

**SPECIFIC PLAN
GENERAL PLAN AMENDMENT
GP85-03
CASTLE H RANCH
RAMONA COMMUNITY PLAN**

RECEIVED

OCT 10 1985

DEPT. OF PLANNING
& LAND USE

~~RECEIVED~~

~~AUG 1 1986~~

~~DEPT. OF PLANNING
& LAND USE~~

~~MOONEY
CITY~~

**SPECIFIC PLAN
GENERAL PLAN AMENDMENT
GP85-03
CASTLE H RANCH
RAMONA COMMUNITY PLAN**

Prepared for:

The PRW Company
6136 Mission Gorge Road, Suite 206
San Diego, CA 92120

Prepared by:

Mooney-Lettieri and Associates
9903-B Businesspark Avenue
San Diego, CA 92131

September 5, 1985

RECEIVED

AUG 10 1985

DEPT. OF PLANNING
& LAND USE

CASTLE H RANCH
(A Large Scale Project)

CERTIFICATE OF ADOPTION

I hereby certify that this Plan consisting of this text, maps and appendices, is Specific Plan, SP 85-03, (Castle H Ranch) and that it was approved by the San Diego County Planning Commission.

Date

2-7-86

Richard D. Wright
Chairperson

FOR ALAN ZIEGALS

CERTIFICATION OF ADOPTION

I hereby certify that this plan consisting of this text, maps and appendices, is Specific Plan, SP 85-03, (Castle H Ranch) and that it was approved by the San Diego County Board of Supervisors on the 11TH day of DECEMBER, 1985.

Date

4/9/86

John D. Williams
Chairperson

Attest:

Kathryn A. Nelson

Kathryn A. Nelson
Clerk of the Board

TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION	1
A. Background	1
B. Purpose	1
II. PROJECT SETTING	4
A. Location	4
B. Physical features	4
C. Planning and Zoning	6
III. DESCRIPTION OF THE PROJECT	9
A. Proposed General Plan Amendment.	9
B. Project Concept/Objectives	9
C. Summary of Uses	11
D. Zone Reclassification	16
IV. PLAN ISSUES	19
A. Ramona Community Plan	19
B. San Diego County General Plan	28
V. INFRASTRUCTURE	36
A. Transportation	36
B. Public Services	42
VI. IMPLEMENTATION	45
A. Phasing	45
B. Processing of Concurrent Applications	45
VII. ENVIRONMENTAL DOCUMENTATION	47
VIII. APPENDICES	48

LIST OF FIGURES

<u>Number</u>	<u>Title</u>	<u>Page</u>
1	Regional Location Map	2
2	USGS Vicinity Map	5
3	Existing Land Use Designations	7
4	Existing Zoning	8
5	Proposed Land Use Designations	10
6	Land Use Plan	12

7	Photograph of Strong Castle	14
8	Circulation Element	37
9	Existing and Proposed Traffic	38
10	Future Traffic	39
11	Intersectional Capacity Utilization	41

LIST OF TABLES

<u>Number</u>	<u>Title</u>	<u>Page</u>
1	Summary of Uses	17
2	Proposed Zoning	18
3	Trip Generation Table	40

Introduction

I. INTRODUCTION

A. Background

The Castle H Ranch Specific Plan consists of 379 acres of land located in the unincorporated area of San Diego County within the community of Ramona. The site is shown on the vicinity map included on Figure 1. The project is approximately four miles west of the community of Ramona, eleven miles southeast of Escondido and six miles northeast of Poway.

The attractiveness and uniqueness of the project site is evident by the lengthy chain of title which starts with the homestead filed by Marshall C. Woodson on June 14, 1882. In more recent years, three projects have been submitted to the County for this site. The first two were the Ramona Adult Village in 1974 and Ramona Rural Estates in 1976. The most recent project was the Ramona Health Spa which was approved in August, 1981. This project proposed a health spa facility on 80 acres, preservation of the existing castle structure for administrative offices, an on-site wastewater reclamation facility and 38 large residential lots. The Ramona Health Spa was not implemented and the property has remained undeveloped with exception of the existing historical structures. The castle structure has been occupied by various tenants throughout the years.

The property was recently acquired by the PRW Company to develop a destination resort and residential community. Because of the unique land uses proposed, it was determined that a Specific Plan would allow the most innovative use of the land and provide flexibility in locating structures to maintain visual resources, significant biological, archaeological resources and physical features.

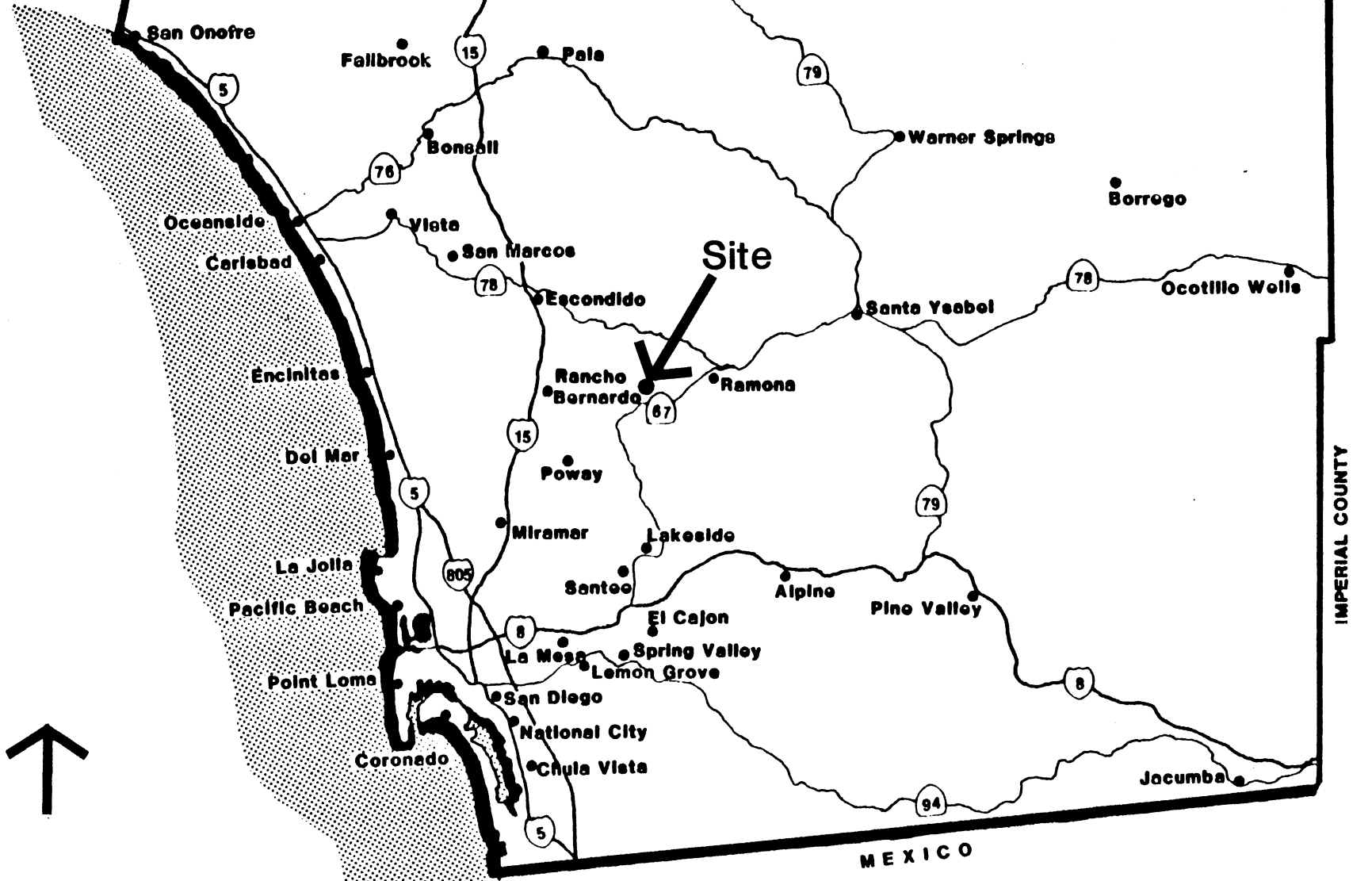
B. Purpose and Scope

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

ORANGE COUNTY

RIVERSIDE COUNTY



CASTLE H RANCH
Project Location in San Diego County

figure 1
MOONEY
LETTIERI
 AND ASSOCIATES

not to scale

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.

The Castle H Ranch is a large scale project as defined by Board Policy I-59 and will accomplish the goals of the policy as delineated throughout this report. In order to implement the project, a number of discretionary actions in addition to this Specific Plan must be approved and are discussed in the Implementation section of this report. These actions include an amendment to the San Diego County General Plan, certification of the Environmental Impact Report, approval of a rezone, major use permits, tentative map, and site plans. This document combines both the General Plan Amendment and Specific Plan into one report.

Project Setting

II. PROJECT SETTING

A. Location

The Castle H Ranch property lies immediately northwest of Highway 67 adjacent to and west of Archie Moore Road as shown on Figure 2. The Poway corporate boundary lies 1,500 feet to the southwest. At the southeast corner of the site, Archie Moore Road intersects State Highway 67 which borders the project for approximately 500 feet. Access to the site is from Archie Moore Road which forms the eastern boundary of the property.

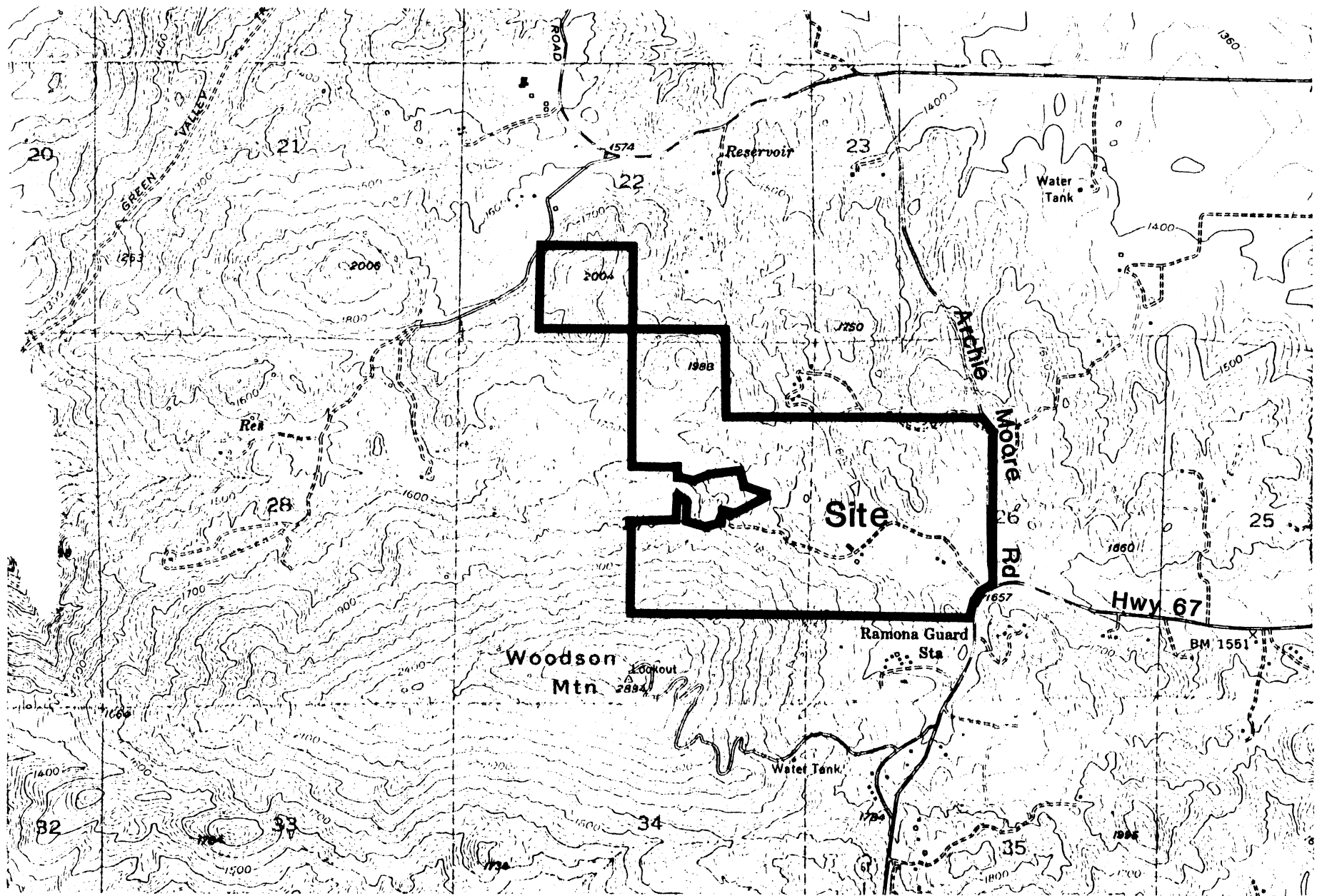
The planning area is legally defined as portions of sections 22, 26 and 27, Range 1 West, Township 13 South, San Bernardino Base and Meridian.

