities with a sewage treatment plant which will have a capacity of 25,000 gallons per day.
5. Total population served is reported to be 300 guests and employees.
6. It is reported that the treatment facilities will serve the resort only, and no connections from other ownerships are contemplated.
7. Treated sewage effluent will be discharged to a lake on the resort's golf course. There, the effluent will be mixed with well water and mineral pool overflow. The combined waters will be used for irrigation of the golf course, which covers in excess of 150 acres.
8. Total irrigation requirement of the golf course is estimated at 500,000 gallons per day. Well waters will be obtained from a well constructed on the golf course specifically for the purpose of golf course irrigation. Mineral pool overflow will provide about 300,000 gallons per day of irrigation water.
9. Warner Springs Guest Ranch is in the San Luis Rey River Basin, about seven miles upstream from Lake Henshaw.
10. Lands in the general vicinity of the guest ranch are primarily ranch lands, national forest and Indian reservation lands.
11. The Department of Water Resources reports that water from wells in the vicinity of the disposal area is of excellent mineral quality; further, that the quality of water from the hot springs at Warner Springs has total dissolved solids concentrations and concentrations of constituents other than fluorides well within the recommended limits of the Public Health Service Drinking Water Standards.
12. Well water pumped from the San Luis Rey River basin downstream is used for domestic, municipal and irrigation supply. Waters impounded in Lake Henshaw are used for domestic, municipal and irrigation supply.
13. Warner Guest Ranch obtains its potable water supply from sources two and one-half miles eastward (upstream) of the golf course area.
14. Analysis of a sample of potable water collected at Warner Springs Guest Ranch on July 26, 1965 showed the following results:

TDS	220	mg/l	Iron	0.2	mg/l
Calcium	32.4	mg/l	Nitrate	0.07	mg/l
Magnesium	10.6	mg/l	Phosphate	0	mg/l
Carbonate	0	mg/l	Boron	0.08	mg/l
Bicarbonate	210	mg/l	Silicate	14	mg/l
Chloride	15	mg/l	Hardness	125	mg/l
Sulphate	11	mg/l	Alkalinity	172	mg/l
Sodium	28	mg/l	pH	7.9	

15. Analysis of a sample of mineral pool overflow collected at Warner Springs Guest Ranch on July 26, 1965 gave the following results:

TDS	436	mg/l	Sodium	100	mg/l
Sulfide	9	mg/l	Iron	0.17	mg/l
Calcium	1.0	mg/l	Nitrate	0	mg/l
Magnesium	0	mg/l	Phosphate	0	mg/l
Carbonate	48	mg/l	Boron	0.6	mg/l
Bicarbonate	42	mg/l	Silicate	54	mg/l
Chloride	40	mg/l	pH	9.7	
Sulphate	40	mg/l			

16. Analysis of a composite sample of well water pumped in the basin by the Vista Irrigation District, taken at the District's ten foot flume on October 9, 1964, gave the following result: Ec @ 25° C = 545 umho/cm.

17. The Vista Irrigation District's closest downstream well is approximately five miles from the irrigation area and is adjacent to the channel of Agua Caliente Creek; now

THEREFORE BE IT RESOLVED, that in order to protect the surface and ground waters of the San Luis Rey River for domestic, municipal and agricultural supply, and to prevent nuisances as defined in Section 13005 of the Water Code of the State of California, this Regional Water Pollution Control Board, in accordance with the authority granted by Division 7 of said Code, hereby prescribes the following requirements with regard to the discharge of domestic sewage effluent from the Warner Springs Guest Ranch:

1. The discharge shall take place only upon lands owned or controlled by the discharger.

2. Wastes discharged shall be confined strictly within the limits of the Warner Springs Guest Ranch golf course. There shall be no bypassing or direct discharge of raw or partially treated or treated sewage outside of the irrigated area, except for emergencies brought about by conditions beyond the control of the discharger. Conditions beyond the control of the discharger are defined as contingencies that cannot be planned for, such as those resulting from Acts of God, civil disorder or war.

3. Wastes used for golf course irrigation shall have a 5 day 20° C biochemical oxygen demand not in excess of 30 parts per million.

4. Insofar as it is affected by the waste discharge, the dissolved oxygen concentration in the golf course lake shall not fall below 2.0 parts per million.

5. Wastes used for golf course irrigation shall at all times, at the sprinkler heads or other irrigation outlet, be adequately disinfected. The effluent will be considered adequately disinfected if at some point in the waste treatment process the median most probable number of coliform organisms does not exceed 23 per 100 milliliters. Median values will be determined from results obtained on samples collected on five consecutive sampling days.

6. Odors of sewage origin shall be strictly confined within the limits of the sewage treatment plant site.

7. Mineral constituents of the waste discharge shall not exceed those of the supply water by more than the following amounts:

Total Dissolved Solids	300	parts	per	million
Chlorides	75	"	"	"
Sulfates	75	"	"	"

8. Effluent percolated directly, or through irrigation, into the groundwaters of the San Luis Rey River shall not:

(a) Cause the presence of coliform organisms in waters pumped from the basin;

(b) Cause the occurrence of objectionable tastes and odors in water pumped from the basin;

(c) Cause waters pumped from the basin to foam due to the action of synthetic detergents.

9. Wastes other than domestic sewage shall be excluded from the sewage treatment facilities.

10. The treatment plant site and disposal area shall be adequately protected against flooding by storm waters.

11. The discharger shall submit technical reports concerning the quantity and quality of the discharge in accordance with the following specification and schedule:

#### SPECIFICATION

Measurement, sample collection, transportation, and analyses shall be in accordance with "Standard Methods for the Examination of Water and Wastewater," 11th Edition, or edition current at the time of testing, wherever applicable. Determinations, with the exception of field analyses, shall be made in a laboratory certified for the purpose by the State Department of Public Health. Reports shall be submitted monthly.

#### SCHEDULE

##### A. Coliform Determinations

Samples of effluent used for golf course irrigation shall be collected from the plant effluent line on two days each week during periods of peak flow and analysed for coliform concentration. After the first complete month of operation, results of coliform analyses will be reviewed by the Regional Board for the purpose of determining whether a lesser frequency of sampling will be satisfactory. A complete record of disinfection practices shall be kept available for review.

##### B. Effluent Constituents

Constituents of the effluent listed below shall be determined and reported semi-annually:

Total Dissolved Solids	ppm
Sulphates	"
Chlorides	"
5 Day 20° Biochemical Oxygen Demand	"
Synthetic Detergents	"

Samples shall be 16 hour proportional to flow composites, collected on days of peak flow.

SCHEDULE  
(continued)

**C. Flow Volume**

Volume of effluent flow shall be measured and recorded over a 24 hour period of peak use annually, and reported in terms of maximum daily flow.

BE IT FURTHER RESOLVED that the discharger be notified that:

1. The above prescribed requirements are established only for a discharge from a sewerage system serving properties which are under a single ownership.

2. The above prescribed requirements shall remain in force regardless of change in ownership of Warner Springs Guest Ranch. The Regional Board shall be informed by letter of any change in ownership.

3. The above prescribed requirements are established for a waste discharge volume not in excess of 25,000 gallons per day.

4. The above prescribed requirements may be revised from time to time as changes or conditions make necessary such revision.

5. Significant change in point of disposal or characteristics or volume of discharge shall be promptly reported to this Regional Board.

6. The discharger shall grant admission to the premises of the waste treatment and disposal facilities to members of the staff of this Regional Board at such times as may be necessary in the conduct of their duties in connection with the waste discharge requirements established herein.

7. Of agencies known to be interested in the proposed facilities, this Regional Board has been informed by either the State Department of Public Health or the San Diego County Department of Public Health, or by both of these agencies, that compliance with the following conditions will be required:

(a) Any public water supply, if utilized at the sewage treatment plant, must be protected at the property line against backflow from the premises in accordance with the State's "Regulations Relating to Cross-Connections."

(b) Public water supply shall not be cross-connected to the irrigation system.

(c) The public shall be effectively excluded from the treatment works by fencing.

(d) The breeding of flies, mosquitoes, or other vectors of public health significance shall be controlled insofar as it is supported by the operation of the waste disposal facilities.

(e) All outlets on the irrigation system shall be appropriately labeled and shall be controlled by valves which cannot be operated except by authorized personnel.

(f) Water used for irrigation on the golf course shall maintain a chlorine residual at some point in the treatment process adequate to completely disinfect the water at the sprinkler heads.

(g) The golf course lake shall be posted to indicate that reclaimed sewage is contained therein.

(h) The banks of the golf course lake shall be maintained free of weeds in order to provide for effective mosquito control.

8. The conditions cited in No. 7 above were submitted to this Board under the provisions of Section 13001, Division 7 of the California Water Code, which states:

"No provision of this division or any ruling of the State Water Quality Control Board or a regional Water Pollution Control Board is a limitation:

(a) On the power of a city or county to adopt and enforce additional regulations not in conflict therewith imposing further conditions, restrictions or limitations with respect to the disposal of sewage or industrial waste or any other activity which might result in the pollution of water.

(b) On the power of any city or county to declare, prohibit and abate nuisances.

(c) On the power of a state agency in the enforcement or administration of any provision of law which it is specifically permitted or required to enforce or administer.

(d) On the right of any person to maintain at any time any appropriate action for relief against any private nuisance as defined in the Civil Code or for relief against any contamination or pollution."

BE IT FURTHER RESOLVED that a certified copy of this Resolution be forwarded by mail to the Warner Resort Company, and to all known interested agencies or persons who may have need therefor or who may request same.

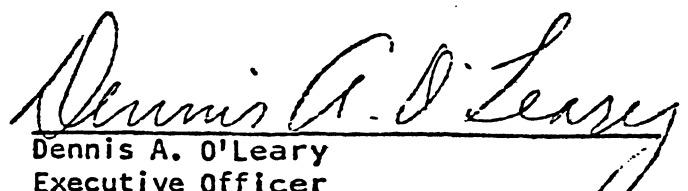
UNANIMOUSLY adopted this 7th day of September, 1965.

/signed/

---

J. B. Askew, M. D.  
Chairman

I hereby certify that the above and foregoing is a full, true and correct copy of Resolution 65-R11 of the San Diego Regional Water Pollution Control Board, passed and adopted by said Board on September 7, 1965.