B. Physical Features

The project area is rural in nature with scattered homes, agricultural groves and vacant land. Developed residential lots of one to three acres exist east of Archie Moore Road with larger lots occurring to the north, northwest and southeast of the project site. Large acreages of publicly owned property lie to the southwest, including the Mount Woodson Forestry Camp and Lookout Station. The dominant topographic feature is Woodson Mountain at 2,894 feet mean sea level. The site includes most of the northeastern slopes of Mt. Woodson and the summit lies 1,200 feet south of the property. A lined earthen reservoir, owned by the Ramona Municipal Water District, is located adjacent to the property in the western portion of the site.

Topography of the project site varies from the steep slopes of Mt. Woodson in the southwestern corner, to the flat and rolling hills in the central and eastern portions. On-site elevations range from a low of 1,600 feet in the central pasture area to 2,009 feet in the northwest corner and 2,450 feet in the southeast corner on the flank of Woodson Mountain. The site's varied topography can be divided into the following categories 98 acres is between 0-15 percent slopes, 107 acres are between 15-25 percent; 134 acres is between 25-50 percent; and 40 acres are over 50 percent slope. Slope gradients vary considerably from zero percent to in excess of 80 percent on Mt. Woodson. Rock out-croppings and oak woodlands are common components of the project site and surrounding area.

The property is bisected by an intermittent stream which enters along the southerly boundary 700 feet west of Highway 67, crosses the central meadow area, helps supply a small pond, and exits the northerly boundary 2,500 feet west of Archie Moore Road, Scrub Vegetation predominates the site with meadow grasses and oak groves also present in the eastern half of the project area.



CASTLE H RANCH
Project Location on USGS San Pasqual Quad



figure 2
MOONEY
LETTIERI
 AND ASSOCIATES

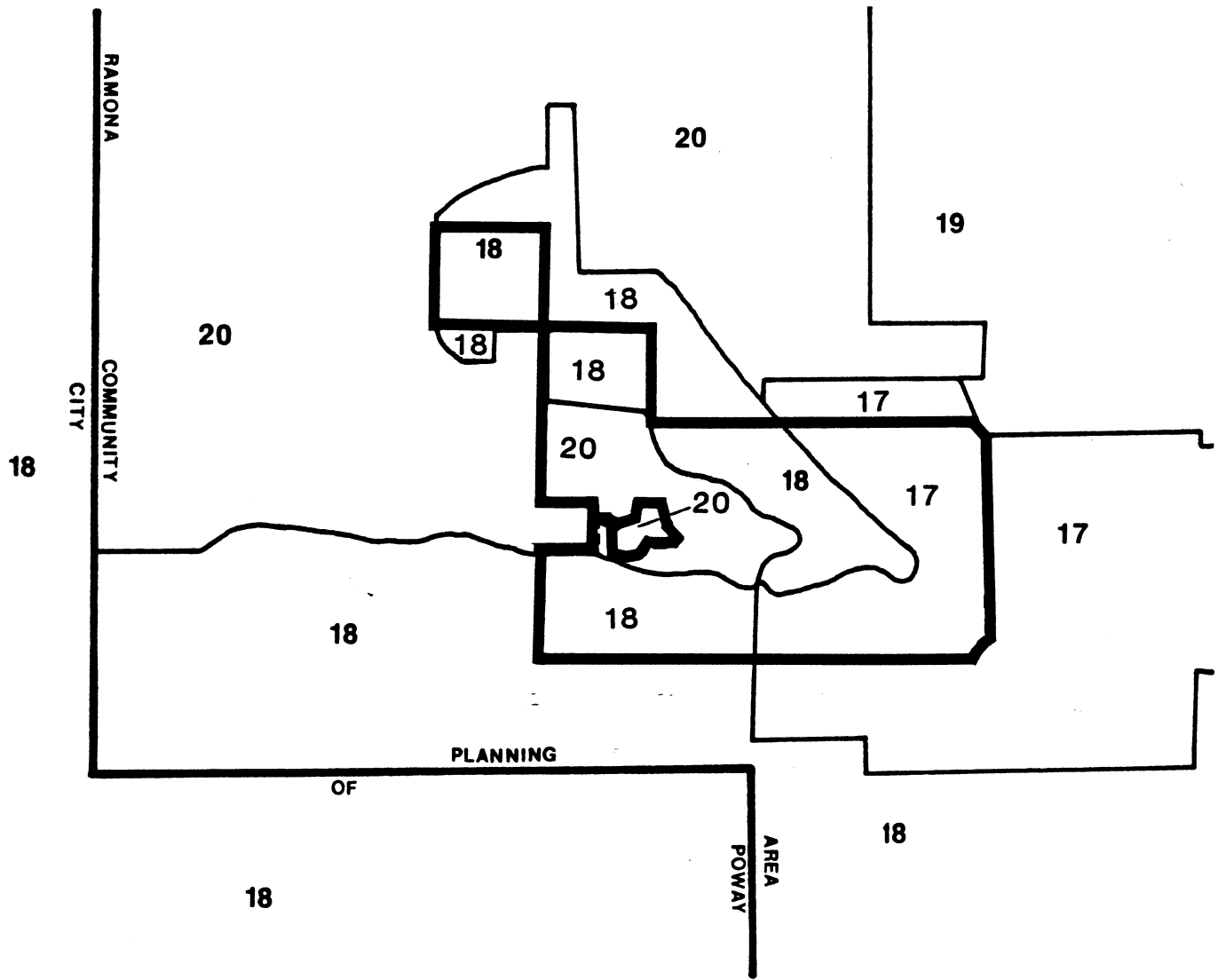
The project site also contains a locally-known structure referred to as the Strong House or the Castle. The structure is a large stone house with several outbuildings, including a conspicuous windmill (water pump). Agricultural assessor buildings some distance from the Castle are the only other structures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

C. Planning and Zoning

The regional category shown for the property on the Regional Land Use Element map is Estate Development Area. This category combines agricultural and low density residential uses.

The Ramona Community Plan land use designations are: (17) Estate Residential (1 du/2 and 4 ac), (18) Multiple Rural Use (1 du/2, 4, 8 ac), and (20) Agricultural Preserve (1 du/8 ac) as shown on Figure 3. The southwest portion of the site is included within a resource conservation area (RCA).

The entire site is zoned A-70, an agricultural zone. The minimum lots sizes range from two acres in the easterly portion, four acres in the central portion to eight acres in the western area. The property is also affected by an overlay zone; a Scenic Preservation Area corridor follows the route of State Highway 67 and extends 1,000 feet from the centerline of the highway on each side. Figure 4 illustrates the existing zoning on the property. The project area is surrounded by A-70 zoning.

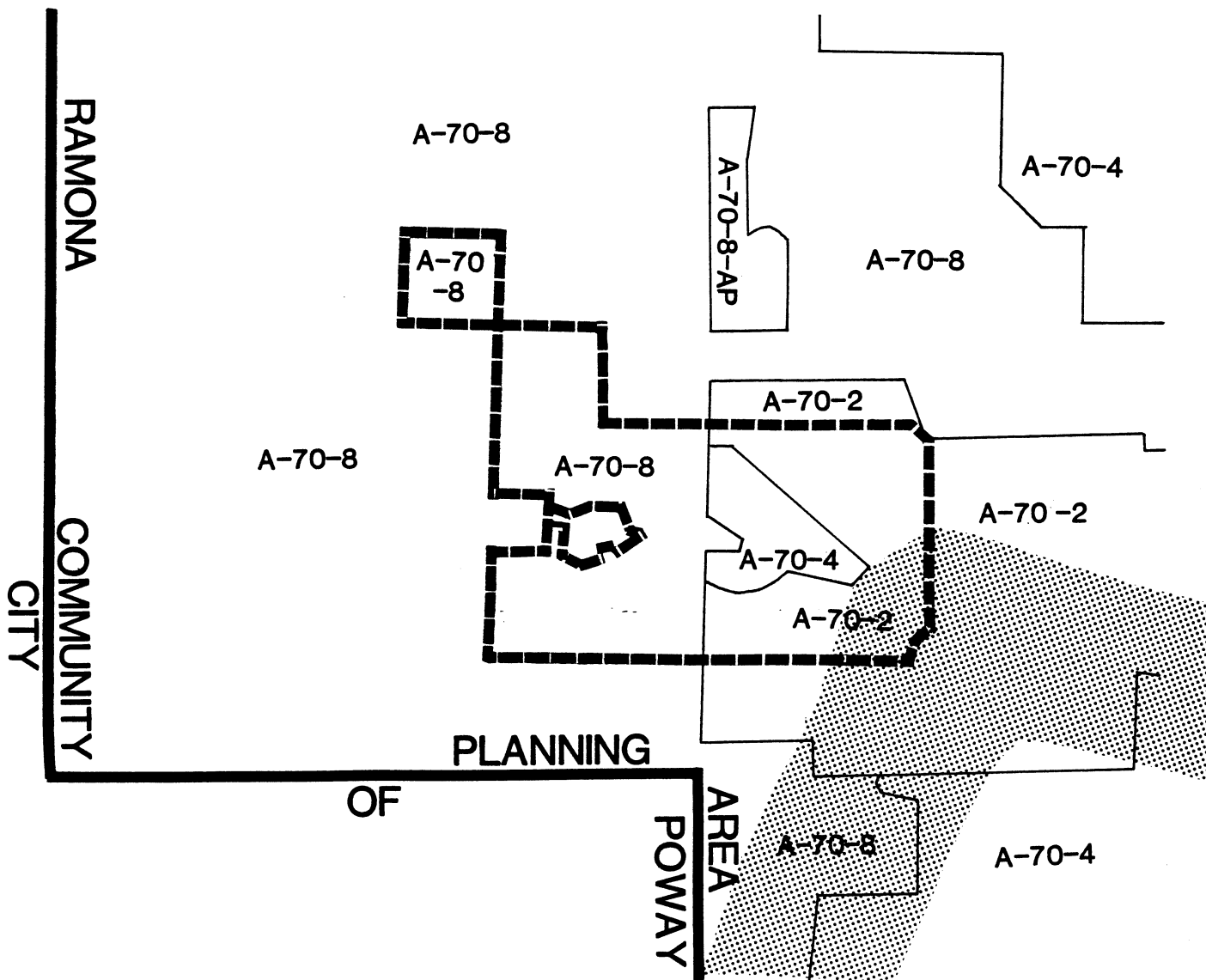


- 17 ESTATE 1 du/2&4 ac
- 18 MULTIPLE RURAL 1 du/4, 8, 20&40 ac
- 19 INTENSIVE AGRICULTURE 1 du/2, 4&8 ac
- 20 AGRICULTURAL PRESERVE 1 du/8 ac
- Site

Land Use Designations in Project Vicinity



figure 3
**MOONEY
 LETTIERI**
 AND ASSOCIATES



- A-70-2 Limited Agriculture, min. 2 ac lots
- A-70-4 Limited Agriculture, min 4 ac lots
- A-70-8 Limited Agriculture, min 8 ac lots
- A-70-8-AP same

 Scenic Resource Overlay

Current Zoning



figure 4

**MOONEY
LETTIERI**
AND ASSOCIATES

Description of the Project

III. DESCRIPTION OF PROJECT

A. Proposed General Plan Amendment

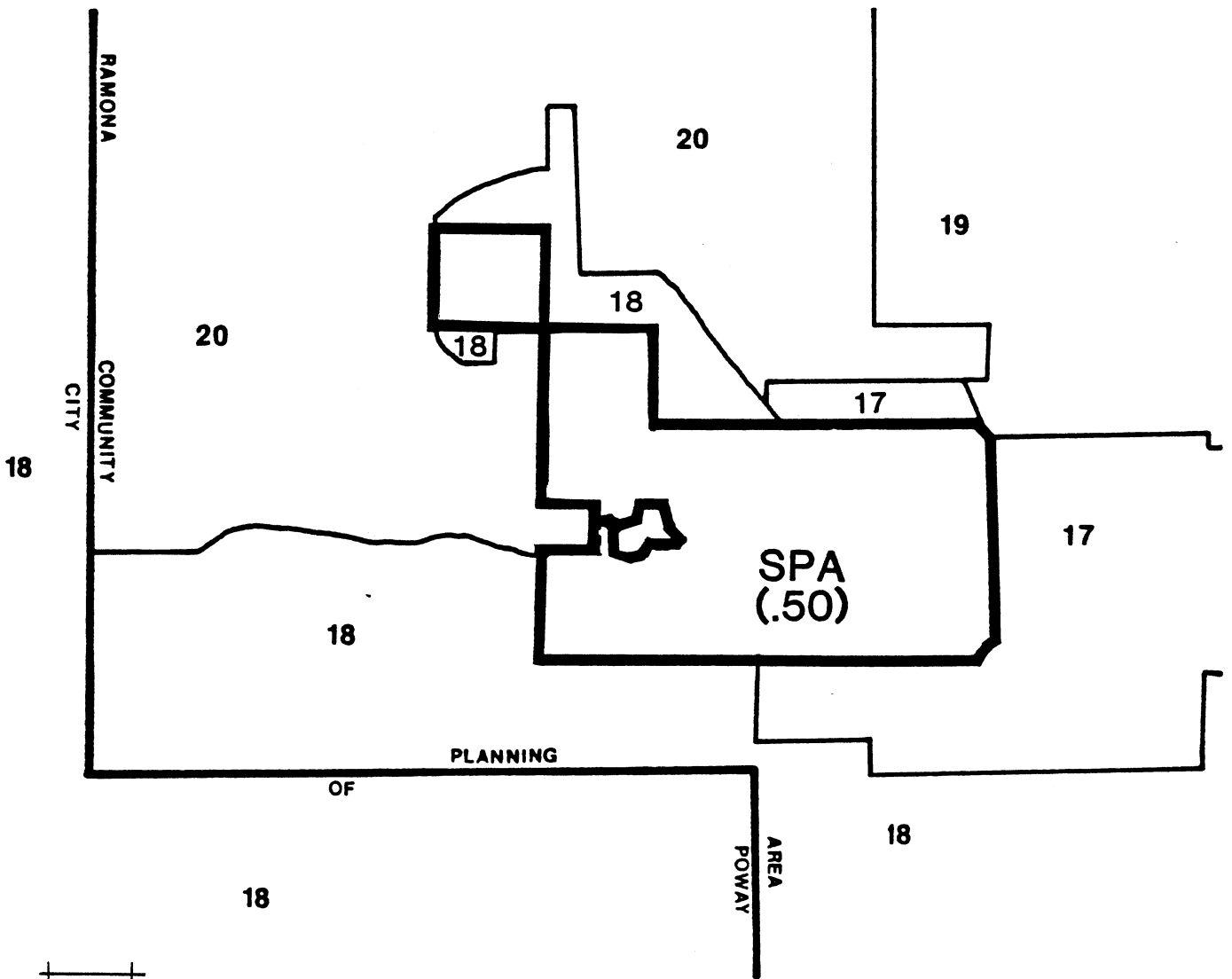
The Castle H Ranch Specific Plan proposes a multi-use concept integrating a destination recreational resort and residential community. An amendment to the Ramona Community Plan is necessary to implement the project as proposed. The requested GPA designation is (21) Specific Planning Area with a density designator of .50 dwelling units per acre, as shown on Figure 5. The Specific Planning Area designation is used where a specific plan must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The potential land use yield under the Specific Planning Area (SPA .50) designation is 189 dwelling units. This report discusses the proposed General Plan Amendment, the Specific Plan, Major Use Permits, and the Zone Reclassification.

B. Project Concept/Objectives

The concept of the Castle H Ranch is to create a destination resort and residential community. The development concept will emphasize recreational activities with preservation of the existing significant historic site. The project will offer guests and residents an opportunity to experience a country-type setting.

The planning and design of the project was based on preserving the unique environmental and historical features of the site. The results of the slope analysis, biological, archaeological and historical surveys, and groundwater studies provided the basis for the project design. From this information the most appropriate areas for homesites, recreational facilities and resort uses were selected. The following guidelines were developed to help preserve local resources and maintain environmental quality.

1. Create a community with a sense of identity and uniqueness by integrating residential and recreational uses with a destination resort.
2. Minimize disturbance of environmentally sensitive areas by preserving rare and endangered plants (including oak groves and riparian area), significant wildlife habitats and corridors, and major archaeological sites within open space easements.
3. Cluster homesites and design roads to minimize visual impacts.
4. Design a project which minimizes encroachment on slopes of Woodson Mountain, a unique regional landmark.



- SPA SPECIFIC PLANNING AREA .50 du/ac
- 17 ESTATE 1 du/2&4 ac
- 18 MULTIPLE RURAL 1 du/4, 8, 20&40 ac
- 19 INTENSIVE AGRICULTURE 1 du/2, 4&8 ac
- 20 AGRICULTURAL PRESERVE 1 du/8 ac
- Site

Proposed Land Use Designation

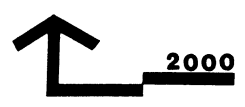


figure 5
**MOONEY
 LETTIERI**
 AND ASSOCIATES

5. Site and design structures to maximize solar opportunities and to minimize visual impact from off-site roads and homes.
6. Minimize the visual impact to adjacent communities by providing a street lighting system designed to minimize light pollution while providing for an acceptable level of safety.
7. Minimize visual impacts to scenic highways by sensitive siting and adequate landscape screening.
8. Utilize approximately 75,000 gallons of reclaimed water for irrigation of the golf course to lessen this area's dependence on imported water and protect local groundwater.

C. Summary of Uses

The Specific Plan (Figure 6) incorporates the entire 379 acres and depicts the locations of the various uses. Table 1 presents the land use summary for the project at the end of this section. The following is a detailed description of each of the land uses.

Residential

The residential element of the project comprises approximately 86.5 acres and will provide for 189 Estate Lots. The overall project density is .50 dwellings per acre. Lots will be a minimum of 10,000 square feet to three-quarters of an acre. The majority of lots have a view of the golf course or open space areas. Certain lots will be designated "equestrian lots" and will allow horses. It is the intent that all uses typically allowed by the R-S-3 use regulations and associated development regulations, including accessory buildings shall be allowed within the residential designation. A variety of housing types will be available including developed lots for custom home sites and production-built housing.




Country Inn/Clubhouse

The focal point of the resort is the existing historic structure known to residents as "the Castle" (see photo on Figure 7). This 12,000 square foot stone house was constructed by Mrs. Irene Amy Strong in 1921, a well travelled and successful dressmaker from San Diego. The architectural style of the home is reminiscent of the craftsmen movement which embraced individuality, experimentation and freedom as the essence of this aesthetic attitude toward life and objects. In 1976 the site was nominated to the National Register of Historic Places.

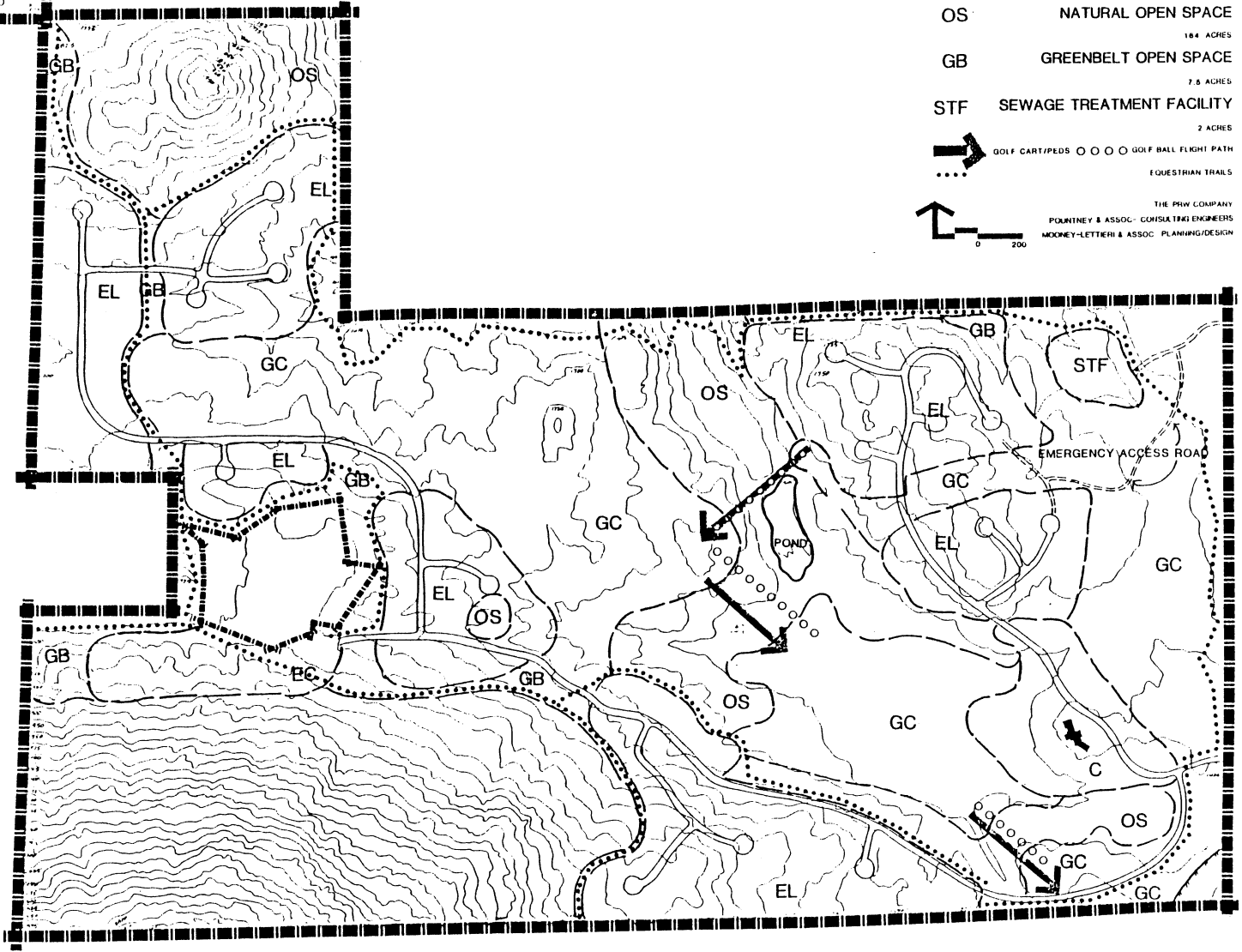
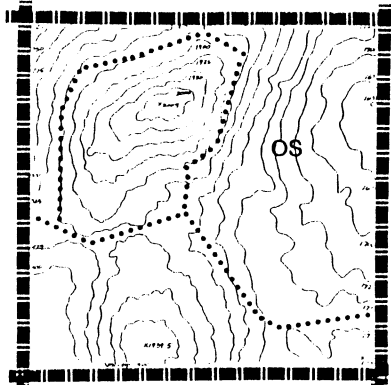
The area designated country inn/clubhouse comprises approximately nine acres which surround the Castle structure. The Castle itself will be renovated and remodeled as necessary

CASTLE H RANCH SPECIFIC PLAN figure 6

LAND USE PLAN

- EL ESTATE LOTS
37.4 ACRES
 - C COUNTRY INN/ CLUBHOUSE
188 UNITS 88.5 ACRES
9 ACRES
 - GC GOLF COURSE
103.5 ACRES
 - EC EQUESTRIAN CENTER
6.5 ACRES
 - OS NATURAL OPEN SPACE
184 ACRES
 - GB GREENBELT OPEN SPACE
7.8 ACRES
 - STF SEWAGE TREATMENT FACILITY
2 ACRES
-  GOLF CART/PEDES
 GOLF BALL FLIGHT PATH
 EQUESTRIAN TRAILS

 THE PRIN COMPANY
 POUNTNEY & ASSOC. CONSULTING ENGINEERS
 MOONEY-LETTERI & ASSOC. PLANNING/DESIGN



for use as a clubhouse. It is the intent that all uses typically allowed by the C-42 use regulations and associated development regulations shall be allowed within Country Inn/Clubhouse designation. The uses allowed by the C-42 zone include: essential services, parking services, convenience sales and personal services, eating and drinking establishments, participant sports and recreation (all types), transient habitation specialty retail sales, and various agricultural uses. Proposed uses currently include a restaurant, lounge, club house, meeting/banquet rooms and administrative offices. A swimming pool, tennis courts and parking for the restaurant, inn, and golf course will also be located within the country inn/clubhouse designation. The clubhouse will be constructed with the golf course in the first phase and will be leased to an operator. A country inn is also located within this designation. The inn will be comprised of 100 guest units located near the Castle, which will be designed to reflect the architecture and spirit of the Castle. Inn guests will have use of all the project recreational facilities. At this time it is anticipated that the inn units would not be developed until the later phases of the project. The inn facility will most likely be leased to an operator.

Open Space

The open space category comprises a total 275 acres which is 72 percent of the project site. Three types of open space are represented within this designation and are described below.

Natural Open Space

The project will preserve 164 acres of natural open space, which comprises approximately 43 percent of the site. The majority of this acreage will be retained in its natural state. An open space easement will be dedicated to the County over this area and will be maintained by the homeowners association. These areas have been designed specifically to protect and conserve the significant natural resources found to exist here. The resources include sensitive plants and wildlife habitat, steep slopes and archaeological sites. Connected open space areas have been designed to provide a continuous native habitat. Access to the 40-acre open space parcel in the northwest for maintenance or fire access purposes would be by private off-site easement.

The purpose of the natural open space is to protect and conserve the significant natural resources within the open space. However, certain passive uses are allowed as depicted on the specific plan map (Figure 6) and as described here. There are three locations within the open space where golf cart/pedestrian paths and golf ball flight paths will be allowed to cross open space areas. The pond which is



The Strong Castle

figure 7

**MOONEY
LETTIERI**
AND ASSOCIATES

located within the riparian habitat is currently partially silted in and will be dredged and restored to its natural state. Equestrian trails will also be permitted within the natural open space.

Greenbelt Open Space

The term greenbelt open space is used here to describe a system of natural corridors which connect the various open space areas. The purpose of the 7.5-acre greenbelt is to help provide a continuous open space system and an area for equestrian/pedestrian trails. Some types of landscaping may be allowed but permanent structures would be prohibited. Greenbelt open space areas will be part of residential lots and will remain in private ownership.

Golf Course

The golf course covers 103.5 acres or 27 percent of the project site. The course is proposed to be semi-private; memberships to the golf course/country club will be sold and the course will be open to the public on certain days of the week. It is anticipated that the golf course would be owned by the developer and leased to an operator. The 6,300 yard course is an 18-hole USGA regulation, par 72 "links" type course. The links course is designed to blend all the natural features of the site, thereby enhancing the aesthetics of the course and adding to the appeal of the surrounding development. Since much of the course is left in its natural state, water consumption is significantly reduced. A typical hole would have an irrigated tee area, 100 yards of natural area, fairway (partially irrigated) and a 6,000 square foot irrigated green. Roughs will remain in their natural state.