  
Dennis A. O'Leary  
Executive Officer

## APPENDIX B

### FIRE PROTECTION REQUIREMENTS



## COUNTY OF SAN DIEGO

MARCH 1983

## DEPARTMENT OF PUBLIC WORKS

BUILDING 2 5555 OVERLAND AVENUE

SAN DIEGO, CALIFORNIA 92123

TELEPHONE: (619) 565-5177

J. MASSMAN, Director

Offices of:

County Engineer

County Road Commissioner

County Surveyor

County Airports

Food Control

Liquid Waste

Solid Waste

Transportation Operations

March 24, 1983

TO: Director, Department of Planning and Land Use (0650)  
Attn: Bill Chatham

FROM: Director, Department of Public Works (0332)

SUBJECT: Fire Protection Requirements for Warner Springs Ranch  
Specific Plan (LSP 83-01)

On March 15, 1983, a meeting was held between Laurie McKinley (representing the A. Cal Rossi Company, Ltd.), George V. Warda (representing Lowry and Associates, Civil Engineers, and Mike Chillinsky, County Fire Marshal, regarding final fire protection requirements for the Warner Springs Ranch Specific Plan project (LSP 83-01).

As a result of this meeting, the following final fire protection requirements have been approved:

1. Number and location of fire hydrants shall be as indicated on the Resort Schematic Plan and the Engineers' Water System Analysis (enclosed).
2. Water flow requirements shall meet a minimum of 1,000 gallons per minute (GPM) and shall be capable of flowing 1,000 gallons per minute from any two hydrants simultaneously for a minimum duration of one hour and 45 minutes.
3. A water storage reservoir shall be provided with a minimum of 210,000 gallons of available water to meet water flow requirements for fire protection (engineers' calculations enclosed).
4. Access roadway circulation for fire apparatus shall be as indicated on the Resort Schematic Plan. Road widths shall be a minimum vertical clearance of 13' (feet) 6" (inches). Existing roadways that cannot conform to the minimum width requirement of 20' (feet), shall maintain a minimum unobstructed width of 12' (feet) with adequate turning radius for fire apparatus.

March 24, 1983

5. The A. Cal Rossi Company, Ltd., shall be responsible to hire full-time personnel for an on-site fire brigade. Personnel shall consist of at least one experienced individual capable of forming and supervising said fire brigade (number of personnel, training, and type of equipment).

If you should have any questions, please contact Mike Chillinsky at 565-3498.

*for* 

R. J. MASSMAN, Director  
Department of Public Works

RJM:MC:sf

cc: A. Cal Rossi Company, Ltd. ✓  
3115 Fourth Avenue  
San Diego, CA 92103  
Attention: Laurie McKinley

Lowry and Associates  
3505 Camino del Rio, South  
Suite 334  
San Diego, CA 92108  
Attention: George Warda

## APPENDIX C

### SCHOOL SERVICE LETTERS

## PROJECT SERVICE AVAILABILITY (PSA) LETTER

## SCHOOL SERVICE

Sc

APPLICANT TO COMPLETE AND SIGN BELOW	APPLICANT: <u>Warner Springs Ranch</u>		Phone <u>Nó.19) 782-3555</u>															
	Address: <u>31652 Hwy 79</u>		<u>Warner Springs, CA 92036</u>															
	OWNER: <u>A. Cal Rossi Co., Ltd.</u>	Address: <u>336 Montgomery St.</u>																
	Phone No. <u>415) 673-7701</u>	<u>San Francisco, CA 94133</u>																
	PROJECT DESCRIPTION			Project Address/Location: _____														
	Project Name: <u>Warner Springs Ranch</u> (same as above)																	
	Project located on																	
	Assessor's Parcel No.(s): 1. <u>137-100-01</u> 3. <u>137-100-03</u>																	
	(add additional parcel numbers as necessary) 2. <u>137-100-02</u> 4. <u>137-100-04</u>																	
	Project Type (check one or more) <u>137-080-03</u>																	
	<table border="0"> <tr> <td><input type="checkbox"/> Minor Subdivision (TPM)</td> <td>Proposed Development</td> <td>No. of D.U.'s</td> </tr> <tr> <td><input type="checkbox"/> Major Subdivision (TM)</td> <td>Single Family</td> <td>-</td> </tr> <tr> <td><input type="checkbox"/> Reclassification (Rezone)</td> <td>Multiple Family</td> <td>-</td> </tr> <tr> <td><input type="checkbox"/> Major Use Permit (MUP)</td> <td>Mobilehome Units</td> <td>-</td> </tr> <tr> <td><input type="checkbox"/> Time Extension</td> <td></td> <td></td> </tr> </table>			<input type="checkbox"/> Minor Subdivision (TPM)	Proposed Development	No. of D.U.'s	<input type="checkbox"/> Major Subdivision (TM)	Single Family	-	<input type="checkbox"/> Reclassification (Rezone)	Multiple Family	-	<input type="checkbox"/> Major Use Permit (MUP)	Mobilehome Units	-	<input type="checkbox"/> Time Extension		
<input type="checkbox"/> Minor Subdivision (TPM)	Proposed Development	No. of D.U.'s																
<input type="checkbox"/> Major Subdivision (TM)	Single Family	-																
<input type="checkbox"/> Reclassification (Rezone)	Multiple Family	-																
<input type="checkbox"/> Major Use Permit (MUP)	Mobilehome Units	-																
<input type="checkbox"/> Time Extension																		
	X Parcel Map/Specific Plan																	

PLANNING DEPARTMENT

CASE NO. \_\_\_\_\_

DISTRICT NAME: Warner Union

Attendance areas which will serve above project:

Elem. Warner Union

Jr.Hi. \_\_\_\_\_

Sr.Hi. \_\_\_\_\_

Total number of students estimated from this project: 170

1. (check one) ☐ The District certifies that adequate school facilities will be available for this project concurrent with need. This certification expires Feb. 1, 1985.
2. (check one) ☐ The District certifies that adequate school facilities will not be available for this project concurrent with need.
3. (check one) ☐ A contribution, fee or dedication of land is not required to mitigate the impacts of this project. Provided this project's new construction is limited to only 150 resort cottages
4. (check one) ☐ All District conditions have been satisfied for mitigating the impacts of this project.
5. (check one) ☐ Pursuant to Section 82.101, et. seq., County Code, SB201 land will be dedicated and/or fees will be paid prior to issuance of building permits for this project.
6. (check one) ☐ Owner/applicant has agreed to enter into a secured agreement with this District as a condition of this service commitment (check "a", "b" or "c" below).
- a. (check one) ☐ Owner/applicant has satisfied the security requirement.
- b. (check one) ☐ Owner/applicant has agreed to post security with the District and present evidence of such to the Department of Planning and Land Use prior to project approval.
- c. (check one) ☐ Owner/applicant has agreed to post security with the District and present evidence of such to the Department of Public Works as a condition of recording of the final map.
7. ☐ District: If you wish any conditions to be included in the conditions of approval, check here and attach separate sheet to original and each copy.

APPLICANT'S SIGNATURE \_\_\_\_\_ Date Jan 1, 1985

DISTRICT REPRESENTATIVE'S SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

TITLE \_\_\_\_\_ Phone \_\_\_\_\_

District: Retain original and one copy of completed form. Mail original to:  
Department of Planning & Land Use, 5201 Ruffin Rd. Suite B4, San Diego, CA 92123.  
 Give other two copies to applicant.

# WARNER UNION SCHOOL DISTRICT

Post Office Box 8

WARNER SPRINGS, CALIFORNIA 92086

Phone: 782-3517

February 15, 1983

Mr. William Chatham, Project Planner  
San Diego County Department of  
Planning and Land Use  
5201 Ruffin Road, Suite B4  
San Diego, CA 92123

Dear Mr. Chatham:

The Governing Board of the Warner Union School District is concerned that this project will have a negative impact on the water table below the district's property. The source of all the water the district uses comes from two wells on its property. The district has drilled several wells since the Warner School was built in 1941. One was a dry hole, the others had to be deepened to keep pace with the lowering water table. Of the two wells currently in use, one is now only able to provide enough water for drinking purposes, the other which was drilled to a depth of over 500 feet provides water for only toilets, cleaning, and irrigation because of its high sulfur and floride content. It is obvious that should either one of these wells go dry, the remaining well cannot be used as a replacement.

In addition, since the passage of Proposition 13, the district's ability to raise revenue to provide for the expense of drilling a well has been virtually eliminated and funding from other sources currently does not exist.

We feel that it would be only reasonable to ask that we be guaranteed water by the developer should the water table supplying our wells be lowered as a result of the demands placed on the water table by this project. The district will actively pursue an agreement with the developer and hopefully this concern will be resolved before the public hearing with the Planning Commission and Board of Supervisors.

The district strongly supports this project in general and is hopeful that our concern can be resolved early in the planning process, so that we in no way impede its progress.

Sincerely,



B. E. Davis  
Superintendent

BED/t

## PROJECT SERVICE AVAILABILITY (PSA) LETTER

## SCHOOL SERVICE

Sc

APPLICANT TO COMPLETE AND SIGN BELOW

APPLICANT: Warner Springs Ranch

Phone No. 619) 782-2555

Address: 31652 Hwy. 79

Warner Springs, CA 92086

OWNER: A. Cal Rossi Co., Ltd. Address: 836 Montgomery St.

Phone No. 415) 673-7701

San Francisco, CA 94133

## PROJECT DESCRIPTION

Project Address/Location: See above

Project Name: Warner Springs Ranch

Project located on

Assessor's Parcel Numbers

Assessor's Parcel No.(s): 1. 137-104-01 3. 137-090-32

(add additional parcel numbers as necessary)

2. 137-090-33 4. 137-090-06

Project Type (check one or more) 5. 137-080-03

Proposed Development No. of D.U.'s

☐ Minor Subdivision (TPM)

Single Family -

☐ Major Subdivision (TM)

Multiple Family -

☒ Reclassification (Rezone)

Mobilehome Units -

☐ Major Use Permit (MUP)☐ Time Extension

Parcel Map/Specific Plan

PLANNING DEPARTMENT

CASE NO.

DISTRICT NAME:

Garden Union High

Attendance areas which will serve above project:

Elem. \_\_\_\_\_

Jr.Hi. \_\_\_\_\_

Sr.Hi. \_\_\_\_\_

Total number of  
students estimated  
from this project: \_\_\_\_\_

1. (check one) ☒ The District certifies that adequate school facilities will be available for this project concurrent with need. This certification expires \_\_\_\_\_, 19\_\_.
2. (check one) ☐ The District certifies that adequate school facilities will not be available for this project concurrent with need.
3. (check one) ☒ A contribution, fee or dedication of land is not required to mitigate the impacts of this project.
4. (check one) ☐ All District conditions have been satisfied for mitigating the impacts of this project.
5. (check one) ☐ Pursuant to Section 82.101, et. seq., County Code, SB201 land will be dedicated and/or fees will be paid prior to issuance of building permits for this project.
6. (check one) ☐ Owner/applicant has agreed to enter into a secured agreement with this District as a condition of this service commitment (check "a", "b" or "c" below).
- a. (check one) ☐ Owner/applicant has satisfied the security requirement.
- b. (check one) ☐ Owner/applicant has agreed to post security with the District and present evidence of such to the Department of Planning and Land Use prior to project approval.
- c. (check one) ☐ Owner/applicant has agreed to post security with the District and present evidence of such to the Department of Public Works as a condition of recording of the final map.
7. ☐ District: If you wish any conditions to be included in the conditions of approval, check here and attach separate sheet to original and each copy.