The course is designed to preserve the significant biological and aesthetic resources on the site. As described under the Open Space description, where oak trees must be removed, they will be replaced on a two-to-one basis. Where oak groves exist near the irrigated elements of the golf course, their root systems will be protected from over irrigation by maintaining sand protection under and around the trees.

The course will be primarily irrigated by reclaimed water generated by the on-site reclamation facility. The reclaimed water will be pumped from the plant to one of the several lake features. A system of connected lakes will store the reclaimed water to be used for irrigation when necessary.

Equestrian Center

A six and one half-acre equestrian center located near the Water District's reservoir may include any facilities typically associated with equestrian centers such as: stables, corrals, barn, tack room, storage areas, meeting room and administrative offices. Parking for horse trailers and recreational vehicles will be provided. It is anticipated the equestrian center be private, for use by residents and guests. Residents could board horses there and guests of the country inn could rent horses. Horse riding lessons might also be a part of the equestrian program. A system of horse riding and hiking trails will meander through the site and be integrated with the open space areas, golf course, residential development and equestrian center. The equestrian center will be leased to an operator or maintained by the homeowners association. A site plan review of the equestrian center is provided.

Wastewater Reclamation Facility

The on-site wastewater reclamation facility will be located in the northeast portion of the site on approximately two acres. The facility will recycle approximately 75,000 gallons of water per day at total build out. The reclaimed water will be pumped to a series of lakes on the golf course and utilized for irrigating the tees, greens and fairways. The project generated sewage will undergo a treatment process that will treat wastewater to a level that will meet necessary requirements and will not impact groundwater resources. The major components of the plant include: an operations building, pump station, treatment facilities, sludge drying beds and evaporation pond. The facility will be surrounded by 100 feet of dense landscaping to avoid visual impacts and provide a buffer between adjacent property to the north.

The design and operation of the treatment plant will need to meet the standards set by the operating agency, County Health Department and Regional Water Quality Control Board. A report of waste discharge must be filed with the Regional Water Quality Control Board. Waste discharge requirements adopted by the Regional Board will be designed to prevent such public health, water pollution and nuisance problems such as: adverse effects on water quality, odors from the discharge effluent, and danger of infectious diseases. To assure against such problems waste discharge requirements adopted by the Regional Board will specify levels of water quality which must be maintained in the plant effluent. Waste discharge requirements may also contain prohibitions and conditions stipulating the manner in which the discharge or wastewater reclamation activity is to be carried out.

Table 1
Summary of Land Uses

	<u>Acres</u>	<u>% of Total Acres</u>
Estate Lots (189 du)	86.5	23.0%
Country Inn/ Clubhouse	9.0	2.4%
Equestrian Center	6.5	1.7%
Open Space		
Natural Open Space	164.0	43.2%
Greenbelt	7.5	2.0%
Golf Course	<u>103.5</u>	27.2%
	275.0	
Wastewater Treatment	<u>2.0</u>	<u>.5%</u>
TOTAL	379.0	100.0%

D. Zone Reclassification

A zone reclassification is necessary for the orderly implementation of the specific plan. Use regulations and appropriate development designators will be applied to the various uses as previously described. Provided below is a discussion of the proposed use regulations. A summary of the proposed zoning is presented in Table 2.

Estate Lots Zone: R-S-3

The R-S zone applies to single-family residential neighborhoods. Three dwelling units per acre would be permitted within the Estate Lots designation. However, the overall project density would not exceed .50 dwellings per acre or 189 dwellings.

Country Inn/Clubhouse Zone: C-42

The C-42 zone permits a broad range of recreational and visitor-serving uses intended to create areas devoted to the provision of recreational and tourist serving uses. These uses include: essential services, parking services, convenience sales and personal services, eating and drinking establishments, participant sports and recreation (all types), transient habitation specialty retail sales, and various agricultural uses.

Open Space Zone: S-80

The S-80 open space use regulations are intended to provide for appropriate controls for land generally unsuitable for intensive development. These areas will be dedicated to the County of San Diego by an open space easement.

Green Space Zone: S-80

The private green space areas will be zoned S-80. Green space areas will be part of residential lots and will be primarily for equestrian and pedestrian trails.

Golf Course Zone: S-80

The S-80 Open Space zone is applied to the golf course. Residential dwellings are prohibited in this zone. Non-residential structures such as restrooms, equipment sheds and other golf course facilities would be permitted. A major use permit is required for development of the golf course. The major use permit must include any areas of the Country inn/Clubhouse designation which are part of the golf course, such as the clubhouse, staging areas, etc.

Equestrian Center Zone: S-88

The S-88 (Specific Planning Area) zone is applied to the equestrian center.

Wastewater Treatment Facility Zone: S-88

The wastewater treatment facility is allowed only by major use permit. The S-88 Specific Planning Area zone is applied for the wastewater treatment facility.

table 2 Proposed Zoning		ESTATE LOTS (P)	COUNTRY INN CLUBHOUSE	GOLF COURSE	NATURAL OPEN SPACE	GREEN BELT OPEN SPACE	EQUESTRIAN CENTER	TREATMENT PLANT
USE REGULATIONS		R-S-3	C-42	S-80	S-80	S-80	S-88	S-88
NEIGHBORHOOD REGS.		O	—	—	—	O	O	—
DEVELOPMENT REGULATIONS	Density	3	—	—	—	—	—	—
	Lot Size	10,000	—	—	—	—	—	—
	Building Type	C	W	A	A	A	W	A
	Max. Floor Area	—	—	—	—	—	—	—
	Floor Area Ratio	—	—	—	—	—	—	—
	Height	G	G	G	G	G	G	G
	Coverage	—	—	—	—	—	—	—
	Setback	H	O	H	H	H	C	A
Open Space	—	—	—	—	—	—	—	
SPECIAL AREA REGS.		—	D, Por. S	Por. S	Por. S	—	D	—

Plan Issues

IV. PLAN ISSUES

A. Ramona Community Plan

The Ramona Community Plan, adopted October 5, 1978, implements the goals and policies of the Regional Land Use Element and sets forth goals, objectives and policies intended to guide development decisions within the community. The Plan is divided into four sections: Community Development, Transportation, Environmental Resources, and Public Facilities and Services. The community goals and the conformance of the proposed project to these goals are described below.

COMMUNITY DEVELOPMENT

Housing

Housing Objective

Provide for a variety of housing types in all economic ranges while maintaining and promoting a rural residential atmosphere.

Project Conformance

This project will include 189 residential units. The developer proposes to offer a variety of housing types including production type housing as well as lots for custom homes. The rural atmosphere will be maintained by the preservation of open space areas surrounding the residential lots.

Land Use

Land Use Goal

Establish and maintain the Ramona Community Planning Area as an economically and socially varied community, accommodate gradual and orderly development which maintains the existing rural nature and balance of land uses. Generate a community plan that gives property owners land use designations that are felt to be in harmony with the preservation of individual property rights.

Residential Objectives

- a. Encourage residential development on other than prime and good agriculture land.

Policy 2.1 Review the agricultural use and/or agricultural potential for land designated agricultural in this plan, prior to consideration of residential development proposals.

- b. Retain the rural atmosphere of this community by restricting lot sizes less than one acre to areas served by sanitation facilities.

Policy 3.1 Proposed lots less than one acre must be connected to a public sewer system prior to subdivision.

- c. Discourage housing development in areas where high noise levels cannot be mitigated, such as in proximity to airports or abutting major roads.

Policy 4.1 Single family residential development in areas where projected noise levels are greater than 55 db(A) will not be permitted without adequate mitigations.

Project Conformance

A portion of the project (72 acres) is designated Agriculture Preserve, and contains soils which might be considered good agricultural land. However, this area encompasses significant biological resources including a riparian habitat which should remain in open space. The majority of the property contains soils which are not considered good or prime agricultural land. The property has never been farmed and the agricultural potential for the property as a whole is not great.

An on-site wastewater reclamation system operated by the Ramona Municipal Water District or the County of San Diego will serve the site. All 189 residential lots and facilities will be connected to this system.

It has been determined that structures within 955 feet of the center of the nearest lane of SR 67 and 188 feet of Archie Moore Road could experience noise levels exceeding 60 dB. No residential dwelling units are located within these contours.

Commercial Objective

- a. Limit major business to one centralized district.
- b. Encourage existing and future commercial development to provide low-maintenance landscaping, off-street parking, and underground utilities.
- c. Encourage all commercial signs to be limited in size and lighting to harmonize with the surrounding environment.

Project Conformance

The country-inn is not considered a traditional commercial use and would not be appropriately located in downtown Ramona. A destination resort such as this is more suitable to an outlying area and should not be considered a "major business" in the same manner as commercial uses such as major retail, office or convenience commercial with respect to proximity to downtown. Ample off-street parking will be provided for the country inn/clubhouse and accessory uses in areas which will be screened from nearby roads and residential sites by terrain, native vegetation and landscaping. Where practical, landscaping will be irrigated by reclaimed water. Signs will be consistent with the rural country-inn theme. Plans, including signage, associated with remodeling or refurbishing of the castle structure will be reviewed by the State Office of Historic Preservation.

Agricultural Objectives

- a. Encourage the preservation of agricultural land uses in the Ramona planning area.

Policy 12.1 The County will promote and preserve viable agricultural land uses within the Ramona Planning Area.

- b. Encourage the establishment of agricultural preserves in the planning area.
- c. Support the use of reclaimed water.
- d. Encourage the protection of areas designated for agricultural activities from scattered and incompatible urban intrusions.

Project Conformance

Please refer to discussion of agricultural land uses on preceding page. Approximately 73 percent of the project will be retained in recreational and natural open space. Approximately 75,000 gallons per day of reclaimed water from the wastewater treatment facility will be used for on-site for irrigation of the golf course.

Community Design

Community Design Goal

Preserve and enhance the existing rural atmosphere of the Ramona community and encourage land uses, structural designs, and landscaping which are compatible with a country lifestyle.

Community Design Objectives

- a. Encourage Preservation of the existing mature trees in the planning area.

Policy 1.1 Mature trees should be conserved wherever possible in all public and private development projects.

- b. Encourage continued planting of roadside trees as development moves out from the town center.

Policy 2.1 Site design should include appropriate street tree planting as an element of landscaping requirements.

- c. Encourage flexibility in discriminate use of street improvements to minimize their adverse effect on the rural atmosphere.

Policy 3.1 Drainage and sidewalk design shall be appropriate to a rural community, recognizing existing road edge patterns and accommodating existing street landscaping.

- d. Discourage the use of excessively large signs and advertisements along major roads.

Policy 4.1 Billboards and on- and off-site advertising signs should be limited in size, lighting, and design to be in harmony with the community.

- e. Encourage lot sizes that will permit residents to keep leisure and market animals on their property.

- f. Protect historic structures and encourage new development that is compatible with the older buildings.

Policy 6.1 The County will consider the impact of proposed development on adjacent historic structures and propose mitigations where necessary.

- g. Encourage the low maintenance landscaping and screening of parking lots, utility yards, and storage areas in the planning area.

Policy 7.1 Low maintenance landscaping should be required for commercial and industrial development including parking and storage areas.

- h. Encourage site design that minimizes the destruction of existing trees, both native and non-native.

Project Conformance

The principal goal of the community design section is to preserve and enhance the existing rural atmosphere of the Ramona community. A number of features are incorporated into the plan to achieve this goal. Primarily, this will be accomplished by preservation of large areas of open space (approximately 43 percent of the site). Within this open space, stands of oak trees and other sensitive biological species will be maintained in their natural state. An additional 104 acres will be utilized for a golf course which will also maintain many natural areas. Trees will be planted along Highway 67 and Archie Moore Road to reduce visual impacts. Internal street improvements will be designed to private road standards which allow drainage and street improvements which are of a lower standard than urban level public requirements. The country inn/clubhouse and assessor's uses such as parking lots will use existing native vegetation where possible and will otherwise be well screened by new landscaped areas. The historic Castle structure will be preserved and utilized as part of the inn. The design of the inn cottage units as well as any necessary signage will be compatible with the architecture and spirit of the Castle.

Transportation

Transportation Goal

Develop a safe, coordinated transportation system which will provide efficient circulation within the community will complement present and future land uses, and will provide convenient public and private transportation between Ramona and other communities of San Diego County.

Transportation Objectives

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

Policy 1.1 the Department of Transportation will require irrevocable offers of dedication and roadway improvements on all roads identified on the Ramona Streets and Highways Map.

- b. Develop a transportation plan that is compatible with the rural character of the planning area.

Policy 2.2 Where practical, landscaping will be provided along the right-of-way of major roads.

- c. Encourage a road design which follows natural contours and thereby minimizes cut and fill slopes and protects the natural beauty of the planning area.

Policy 4.1 Require maximum consideration of environmental and aesthetic values in the design of local roads.

- d. Develop a road system which routes externally generated traffic through the planning area with a minimum of disruption to the community.
- e. Encourage a community system of bicycle routes and facilities that will connect residential areas to schools, recreational, and commercial facilities and will complement the countywide bicycle route system.
- f. Encourage a system of walkways that will provide safe pedestrian and equestrian circulation in the planning area.

Policy 8.1 Roads not requiring paved sidewalks should be improved with a cleared and graded walkway within the unpaved right-of-way.

- g. Support the naming and posting of all public and private roads.

Project Conformance

The proposed road improvements for the project achieve the objectives of the Ramona Community Plan in several ways. Highway 67 and Archie Moore Road will be improved to public standards as required by the County Department of Public Works. Highway 67 supports a State designated and County adopted bicycle route. The project will comply with improvement requirements associated with the bicycle lane. Existing trees along Archie Moore Road and Highway 67 will be maintained where possible and additional landscaping will be provided. The internal roads are designed to follow the natural contours of the land. Residential uses will be separated from the more public uses by security gates. An equestrian/ pedestrian trail is proposed.

Scenic Highway

Scenic Highway Goal

Encourage a scenic highway system which will provide attractive and scenic travel routes through the Ramona Planning Area.

Scenic Highway Objectives

- a. Promote the early designation of scenic highway corridors in the planning area so as to preserve the scenic quality of their routes.

Policy 1.1 Corridors of the Scenic Highways identified on the Ramona Community Plan Scenic Highways Map will be protected from incompatible land uses.

- b. Encourage an emphasis on highway beautification through strict control of roadside signs and low maintenance highway landscaping.

Project Conformance

Highway 67 is a third priority scenic highway. All structures lying within 1,000 feet of Highway 67 will be subject to site plan review. As such, all landscaping and signage will be reviewed during this discretionary process.

Noise

Noise Goal

Provide adequate control of noise sources in the planning area to maintain an environment free of excessive and damaging noise to all residents.

Noise Objectives

- a. Encourage land use and circulation patterns which will minimize noise in residential neighborhoods.
- b. Discourage residential development within projected CNEL contours of 55 dB(A) near main roads, airports, or other noise sources.
- c. Encourage adequate buffering of noise sources.

Policy 3.1 New development proposed within the projected noise contours exceeding CNEL 55 dB(A) will require buffering or other mitigation devices to return the ambient noise level to CNEL 55 dB(A).

Project Compatibility

The major source of noise in the project area is Highway 67. Archie Moore Road may become a potential noise source when it is developed to circulation element standards and is experiencing capacity-level average daily trips. Noise mitigation measures will be applied for structures which

will be significantly impacted by noise, (i.e. structures within 955 feet of center of nearest lane of Highway 67 and 188 feet of Archie Moore Road). Residential dwellings are not located within these contours.

ENVIRONMENTAL RESOURCES

Conservation

Conservation Goal

Encourage the conservation, preservation, and wise utilization of resources in the Ramona planning area.

Policy 0.2 The County will seek to conserve those valuable resources in the Ramona area designated on the Resource Conservation Area Map.

Conservation Objectives

- a. Encourage the preservation of viable wildlife habitats to insure maximum diversity of wildlife and native plants.

Policy 2.1 Conserve functional wildlife and plant habitats particularly those supporting rare or endangered species. These areas have been mapped as RCA's on the Ramona Resource Conservation Map.

- b. Encourage the conservation of riparian vegetation and woodland areas and significant wildlife habitat.
- c. Encourage the preservation of unique rare and endangered plants and animals.
- d. discourage massive grading and encourage the preservation of native vegetation.
- e. Encourage the protection of significant archaeological sites from disturbance prior to their excavation.

Policy 10.1 Archaeological sites of significance will be protected until they can be properly studied and salvaged by qualified archaeologists.

- f. Encourage the preservation of significant archaeological and historical sites by public or private purchase.

Policy 11.2 The County will encourage other public agencies and private property owners to preserve archaeological and historical sites and make them available to the public selectively for educational purposes.

- g. Encourage landmark designation by the cultural heritage commission of historic buildings and routes in the planning area and encourage public and private agencies or individuals to consider reuse of historic structures.

Policy 16.1 The County will promote the conservation of historic places in the Ramona area.

- h. Encourage alternative methods of making historic structures safe for occupancy when they fail to meet standard codes.

Project Compatibility

Open space easements will be the primary means by which wildlife and native plants will be preserved. The proposed design has been planned to protect the riparian habitat around the small pond and to preserve the oak woodlands. Resources identified in the Mt. Woodson RCA will also be preserved in open space. Approximately 65 acres of the entire Mt. Woodson RCA are preserved on this site.

A complete archaeological investigation was conducted on the site. Significant sites will be either preserved within open space areas or mitigated by a salvage program. The castle will be refurbished and incorporated into use as a country-inn. The structure has been nominated to the National Register of Historic Places and the developer proposes to have remodeling/refurbishing plans reviewed by the State Office of Historic Preservation.

Recreation

Recreation Objective

Encourage the development of a system of community riding and hiking trails which will link recreational areas, and integrate this system with existing and proposed regional trails in San Diego County.

Project Compatibility

The project proposes an equestrian center and trail system which will meander through the open space, golf course and residential areas. The trail system will extend to the property boundaries and could connect to a regional system in the future.

Public Facilities and Services

Public Facilities and Services Goal

Encourage public facilities in the planning area in a manner that would encourage compact development, minimize costs to the taxpayer and discourage premature urbanization of agricultural lands.

Public Facilities and Services Objectives

- a. Encourage the verification of adequate classroom facilities by the school district prior to approval of all new large residential development proposals.
- b. Discourage the installation of street lighting except in areas where lighting is needed for safety.
- c. Encourage the provision of adequate fire protection for the entire planning area.

Project Compatibility

The project proponent has contacted both the Ramona and Poway school districts regarding this project. The resulting correspondence is found in the appendices of this report. The developer will pay required mitigation fees.

Public Safety

Public Safety Goal

- a. Provide for an adequate level of police service.
- b. Support and encourage the expansion of ambulance and emergency medical service as required.

Project Compatibility

The San Diego County Sheriff's Department is responsible for police protection within the project vicinity. The California Highway Patrol can provide additional back-up coverage. Fire service will be provided by the Ramona Municipal Water District. A contribution will be made to assist in constructing a new fire station.

B. County of San Diego

After thorough review of the General Plan Elements as they relate to the proposed project, it was determined that four additional elements should be analyzed for conformance. The following is an analysis of project conformance to those four elements which include the Regional Land Use Element, Open Space, Conservation, and Circulation Elements. All other elements were considered not significant to the project or were sufficiently addressed in the Community Plans. Only those objectives which were not covered in detail under the Ramona Community Plan are discussed below.

REGIONAL LAND USE ELEMENT

The County Regional Land Use Element implements the goals and objectives of the Regional Growth Management Plan and is the primary policy base for guiding the physical development of the unincorporated area of San Diego County. The overall goals of the Regional Land Use Element which apply to this project are as follows:

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.
2. Growth be phased with facilities.
3. Growth be managed in order to provide for affordable housing and balanced communities throughout the unincorporated area.

Project Conformance

Goal #1 of the Regional Land Use Element is partially implemented by the Regional Land Use Categories. The Castle H Ranch property is designated Estate Development Area which combines agricultural and low density residential uses for parcels 2 to 20 acres in size. This project does not propose any changes to the regional land use category. The community plan designation, Specific Planning Area (.50) is consistent with the densities allowed by the Estate Development Area. The project proposes a country inn/clubhouse, golf course and equestrian trails which will carry out a rural theme. The residential development will be developed to rural improvement standards. Open space easements which incorporate significant environmental features will help to further retain the rural setting.

The Castle H Ranch Specific Plan will comply with the service requirements of all public agencies including payment of development impact fees. Public sewer will be provided concurrent with need and to the satisfaction of the operating public agency.

A variety of housing types will be provided including lots for individual custom homes, and production-type housing which will create a diversity in choice for the potential buyer.

OPEN SPACE ELEMENT

The goal of the open space element is to: promote the health and safety of San Diego County residents and visitors by regulating development of lands, conserving scarce natural resources and lands needed for vital processes, conserve open spaces needed for recreation, and preserve open space uses that distinguish separate communities. This goal is further defined

by objectives in the six sections of the Open Space Element. The sections which apply to the Castle H Ranch are: Water Bodies, Agricultural Preserves and Open Space Easements and Open Space Designation of Private Lands.

Water Bodies

Objective 1

Control development to assure a minimal adverse polluting effect on reservoirs, lakes, rivers, streams, and ground water supplies.

Objective 2

Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood and drought, and to protect air and water quality.

Project Conformance

The Castle H Ranch Specific Plan preserves the local stream, pond and related riparian habitat within open space easements. The use of an on-site wastewater reclamation facility precludes the need for subsurface sewage disposal thereby preserving current groundwater quality. Retention of the native vegetation on the steepest slopes will significantly reduce erosion potential.

Agricultural Preserves and Open Space Easements

Objective 1

Encourage the conservation of vegetation and trees needed to prevent erosion, siltation, flood, and drought.

Objective 2

Encourage the conservation of habitats of rare or unique plants and wildlife.

Objective 3

Encourage the use of minor natural watercourses as local open spaces.

Objective 4

Encourage the preservation of significant natural features of the County, including the beaches, lagoons, shoreline, canyons, bluffs, mountain peaks, and major rock outcroppings.

Objective 5

Encourage the use of open spaces as a separation of conflicting land uses whenever possible.

Project Conformance

The Castle H Ranch Specific Plan proposes preservation of the significant environmental features of the site. Proposed natural open space easements (43 percent of the site), include the small pond and watercourse with associated riparian habitat, areas of biological significance including rare plants, wildlife and oak woodlands and steep slopes which are highly visible and include rock outcroppings. Preservation of the slopes of Mt. Woodsen will help maintain this feature as a significant regional landmark and provide some separation between this project and surrounding communities.

Open Space Design of Private Lands

Many of the objectives of the Open Space Design and Private Lands have been addressed under other sections of this element. Those objective which have not been previously addressed follow below:

Objective 1

Control development on steep slopes to minimize slide danger, erosion, silting and fire hazard.

Objective 2

Encourage recreational planning as part of all major residential development.

Objective 3

Encourage the acquisition of historic sites (including unique archaeological sites) and their immediate environs by public agencies or private organizations interested in our historical and cultural heritage.

Objective 4

Encourage sound environmental planning practices in all developments.

Objective 5

Encourage an intermingling of open space as an integral part of all major residential development so as to preserve an atmosphere of openness at the neighborhood scale.

Objective 6

Encourage development that is designed so as to include riding, hiking and bicycle trails.

Project Conformance

Open space easements will preserve all of the steep slopes on the project. Two major recreational features are proposed: a golf course and equestrian center with equestrian trails. Other recreational amenities include swimming pool

and tennis courts. The residential building sites will be situated around the golf course which will meander through the development. Horse riding and hiking trails will run through open space areas, residential development and portions of the golf course. Approximately 164 acres or 43 percent of the site will be retained in natural open space. An additional 104 acres will be utilized as a golf course. The historic Castle site which has been nominated to the National Register of Historic Places will be preserved and used as part of the country inn. Significant archaeological sites will be either preserved in open space or mitigated by an excavation and collection program.

CONSERVATION ELEMENT

Overall Goal

The purpose of the Conservation Element is to identify and describe the natural resources of San Diego and prepare policies and action programs to conserve these resources. Resource conservation areas have been delineated as overlays which call for special designation consideration. The Ramona Community Plan describes the Mt. Woodson RCA which contains significant visual resources and plant species. Conservation of the RCA is assured by open space easements. A complete discussion of the RCA and project conformance is found under the community plan section.

Water

Policy 1

Decisions regarding the location, size and timing of service extensions will be in conformance with adopted growth management policies.

Policy 2

Reduce local reliance on imported water.

Policy 3

Wastewater discharges shall not adversely affect the beneficial uses of receiving waters.

Policy 4

The County will encourage projects which will promote the reclamation and reuse of wastewater.

Project Conformance

Since potable water is already available on site and the project does not exceed the densities of the Regional Land

Use Element, it conforms to the growth management policies. The water distribution system will also meet all the conditions, standards and requirements of the Ramona Municipal Water District.

The proposed wastewater reclamation facility will recycle approximately 75,000 gallons of water per day. This water will be stored in a series of lake features and used on-site for irrigating the golf course. Projects such as this will incrementally reduce dependence on imported water. The reclaimed water will meet all the water quality requirements of the County of San Diego and the Regional Water Quality Control Board.

Vegetation and Wildlife Habitat

Policy 1

The County will act to conserve and enhance vegetation, wildlife, and fisheries resources.

Policy 2

The County will use the Environmental Impact Report process to identify, conserve and enhance unique vegetation and wildlife resources.

Project Conformance

Vegetation and wildlife will be protected through the granting of open space easements. The majority of these easements are concentrated in the Mt. Woodsen Resource Conservation Area, oak woodlands and riparian habitat. The significant environmental features were identified as a result of the biological surveys conducted for the Environmental Impact Report.

Minerals

Policy 1

The County will, to the extent practical, protect and preserve unique geological features.

Project Conformance

Woodson Mountain is considered a unique geologic feature. It forms the type locality of the Woodson Mountain Granodiorite formation. The proposed open space preserves approximately 65 acres of Mt. Woodson Slopes.

Cultural Sites

Policy 1

The County shall take those actions which will seek to conserve and protect significant cultural resources.

Policy 2

The County will use the Environmental Impact Report process to conserve cultural resources.

Policy 3

Encourage use of open space easements in the conservation of high-value cultural resources.