APPLICANT'S SIGNATURE

Date

DISTRICT REPRESENTATIVE'S SIGNATURE

Date

TITLE

Phone

District: Retain original and one copy of completed form. Mail original to:  
Department of Planning & Land Use, 5201 Ruffin Rd. Suite B4, San Diego, CA 92123.  
Give other two copies to applicant.

APPENDIX D

WARNER SPRINGS TRUST AGREEMENT

TRUST AGREEMENT  
WARNER SPRINGS TRUST

This Trust Agreement is entered into on \_\_\_\_\_, 1983, between Warner Development Co., a California \_\_\_\_\_, as Trustor, and A. Cal Rossi (hereinafter referred to as the "Trustees" in anticipation of additional trustees under Article XII.)

Concurrently with the execution of this Trust Agreement, the Trustor has transferred and delivered to the Trustees, exclusively for conservation purposes, and without any consideration on the Trustees' part, real property (hereinafter referred to as the "Real Property") consisting of approximately 240 acres in the County of San Diego, legally described in Exhibit "A" attached hereto and incorporated herein.

The Real Property, together with any other property that may later become subject to this trust, shall constitute the trust estate, and shall be held, administered and distributed as hereinafter provided.

This trust shall be known as the "Warner Springs Trust."

ARTICLE I  
TRUST PURPOSES

This trust is established for conservation purposes, in particular for the purposes of (1) preserving the Real Property as open space for the scenic enjoyment of the general public, or pursuant to any clearly delineated federal, state or local governmental conservation policy, (2) preserving the historically important Indian burial grounds and religious and cultural structures located on the Real Property, (3) fostering archaeological and other scientific studies of the Real Property, (4) furthering the study of the customs, traditions, language and history of the Indians who have frequented the Real Property, (5) preserving the Real Property for the education of the general

public with regard to such customs, traditions, language and history, and (6) allowing the continued use of religious facilities on the Real Property for religious purposes.

The beneficiaries of this trust shall be the general public, although the Trustees shall consider the wishes of the Indians who still frequent the area, and shall be sensitive to their customs and traditions with respect to the Real Property.

## ARTICLE II

### ADDITION OF PROPERTY

The Trustees may receive and accept other property, whether real, personal, or mixed, by way of gift, bequest, or devise, from any person, firm, trust, or corporation, to be held, administered, and distributed in accordance with and pursuant to the provisions of this Trust Agreement; but no gift, bequest or devise of any such property shall be received and accepted if it is conditioned or limited in such manner as to require the disposition of the principal or income to any person or organization other than a "charitable organization" or for other than "charitable purposes" within the meaning of such terms as defined in this Trust Agreement, or as shall in the opinion of the Trustees jeopardize the federal tax exemption of this trust pursuant to Section 105(c)(3) of the Internal Revenue Code, as now in force or hereafter amended.

## ARTICLE III

### MANAGEMENT OF TRUST FUND AND INCOME

The Real Property may not be sold, leased, conveyed or encumbered by the Trustees, nor may the Real Property be improved beyond the extent absolutely necessary to carry out the purposes of this trust.

The Real Property shall be held in perpetuity and shall be used exclusively for conservation purposes.

The Trustees shall hold all other trust assets and may, in their discretion, invest such other assets or part of such other assets in investments authorized in Article XV which are permitted under the laws of the state of California, or may in their discretion retain the cash and collect the income, and shall from time to time and in such amounts as in their discretion they shall deem proper, devote and apply so much of the principal and income of the trust estate exclusively to the purposes described in Article I.

#### ARTICLE IV RESTRICTIONS ON USE OF TRUST ESTATE

The trust estate and the income thereof shall be devoted exclusively to the purposes described in Article I and shall in no part and under any circumstances be given or contributed to or inure to the benefit of any private person or corporation. No part of the trust estate shall be used to carry on propaganda or otherwise attempt to influence legislation, or to participate in any political campaign. Notwithstanding any other provision hereof, this trust shall not conduct or carry on any activities not permitted to be conducted or carried on by an organization exempt under the Internal Revenue Code and its regulations as they now exist or as they may hereafter be amended, or by an organization, contributions to which are deductible under the Internal Revenue Code and regulations thereto as they now exist or as they may hereafter be amended.

#### ARTICLE V GIFTS IRREVOCABLE

Gifts made to the Trustees shall be irrevocable. If it shall be determined by the Internal Revenue Service subsequent to the creation of this trust and the transfer of any property or funds

to the Trustees by the Trustor or any other person, that the trust fund is not exempt from the payment of income tax on its income or if the Trustor or other donors to the trust may not be entitled to charitable deductions for income tax purposes, for contributions made thereto in the manner and to the full extent provided by the Internal Revenue Code, then such gifts as remain in the fund at the time of such determination shall be given by the Trustees to a qualified tax-exempt charitable organization selected by the Trustees to best carry out the purposes of this trust, and this trust shall thereupon terminate.