Project Conformance

Through the Environmental Impact Report process, significant cultural and historical resources were identified and analyzed. The Castle will be refurbished and utilized as the administrative center for the country inn, golf course and restaurant. The Castle is designated as a historic site in the Ramona Community Plan and has been nominated to the National Register of Historic Places. The owner proposes to have any remodeling or refurbishing plans for the Castle reviewed and approved by the State Office of Historic Preservation. Significant archaeological sites will be either retained in open space easements or mitigated by a collection and data recovery program.

CIRCULATION ELEMENT

The Circulation Element depicts corridors for public mobility and access of existing and anticipated population of San Diego County. It is the intent of the Circulation Element to preserve a corridor uninhabited by any structure for future right-of-way for each and every road shown on the Circulation Element.

Road Network

The Circulation Element designates State Highway 67 as a major road having a 102-foot right-of-way. Archie Moore Road is designated as a rural collector with a 60-foot right-of-way.

Bicycle Network

The general goal of this chapter is to provide for the safe and convenient use of bicycles throughout San Diego County for recreation and as a viable alternative to the automobile as a form of local transportation. A State designated, regional bicycle route is located along Highway 67.

Project Conformance

Access to the Castle H Ranch project is via Archie Moore Road from Highway 67. The project is consistent with the alignments of both Highway 67 and Archie Moore Road as depicted on

the Circulation Element. All dedication and improvement requirements will be implemented as determined by the County Department of Public Works.

Infrastructure

V. INFRASTRUCTURE

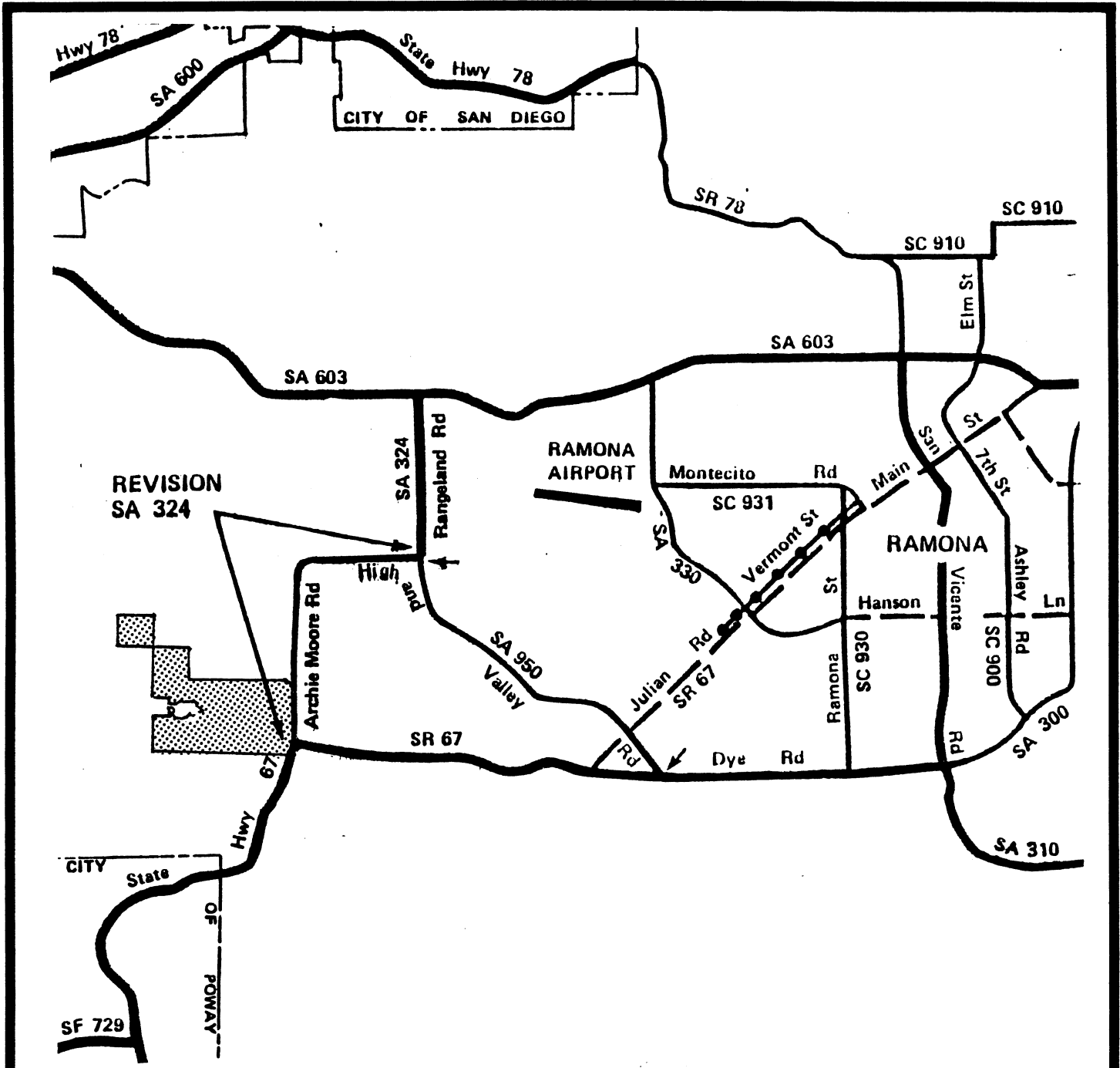
A. Transportation

The project site is located immediately northwest of State Highway 67 which borders the property for approximately 500 feet. Access to the property is from Archie Moore Road which forms the eastern boundary of the property. SR-67 and Archie Moore Road intersect at the southeast corner of the site. Archie Moore Road currently exists as an unimproved dirt road, 24 feet wide. SR-67 is a 32-foot improved two-lane road. The San Diego County Circulation Element designates SR-67 as a major road and Archie Moore as a rural collector.

CALTRANS currently has plans to modify SR-67 which includes widening lanes, shoulders and adding parkway strips. Construction is completed for these modifications on SR-67 from Lakeside to Poway. The second phase link, Poway to Ramona, is projected to be completed by May, 1987. Modifications to SR-67 in the project vicinity would result in straightening out the dangerous curve just southwest of Archie Moore Road, allowing for a safer turning movement from Archie Moore Road onto north SR-67. It is anticipated that some right-of-way may be acquired from this project to complete these improvements.






The Board of Supervisors amended the County Circulation Element in March, 1985 (GP85-01), to realign SA 324 and change its road classification from a Major Road to a Rural Collector. Improvement standards for Rural Collectors are typically 40 feet paved on 60 feet right-of-way. The new alignment for SA 324 utilizes the existing roads of Archie Moore Road and Highland Valley Road, depicted on Figure 8. The project proposes full width improvements to Archie Moore Road from Highway 67 to the project entrance. Half-width improvements for Archie Moore Road will continue beyond the entrance along the eastern boundary of the property.

The County assessed current traffic volumes on Archie Moore Road and indicated a 1984 figure of 430 Average Daily Trips (ADT). The County estimates that traffic volumes in the year 2005 could reach 7,000 to 10,000 ADT. CALTRANS estimates existing volumes for SR-67 in this area are 11,400 for 1984 with a future projection of 26,000 ADT by 2005. For the total trips which currently exist on Highway 67, approximately 65 percent travel eastbound. Of the 430 trips which exist on Archie Moore Road, 55 percent travel southbound and 45 percent northbound. The trips on Archie Moore Road are generated entirely from the residences which take access from the road. Figures 9 and 10 depict existing and future traffic projections.



SA324 Realignment GPA 85-01

LEGEND

-  MAJOR ROADS
-  COLLECTOR ROADS
-  RURAL COLLECTORS
-  LIGHT COLLECTORS
-  JURISDICTIONAL BOUNDARIES

Circulation Element Roads

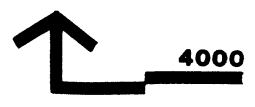
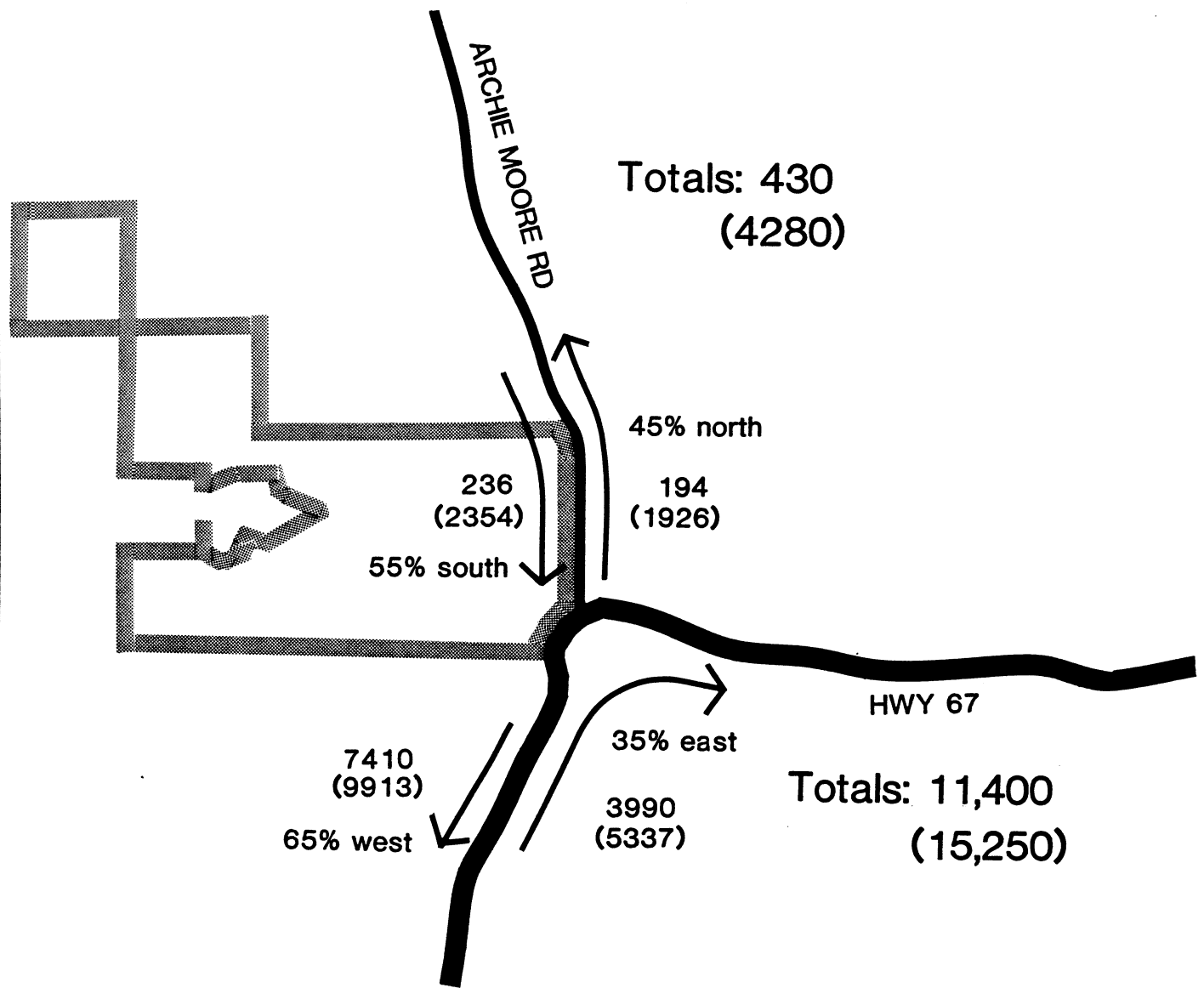