Notwithstanding the foregoing, the gift of the Real Property shall be revocable by the Trustor if the Trustor is not entitled to a deduction for income tax purposes under Section 170(f)(3)(B)(iii) of the Internal Revenue Code.

#### ARTICLE VI TRUST IRREVOCABLE

This Trust Agreement is irrevocable and may not be amended or modified; provided, however, that if for any reason whatsoever this trust fails to qualify as a tax-exempt charitable trust, such changes as are necessary for the trust to so qualify may be made by the Trustor.

#### ARTICLE VII QUALIFICATION AS TAX-EXEMPT

The creation of this trust is contingent on a determination prior to its inception by the Internal Revenue Service that its purpose, organization, and proposed operation qualify it as a tax-exempt trust if followed. If no such tentative or advance determination can be obtained, this Trust Agreement shall be void and of no force or effect and no trust shall be created.

ARTICLE VIII  
TERMINATION OF TRUST

The trust shall continue forever unless terminated by a court of competent jurisdiction, in which case the trust assets shall be distributed to or for the use of such charitable organizations as the court may select for another charitable purpose which is as similar to the original purpose as is reasonably possible. In no event shall the Real Property be used by such charitable organization for other than conservation purposes.

The Trustor authorizes and empowers the Trustees to form and organize a nonprofit corporation limited to the uses and purposes provided for in this Trust Agreement, such corporation to be organized under the laws of the State of California, such corporation when organized to have power to administer and control the affairs and property and to carry out the uses, objects, and purposes of this trust.

Upon the creation and organization of such corporation, the Trustees are authorized and empowered to convey, transfer, and deliver to such corporation all the property and assets to which this trust may be or become entitled. The charter, bylaws, and other provisions for the organization and management of such corporation and its affairs and property shall be such as the Trustees shall determine, consistent with the provisions of this Article.

ARTICLE IX  
MEANING OF CHARITABLE ORGANIZATIONS

In this Trust Agreement and in any amendments to it, references to charitable organizations or charitable organization mean corporations, trusts, funds, foundations, or community chests created or organized in the United States or in any of its possessions, whether under the laws of the United States, any state or territory, the District of Columbia, or any possession of

the United States, organized and operated exclusively for charitable purposes, no part of the net earnings of which inures or is payable to or for the benefit of any private shareholder or individual, and no substantial part of the activities of which is carrying on propaganda, or otherwise attempting to influence legislation, and which do not participate in or intervene in (including the publishing or distributing of statements) any political campaign on behalf of any candidate for public office. It is intended that the organization described in this section shall be entitled to exemption from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as now in force or hereafter amended.

ARTICLE X  
MEANING OF "CHARITABLE PURPOSES"

In this Trust Agreement and in any amendment to it, the term "charitable purposes" shall be limited to and shall include only religious, charitable, scientific, literary or educational purposes within the meaning of those terms as used in Section 501(c)(3) of the Internal Revenue Code, but only such purposes as also constitute public charitable purposes under the laws on trusts of the State of California.

ARTICLE XI  
MEANING OF "CONSERVATION PURPOSES"

In this Trust Agreement and in any amendment to it, the term "conservation purposes" shall be limited to and shall include only those purposes allowed by Section 170(h)(4) of the Internal Revenue Code now in force or hereafter amended.

ARTICLE XII  
PROVISIONS REGARDING TRUSTEE

A. The Pala Band of Indians and the Los Coyotes Band of Indians may, at their election by written instrument signed and acknowledged, serve as additional Trustees. A writing signed by the chairman, president or other recognized leader of each such band, certifying that he is authorized to execute such writing on behalf of the band, and designating one individual as the representative of the band with regard to trust matters, shall be authority for such representative to act on behalf of the band, and the other Trustees and all persons dealing with the Trustees shall have no obligation to investigate or determine the authority of such representative.

B. If A. Cal Rossi shall for any reason cease to act as a Trustee, any person he may appoint by written instrument, signed and acknowledged, whether individual, corporation, association or otherwise, shall serve as a successor Trustee in his stead. If he shall fail to appoint a successor Trustee, the Warner Springs Ranch Owners Association shall act as successor Trustee. If the Warner Springs Ranch Owners Association fails to act as successor Trustee, a successor Trustee shall be appointed by a court of competent jurisdiction.

C. In the event the Warner Springs Ranch Owners Association becomes a Trustee, the President of the Owners Association, or such other member of the Owners Association as may be determined by the board of directors of the Owners Association, shall serve as the representative of the Owners Association with regard to trust matters. A copy of a resolution of the board of directors certified by the secretary of the Owners Association to be a true and correct copy of a resolution duly adopted by the board of directors and designating such representative shall be authority for the representative to act on behalf of the Owners Association, and the other Trustees and all other persons dealing with the Trustees shall have no obligation to investigate or determine the authority of such representative.

D. Notwithstanding the foregoing, any Trustee under this declaration of trust may, by written instrument, signed and acknowledged, resign its office. If all of the Trustees so resign, one successor Trustee shall be appointed by a court of competent jurisdiction. Any such succeeding Trustee shall, upon its acceptance of the office by written instrument signed and acknowledged, have the same powers, rights, and duties, and the same title to the trust estate, as if the original Trustee. In the event a successor Trustee is not appointed, the trust shall be terminated in accordance with Article VIII.