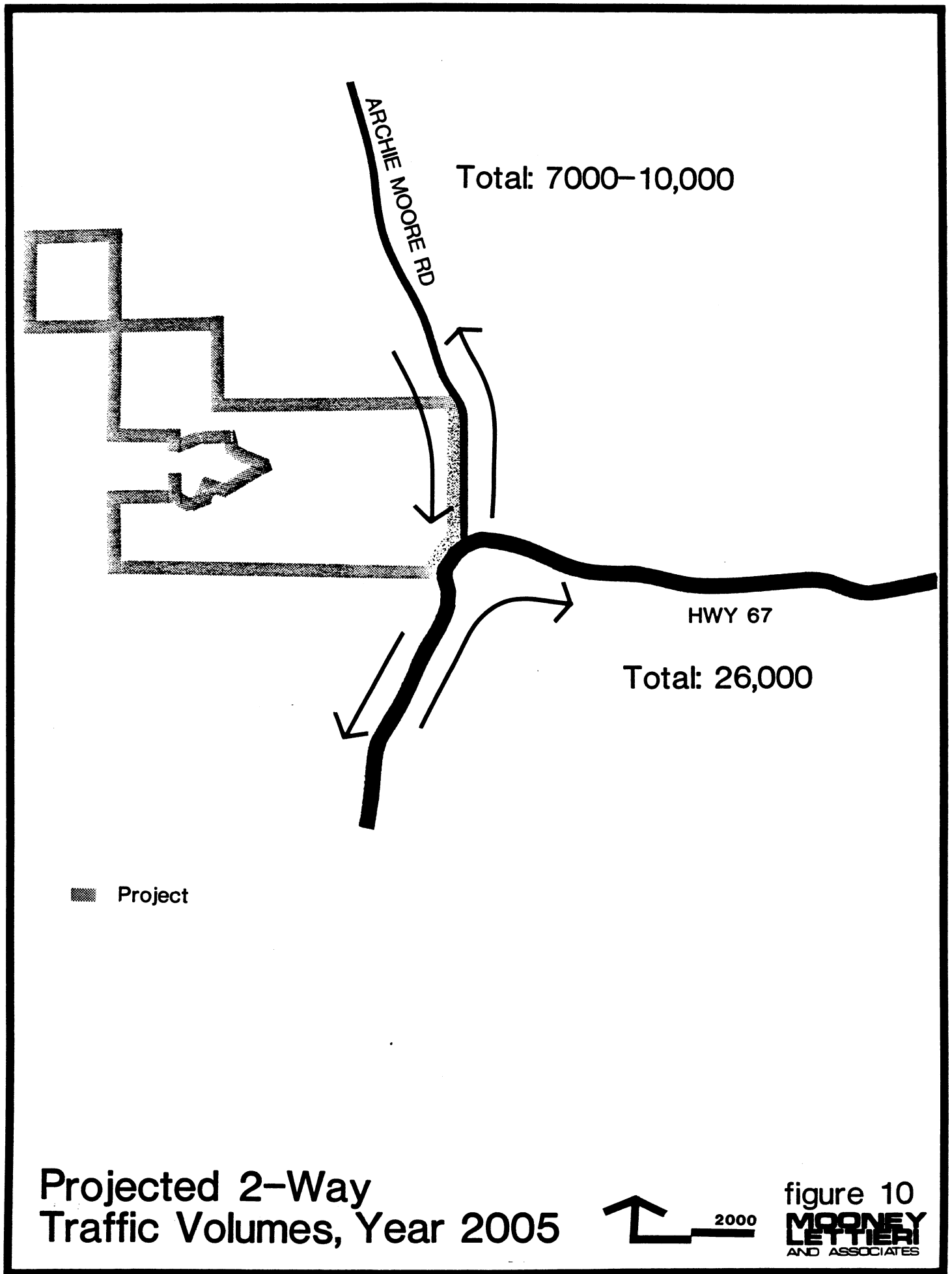
figure 8
MOONEY
LETTIERI
 AND ASSOCIATES



- Project
- # Existing
- (#) Existing plus Project

Current and Proposed Project
2-Way Traffic Volumes





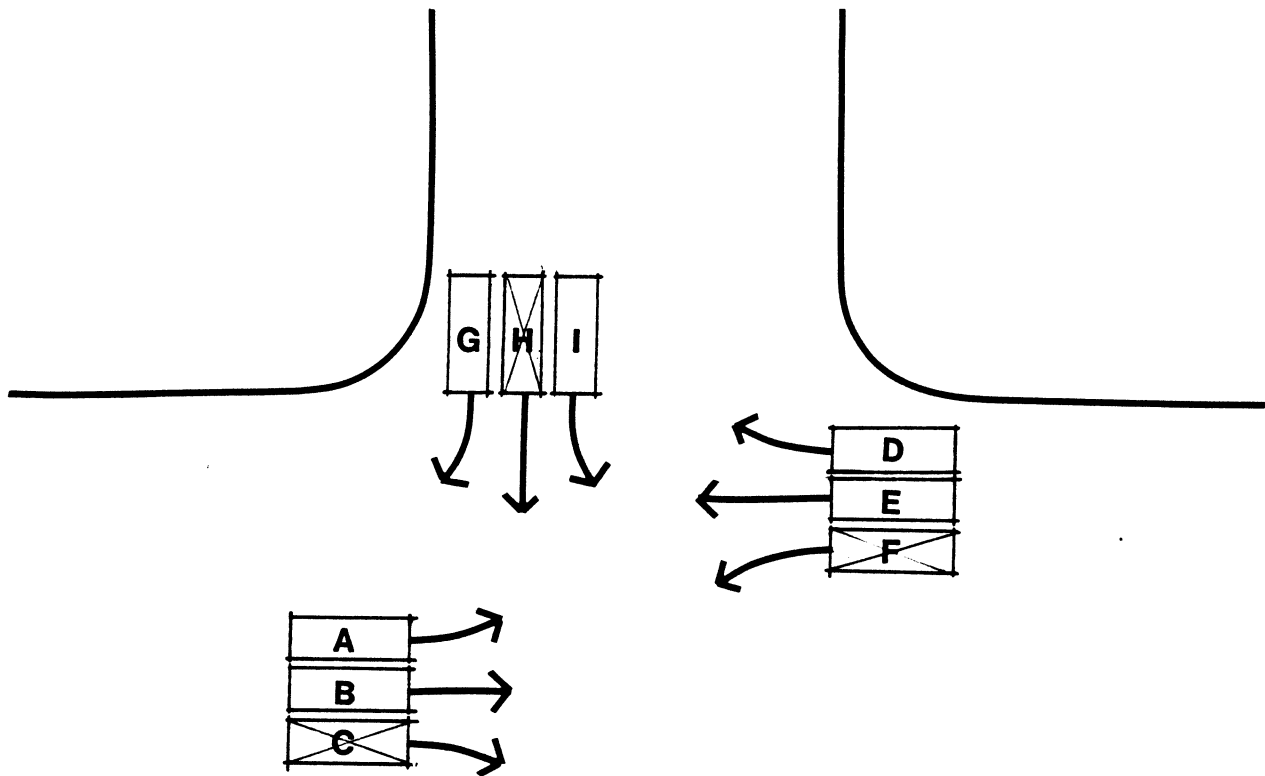
A preliminary traffic reconnaissance was performed by Linscott, Law and Greenspan for the proposed specific plan. The results of their manual traffic counts indicated that the existing daily (24-hour) traffic volume to be 548 trips on Archie Moore Road and 16,028 for Highway 67. The traffic generation volumes and distribution through the intersection of Archie Moore Road and Highway 67 was analyzed based on the manual counts. It was determined that 96.7 percent of the traffic at the intersection moves east/west on SR-67 (55 percent south, 45 percent north) and 3.3 percent of the volume moves to and from Archie Moore Road.

An estimate of the total number of trips to be generated by the proposed project was calculated based on recommended weekday trip generation rates for specific land uses. The trip generation rates shown on Table 2 gives a breakdown of the trips assigned to each use. The wastewater treatment facility is not expected to generate any trips other than for periodic maintenance. Since the equestrian center will be private and only used by residents and inn guests, only 10 average daily trips were assigned. The total trips for the project area facilities was estimated at 3,681.

Table 3
TRIP GENERATION TABLE

QUANTITY	LAND USE	TRIP GENERATION RATE	TOTAL TRIPS
189 units	Single family units	10 trips/D.U.	1890
100 rooms	Inn w/Restaurant	10 trips/room	1000
-----	Equestrian Center	10 trips	10
103.5 ac.	18 hole golf course	6 trips/acre	621
4 courts	Tennis Center	40 trips/court	160
2 acres	Sewage Treatment Facility	0	0
171.5 ac.	Open Space	0	<u>0</u>
			3681

An Intersection Capacity Utilization (I.C.U.) Table was performed for the largest peak hour volume (p.m.) and was calculated to be $v/c = .44$ which represents a minimal impact at project level. The results indicated that intersection currently operates at a Level of Service (L.O.S.) = A. The additional 3,681 trips which would be generated by the project are not considered a significant increase and it was determined that



HIGHWAY 67

PM Peak Hour: 13%

EXISTING			EXISTING & PROJECT			CUMULATIVE <small>(for year 2005)</small>		
Move	Capacity	I C U	Move	Capacity	I C U	Move	Capacity	I C U
↗	$\frac{17}{1500}$	.10	↗	$\frac{20}{1500}$	.10	↗	$\frac{72}{1500}$	.10
←	$\frac{345}{1700}$	.20	←	$\frac{410}{1700}$	.24	←	* $\frac{1146}{1700}$	.67
↙↘	$\frac{21}{1700}$	.10	↙↘	$\frac{25}{1700}$	.10	↙↘	$\frac{76}{1700}$	.10
								.87
							$\frac{1146}{3400}$	.34
					.44	*	.87-.54	.34

LOS A
No Mitigation

LOS A
No Mitigation

LOS **D
Mitigation * .54 LOS "A"

* Critical Move

figure 11

Intersection Capacity Utilization (ICU) **MOONEY LETTERI AND ASSOCIATES**

the intersection would remain at L.O.S. = A. However, the cumulative figure for 2005, (26,000 ADT), indicates that SR-67 would need to be widened to four lanes to handle the additional volume (v/c - .87 or L.O.S. = D). The I.C.U. table is presented in Figure 11.

An analysis of project generated traffic utilizing Poway Road for through circulation to Interstate 15, shows 2,128 average daily trips in the immediate future. This will be reduced by 2005 with the construction of planned circulation routes to 1,090 average daily trips on Poway Road.

The project impacts to Poway Road will represent a one to eighteen percent increase over the existing traffic. Cumulative impacts can be expected on the middle section of Poway Road and Espola Road which is currently at or near capacity during peak periods. These impacts are not considered significant due to the reduction in overall trips after the year 2005.

B. Public Services

Sewer

Since public sewer service is presently unavailable to the site, an on-site wastewater reclamation system is proposed to handle project generated sewage. Sewage facilities for the development will consist of a water reclamation system capable of recycling the approximately 75,000 gallons of wastewater per day. This water will be treated to meet all effluent quality standards for reuse to irrigate the golf course. The proposed reclamation system is designed to serve only the Castle H Ranch project. This system of reclamation allows for long-term disposal of sewage with a low frequency of failure. Adverse impacts to groundwater which may be associated with septic systems are also avoided. In addition, reuse will promote water conservation and increase water availability.

The wastewater treatment facility will be operated by a public agency. The project does lie within the boundaries of the Ramona Municipal Water District and staff has indicated that they would consider providing operating capabilities for the project. In order to serve the project, the District would need to expand their latent powers which would require approval of the Local Agency Formation Commission.

The proposed project appears to be consistent with the Board of Supervisors Policy I-78 for Small Wastewater Treatment Facilities and no impacts are anticipated with regard to land use planning consistency. The treatment plant must meet the individual basin water quality objectives established by the Regional Water Quality Control Board (RWQCB) to obtain a report of water discharge.

Water

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

Schools

The project is located within two school districts. The eastern half of the site is within the Ramona Unified School District and the western half lies within the Poway Unified School District. Prior to development, the boundary issue will need to be resolved. Presently there are three solutions: students will attend the district within which they reside, a district boundary change is initiated, or an interdistrict agreement is signed. At this time, the developer proposes to have the Ramona School District serve the site. The following information regarding both districts assumes that one of the districts would serve the entire site. Three schools within the Ramona Unified School District would serve the project site: Hanson Lane Elementary (Grades K-6), Oliver Pierce Junior High School (Grades 7-8) and Ramona High School (Grades 9-12). All of these schools are on Hanson Lane, approximately seven to eight miles from the project site. Bus service can be provided to the site. The elementary and high schools are operating at capacity. Based on a student generation factor of .746, this project would generate a maximum 142 students. The district charges developer impact fees of \$1.60 per square foot of living space.

The Poway schools which would serve the project include Tierra Bonita Elementary (K-5), Twin Peaks Middle School (Grades 6-8), and Poway High School (Grades 9-12). Based on a generation rate of .633, 120 new students would be generated by the project. Bus service would be provided to the project site. All of the Poway schools are operating over capacity and the current developer impact fee is \$5,583 per dwelling unit.

Fire Protection

The Ramona Municipal Water District will also provide fire service to the site. The response time from the nearest station is approximately 10 minutes. The District plans to construct a new fire station at Dye Road and Highway 67 in the fall of 1986. The District does not currently charge mitigation fees

but may require a contribution from this project for construction of the new station. Response time to this site will be significantly reduced when the new fire station is in operation.

Solid Waste Disposal

The project site would be served by either the Ramona Disposal or United Waste Company. The nearest landfill is the Ramona Landfill located on Pamo Road approximately eight and one-half miles northeast of the subject property. This site has a life expectancy of 20 years. The closest alternative landfill is the Sycamore site located at Mast Boulevard and Carlton Oaks Drive.

Police Protection

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

Flood Control Measures

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

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

Implementation

VI. IMPLEMENTATION

A. Phasing

It is anticipated that the entire specific plan will develop within five years. The phasing plan contemplated at this time is described below. Actual phasing will depend on market conditions at the time the project is developed.

The project will develop in four phases. Phase one will include development of the wastewater treatment facility, golf course, country club and approximately 65 of the easternmost residential lots. Improvements to Archie Moore Road would be constructed in the initial phase. Only those internal roads that serve the country club, golf course and the initial residential area would be constructed in the first phase. The second phase would consist of approximately 48 residential units along the southern boundary and associated roads to serve them. Approximately 30 lots in the eastern portion of the project and half of the country inn units (50 units) will comprise the third phase. The fourth phase will consist of the remaining inn units (46 units) and equestrian facility.

B. Processing of Concurrent Applications

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

Large Scale Project/Specific Plan

Pursuant to Board of Supervisors Policy I-59, this proposal is defined as a large scale project because the property exceeds 100 acres in size; and a rezone, tentative 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 the entire 379-acre Castle H Ranch property.

Tentative Map

The filing and approval of a tentative map is necessary to create separate parcels for the resort, residential, equestrian center, and wastewater treatment facility, pursuant to the requirements of the State's Subdivision Map Act.

Zone Reclassification

A zone reclassification which applies zones for the various uses in order to properly implement the specific plan is submitted with the Specific Plan and discussed under the Project Description Section.