E. Any Trustee may be removed by a court of competent jurisdiction for good cause upon application of another Trustee.

F. None of the Trustees shall be required to furnish any bond or surety, and none of them shall be responsible or liable for the acts or omissions of any other of the Trustees or of any predecessor or of a representative, custodian, agent, depository or counsel selected with reasonable care.

G. The Trustees shall be reimbursed from the trust estate for all expenses reasonably incurred by them in the administration of the trust estate, but shall not be entitled to compensation for their services.

H. One or more Trustees then in office, whether original or successor, shall have full authority to act even though one or more vacancies may exist. A Trustee may, by appropriate written instrument signed and acknowledged, delegate all or any part of its powers to another Trustee or other Trustees for such periods and subject to such conditions the delegating Trustee may determine.

### ARTICLE XIII

#### MEETINGS OF TRUSTEES

A. All meetings of the Trustees shall be held at the offices of the Owners Association or at such other location as determined from time to time by unanimous vote of the Trustees.

B. Regular meetings of the Trustees shall be held, without call or notice, at 10:00 a.m. on the last Friday of March and September of each year at the offices of the Owners Association.

C. Special meetings of the Trustees may be called by any one Trustee. Special meetings shall be held on four (4) days' written notice by first class mail, postage prepaid, or on forty-eight (48) hours' written notice delivered personally or by telephone or telegram. Notice of the special meeting need not be given to any Trustee who signs a waiver of notice or a written consent to holding the meeting or an approval of the minutes thereof, whether before or after the meeting, or who attends the meeting without protesting, prior thereto or at its commencement, the lack of such notice to such Trustee. All such waivers, consents, and approvals shall be filed with the trust records or made a part of the minutes of the meetings.

D. If there are two or three Trustees, two Trustees shall constitute a quorum for the transaction of business.

E. Except as otherwise provided in this Trust Agreement, or by law, every act or decision done or made by all of the Trustees present at a meeting duly held at which a quorum is present is the act of the Trustees provided, however, that any meeting at which a quorum was initially present may not continue to transact business if the withdrawal of a Trustee or Trustees results in the absence of a quorum.

F. A. Cal Rossi, or his successor Trustee, or such other person as the Trustees present may elect by unanimous vote, shall preside at meetings of the Trustees. Any person appointed by the presiding officer shall act as secretary of the meeting. Trustees may participate in a meeting through use of conference telephone or similar communications equipment, so long as all members participating in such meeting can hear one another. Such participation shall constitute personal presence at the meeting.

G. A majority of the Trustees present, whether or not a quorum is present, may adjourn any meeting to another time and place. If the meeting is adjourned for more than twenty-four (24)

hours, notice of the adjournment to another time or place must be given prior to the time of the adjourned meeting to the Trustees who were not present at the time of the adjournment.

H. The Robert's Rules of Order, as may be amended from time to time, shall govern the meetings of Trustees insofar as such rules are not inconsistent with or in conflict with this Trust Agreement, or the law.

I. Any action required or permitted to be taken by the Trustees may be taken without a meeting, if all the Trustees individually or collectively consent in writing to such action. Such written consent or consents shall be filed with the minutes of the proceedings of the Trustees. Such action by written consent shall have the same force and effect as the unanimous consent of such Trustees.

J. The Trustees shall not be permitted to vote or act by proxy.

#### ARTICLE XIV

##### TRUST RECORDS AND PROPERTY

A. The Trustees shall keep adequate and correct records of account and minutes of the proceedings of the Trustees. The minutes shall be kept in written form. Other books and records shall be kept in either written form or in any other form capable of being converted into written form.

B. The fiscal year of the trust shall be from July 1 to June 30 of each year. The Trustees shall publish within ninety (90) days of the close of each fiscal year a statement of the receipts and disbursements, and the purposes for which disbursements have been made for the preceding fiscal year. An annual audit shall be made of the accounts of the trust by certified public accountants. The annual report shall be furnished to all Trustees.

C. A. Cal Rossi or his successor Trustee shall have exclusive custody of the securities, cash, and other property of the trust, and the custody of all books and records pertaining to the trust.

ARTICLE XV  
POWERS OF TRUSTEES

In extension and not in limitation of the common law and statutory powers of trustees and other powers granted in this Trust Agreement, the Trustees shall have the following discretionary powers:

A. To invest and reinvest the principal and income of the trust in such property, real, person, or mixed, and in such manner as they shall deem proper, and from time to time to change investments as they shall deem advisable; to invest in or retain any stocks, shares, bonds, notes, obligations, or personal or Real Property (including without limitation any interest in or obligation with any corporation, association, business trust, investment trust, common trust fund, or investment company) although some or all of the property so acquired or retained is of a kind or size which but for this express authority would not be considered proper and although all of the trust funds are invested in securities of one company. No principal or income however, shall be loaned, directly or indirectly, to any trustee or to anyone else, corporate or otherwise, who has at any time made a contribution to this trust, nor to anyone except on the basis of an adequate interest charge and with adequate security.

B. To sell, lease, or exchange any personal, mixed or Real Property at public auction or by private contract, for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter such undertakings relating to the trust property, they consider advisable, whether or not such leases or contracts may extend beyond the duration of the trust.

C. To borrow money for such periods, at such rates of interest, and upon such terms as the Trustees consider advisable, and as security for such loans to mortgage or pledge any real or personal property with or without power of sale; to acquire or hold any real or personal property, subject to any mortgage or pledge on or of property acquired or held by this trust.

D. To execute and deliver deeds, assignments, transfers, mortgages, pledges, leases, covenants, contracts, promissory notes, releases, and other instruments, sealed or unsealed, incident to any transaction in which they engage.

E. To vote, to give proxies, to participate in the reorganization, merger or consolidation of any concern, or in the sale, lease, disposition, or distribution of its assets; to join with other security holders in acting through a committee, depositary, voting trustees, or otherwise, and in this connection to delegate authority to such committee, depositary, or trustees and to deposit securities with them or transfer securities to them; to pay assessments levied on securities or to exercise subscription rights in respect of securities.

F. To employ a bank or trust company as custodian of any funds or securities and to delegate to it such powers as they deem appropriate; to hold trust property without indication of fiduciary capacity but only in the name of a registered nominee, provided the trust property is at all times identified as such on the books of the trust; to keep any or all of the trust property or funds in any place or places in the United States of America; to employ clerks, accountants, investment counsel, investment agents, and any special services, and to pay the reasonable compensation and expenses of all such services in addition to the compensation of the trustees.

G. To rent or lease the church facility on the Real Property to the Catholic Church for no consideration other than an agreement to maintain the premises.

H. In carrying out and aiding the purposes and objects of this Trust Agreement, the Trustee shall have full power and authority to employ and pay attorneys, lecturers, writers, investigators, archaeologists, scientists, and such assistants and employees of every kind as they may deem necessary.

I. Notwithstanding anything herein to the contrary, the Trustees shall not have the power to sell, convey, lease or encumber the Real Property.

ARTICLE XVI  
PROHIBITED TRANSACTIONS

Other provisions of this Trust Agreement notwithstanding, the Trustees shall not engage in any act of self-dealing as defined in Section 4941 Subdivision (d) of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws; nor retain any excess business holding as defined in Section 4943 Subdivision (c) of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws; nor make any investments in such manner as to incur tax liability under Section 4944 of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws; nor make any taxable expenditures as defined in Section 4945 Subdivision (d) of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws.

Other provisions of this Trust Agreement notwithstanding, the Trustees shall distribute the trust income for each taxable year at such time and in such manner as not to become subject to the tax on undistributed income imposed by Section 4942 of the Internal Revenue Code, or corresponding provisions of any subsequent federal tax laws.

ARTICLE XVII  
TRUSTEES' FIDUCIARY CAPACITY

The Trustees' powers are exercisable solely in the fiduciary capacity consistent with and in furtherance of the charitable and conservation purposes of this trust and not otherwise.

ARTICLE XVIII  
MEANING OF "TRUSTEES"

In this Trust Agreement and in any amendment to it, references to "Trustees" mean the one or more Trustees, whether original or successor, for the time being in office.

ARTICLE XIX  
MISCELLANEOUS

Any person may rely on a copy, certified by a notary public, of the executed original of this Trust Agreement held by the Trustees, and of any of the notations on it and writings attached to it, as fully as he might rely on the original documents themselves. Any such person may rely fully on any statements of fact certified by any who appears from such original documents or from such certified copy to be a Trustee under this Trust Agreement. No one dealing with the Trustees need inquire concerning the validity of anything the Trustees purport to do. No one dealing with the Trustees need see to the application of anything paid or transferred to or upon the order of the Trustees of the trust.

ARTICLE XX  
GOVERNING LAW

This Trust Agreement is to be governed in all respects by the laws of the State of California.

The Trustor and Trustees have executed this Trust Agreement on the day and year first written above.

TRUSTOR

Warner Development Co.,  
a California \_\_\_\_\_

TRUSTEE

By: \_\_\_\_\_  
A. Cal Rossi, \_\_\_\_\_

\_\_\_\_\_  
A. Cal Rossi

## APPENDIX E

### LAW ENFORCEMENT SERVICE

# SAN DIEGO COUNTY SHERIFF'S DEPARTMENT



POST OFFICE BOX 2991  
SAN DIEGO, CALIFORNIA 92112  
TELEPHONE (619) 236-2168



JOHN F. DUFFY, Sheriff

January 11, 1983

Ms. Laurie J. McKinley  
Vice President  
The A. Cal Rossi Company, Ltd.  
9925-C Businesspark Avenue  
San Diego, California 92121

## LAW ENFORCEMENT SERVICE - WARNER SPRINGS RANCH

The following information is submitted in response to your request regarding Sheriff's Department's services as it relates to the above-referenced project:

- A. The proposed project lies within Sheriff's master beat 70 which is assigned to Warner Springs Office located at 25402 Oak Grove Truck Trail, Warner Springs, CA 92086.
- B. The average response time to the project's area is approximately 22 minutes for priority calls and 45 minutes for non-priority calls.
- C. Patrol coverage is deployed as follows:

1 resident deputy

Service impact analyses such as this are based upon projected population increases with regard to proposed developments. The anticipated increase in population as a result of this project will not have a significant impact on law enforcement services for the area at this time. However, it is anticipated that a combined effect on population of this and other developments in the vicinity over the next several years will require increases to the current number of patrol units.

The San Diego County Board of Supervisors has authorized one 24-hour patrol unit for every 13,275 residents as the Sheriff's base level of service. Projected population increases which exceed this ratio will therefore require the addition of patrol units or deputies.

*Sylvia G. Black*  
Sylvia G. Black  
Budget & Planning Division

cc: Warner Springs Office  
File