Major Use Permit

A major use permit will be required for the wastewater reclamation facility. The treatment plant must meet all the requirements of Board of Supervisors Policy I-78, Small Wastewater Treatment Facilities.

The Regional Water Quality Control Board (RWQCB) will be one of the agencies responsible for reviewing all aspects of the wastewater reclamation facility. Both the Environmental Impact Report and Report of Waste Discharge will be reviewed by this board.

A major use permit also is required for the golf course and will include all golf course facilities with the Golf Course designation and the Country inn/Clubhouse area.

Ministerial Permits

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

Environmental Impact Report

Pursuant to the California Environmental Quality Act, and Environmental Impact Report was prepared for the Castle H Ranch General Plan Amendment/Specific Plan.

Site Plan

A site plan will be required for the Clubhouse/Inn and and equestrian center. The site should address the interrelationship of the uses within this designation and alteration of the historic Castle site.

Environmental Documentation

VII. ENVIRONMENTAL DOCUMENTATION

An Environmental Impact Report has been prepared for the proposed project which addresses the following issues:

- Visual Resources
- Biology
- Archaeology
- Historical Resources
- Water Quality
- Noise
- Public Service

The reader is referred to that document (EAD Log #GP85-03) for a complete discussion of each issue listed above.

Appendices



COUNTY OF SAN DIEGO

Department of Planning & Land Use

Please send reply to office checked:



5201 Ruffin Road, Suite B
San Diego, CA 92123-1666
(619) 565-3072



WALTER C. LADWIG, DIRECTOR
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666
(619) 565-3001



334 Via Vera Cruz
San Marcos, CA 92069-2638
(619) 741-4236

March 28, 1985

Richard Bottomley
The PRW Company
6136 Mission Gorge Road, Suite 206
San Diego, CA 92120

Dear Mr. Bottomley:

On February 1, 1985 you filed an application to amend the Ramona Community Plan by changing the land use designation and zoning on 380 acres located west of Archie Moore Road in the Ramona Planning Area.

The Director of Planning is recommending authorization of your request for this privately initiated plan amendment. It will be scheduled to be heard by the Board of Supervisors as part of GPA 85-03 scheduled for hearing in November of this year. The reasons for the Director's decision are based on the following seven criteria:

POLICY I-63 CRITERIA

1. Applications which are located in a community or subregional plan which has not been updated for three or more years at the time of application and the property in question has not been considered for amendment for three or more years at the time of application
2. Applications located in areas for which a community or subregional plan has not been adopted, is not presently underway, or is not scheduled to start in the adopted Department of Planning and Land Use Work Program.
3. Applications for areas where the Director of Planning and Land Use recommends that amendments are appropriate due to omissions and inconsistencies between zoning and land use classifications and the like.

CONSISTENCY OF REQUEST

1. This criterion is met because the Ramona Community Plan has not had a comprehensive update within the last three years and this site has not been considered for plan amendment within the last three years.
2. This criterion is not met because this project is in a planning area with an adopted community plan.
3. This criteria is not met because this project is in a planning area with an adopted community plan.

4. Applications for areas where an increase in density or more intensive use does not adversely affect public facilities, is not considered environmentally sensitive, and does not conflict with goals and policies of the General Plan.
5. Applications which propose to include low or moderate income housing.
6. Applications located in areas that are not under active consideration for incorporation or annexation.
7. Applications which conform to the Regional Land Use Element Map Policies.
4. This criterion is met because it appears that adequate facilities will be available as needed. An on-site package treatment plant is proposed to handle sewage generated from this project. The site is currently in the Estate Category and no Regional Category change is proposed. It appears that the project will be consistent with the goals and policies of the General Plan as well as the Ramona Community Plan. Although there are environmental resources existing on the site it is anticipated that impacts can be mitigated.
5. This criterion is not met because this request does not include below market rate housing.
6. This criterion is met because the proposed project is not in an area under consideration for incorporation or annexation to any city.
7. This criterion is met because the proposed development appears to conform to the goals, policies and categories of the Regional Land Use Element.

The Ramona Planning Group was notified of your request on February 13, 1985. They have recommended that the County process your requested amendment.

The Director's decision may be appealed to the Board of Supervisors within ten (10) days. This decision is automatically appealed if the Director's decision is for denial or the affected planning group request denial of the application.

If an appeal is not received within ten (10) days, our Department will proceed with processing your application upon receiving the required deposit of funds.

As you know a General Plan Amendment Report is required, as well as a deposit to cover the cost of processing the project. We estimate that the cost of processing will be approximately \$8,000.

Mr. Richard Bottomley

-3-

March 28, 1985

Attached you will find a Scope of Work, outlining the topics to be discussed in the report and a Tentative Schedule of the GPA Process. Work on this Plan Amendment will begin when the deposit is made.

Tom Oberbauer will be handling the environmental portion of this project, and you will receive a copy of the Notice of Preparation for the EIR. If you wish to call him his phone number is 565-3041.

Rose Garduno is the assigned staff planner on your project. Please contact her at 565-3038 to arrange a meeting to discuss the proposed amendment.

Sincerely,



WALTER C. LADWIG, Director
Department of Planning and Land Use

WCL:RG:tf

SCOPE OF WORK

GENERAL PLAN AMENDMENT REPORT (GPAR)

I INTRODUCTION

- A. Proposal - Describe proposed amendments and give brief history of events leading to requested change. Describe increases in yield.
- B. Physical Setting - Briefly describe location and site characteristics.

II PLAN ISSUES

County General Plan/Regional Land Use Element/Ramona Community Plan - Give existing designations and proposed changes. Review all elements of these plans and in the report discuss pertinent goals, objectives and policies, and their compatibility with your request.

III PHYSICAL DEVELOPMENT

Land Use - Briefly describe existing use and development potential of surrounding area. Relate proposed amendment to land uses in the vicinity and discuss any mitigating measures. Also discuss availability of commercial and other services (Doctors, education, etc.) for future residents of this potential project.

IV IMPLEMENTATION

- A. Phasing - Describe implementing steps required if amendment is approved, and whether development is to be phased. If so, describe phases.
- B. Concurrent Processing - Discuss whether concurrent processing is proposed. (Specific Plan, rezone and/or subdivision map along with General Plan Amendment).

V INFRASTRUCTURE

- A. Transportation
 1. Describe existing road pattern within general area. Identify Circulation Element roads. Note any cases of existing problems with traffic-flow conditions or congestion points.
 2. Estimate traffic projections associated with new land use (developer's proposal) giving formula used for such estimate(s). Plot this new traffic on both existing road and full Circulation Element maps identifying and future congestion points or other locations or road deficiencies.

3. Identify any modifications to existing road network and Circulation Element which will be needed if your property is developed to its full potential under the proposed General Plan designation. Present this and existing road network information, requested above, on a 400' scale map, indicating the year 2000 future traffic projections.
 4. Provide turning-movement analysis for project area and any related road modifications, which indicates how intersections and access points will accommodate peak-hour traffic volumes without undue congestion.
 5. Public Transit - Indicate current status of public transit opportunities in vicinity; identify any improvements expected due to implementation of budgeted projects and any projected, remaining deficiencies for project area.
- B. Public Facilities, Services and Safety - Describe and analyze availability of existing and future public facilities and services in the area. Include in appendix written statement from each district expected to provide services which will:
1. Enumerate that district's existing capacities (specified according to committed and uncommitted), overloads and distance and response time to project area where applicable.
 2. Indicate impact proposal will have on those capacities. Identify any public capital improvements and service expansion necessitated by proposed amendment and verify financing capability.

The following services shall be discussed:

- Sewage Disposal
- Water Service
- Solid Waste Disposal
- Fire Protection
- Police Protection
- Flood Control Measures

VI APPENDICES

- A. Graphics - In addition to graphics required in Section V-A, "Transportation", prepare the following: Vicinity Map - at 400' scale - showing site location, existing roads, parcel lines and land uses within 1/4 mile of the project site. Site Map - at 200' scale - showing site and immediate surroundings (and extending to any off-site road modifications required by the project); existing land uses, parcel lines, roads, sidewalks and other public improvements (such as drainage and flood control), and contour lines at 5 foot intervals.
- B. Letters - From services districts, required in Section V-B, Public Facilities, Services, Safety."

VII ENVIRONMENTAL IMPACT REPORT (EIR)

Prepare an EIR addressing issues of Aesthetics, Archaeology, Historical Resources, Biology, Water Quality, Noise, Fire Protection, Public Facilities, Emergency Services, and Growth Inducing Impacts. A number of these issues have been addressed in previous EIR on this site and basic data information may be extracted from those reports and incorporated into discussion of the impacts of this proposed project on these issue areas.

Tentative Schedule of Tasks
CASTLE H RANCH
GPA 85-02

page 4 of 4

Proposed
Deadlines

Mailout/Scope of Work/Tentative Schedule (Staff)	3/28/85
Meeting of Staff and Applicant (App) on General Plan Amendment Report (GPAR)	4/1/85
Submit to staff Draft GPAR (App.)	5/2/85
Return Draft GPAR W/Comments to Applicant (Staff)	5/15/85
Submit Revised/Corrected GPAR (App) to Staff including the requested number of copies for mailing to affected Public Agencies. (App)	5/28/85
Meet with Planning Group (Staff/App)	July/Aug. 1985
Review of Staff Recommendation(s) (Staff/App)	August 1985
Planning Commission (Staff/App)	Sept. 1985
Board of Supervisors (Staff/App)	Nov. 1985

April 30, 1985

Mr. John R. Mundy
Assistant General Manager
RAMONA MUNICIPAL WATER DISTRICT
105 West Earham
P.O. Box 849
Ramona, CA 92065

RE: Assessor's Parcel Numbers 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Mr. Mundy:

Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

Water Service

1. Are there water facilities available for hook-up to the subject property? What is the location of the closest hook-up at the present time? Is it of sufficient capacity to serve this project? What on or off-site improvements would be necessary?
2. Please indicate which reservoir(s) serve the property and their capacities.
3. What are the average per capita water consumption rates presently experienced by the District?

Mr. John R. Mundy
April 30, 1985
Page 2

4. Are there any capital improvement projects occurring in the area which would directly or indirectly affect this project?
5. What impact would this development have on the District's staff, facilities and capacity?
6. How would any increase in your facilities resulting from this project be financed?

Sewer Service

1. Are there sewer facilities presently available for hook-up to the subject property? If so, are they of sufficient capacity to serve the proposed project?
2. Briefly describe the District's existing and planned sewer facilities. (i.e. average daily flows, capacity, etc.)
3. Please list all major concerns associated with the proposed project that the District might have regarding the construction of on-site sewage treatment facilities, operation and disposal.

Your assistance is greatly appreciated. For your convenience, please feel free to provide only the answers which correspond to the numbered questions -- just refer to the same number as in my letter.

If possible, please respond by May 10. Call me at 578-8964 if you have any questions. Thank you again for your cooperation.

Sincerely,

MOONEY-LETTIERI AND ASSOCIATES



Kimberly K. Elliott
Associate Planner

DIRECTORS
 WILLIAM CLARK
 DIVISION I
 WILLIAM DAVIES
 DIVISION II
 CHARLES PAUL
 DIVISION III
 WARD ODEN
 DIVISION IV
 FRED REESE
 DIVISION V

Ramona

JOHN R. STRATFORD
 GENERAL MANAGER-DISTRICT ENGINEER

MUNICIPAL WATER DISTRICT

105 W. EARLHAM STREET
 POST OFFICE BOX 849

RAMONA, CALIFORNIA 92065

June 4, 1985

Mooney-Lettieri
 9903-B Business Park Avenue
 San Diego, CA 92131

Attn: Kimberly Elliott

Re: Castle "H" Ranch

Dear Ms. Elliott:

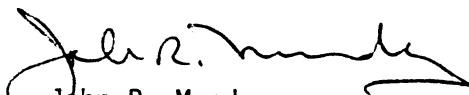
The Castle "H" Ranch is in the Ramona Municipal Water District and is eligible for water service at this time. The Ramona Municipal Water District currently provides treated domestic water and untreated agricultural water in the area of this project. Should the Castle "H" Ranch project require water service, such request for service must include development and improvement plans, and the demands required by the project.

Any commitment for water service will be dependent upon the District's ability to service the project after review of the improvements and demands of the project.

Sewer service in the area is non-existent and would require the project to develop on-site disposal systems or a treatment facility to serve the entire project.

The Ramona Municipal Water District may provide operating capabilities for the project only upon review of proposed systems and approval by the Board of Directors.

Sincerely,



John R. Mundy
 Assistant General Manager

April 30, 1985

Mr. John Allen
Fire Chief
RAMONA MUNICIPAL WATER DISTRICT
105 West Earlham
P.O. Box 849
Ramona, CA 92065

RE: Assessor's Parcel Numbers 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Mr. Allen:

Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

1. Please confirm that all of the property is within the District. If not, which area would require annexation?
2. What facilities/equipment presently serve the project site?
3. What is the response time to the subject property? Is it considered adequate by your department? How far away is the closest responding unit (please give location)?
4. What is the Fire Department's current ISO rating?
5. If the project is implemented as described above, what increase in facilities or manpower would be required to maintain adequate service levels?

Mr. John Allen
April 30, 1985
Page 2

6. How would any increases in manpower or facilities be financed?
7. Area there any other effects this project would have on your staff or facilities?

Your assistance is greatly appreciated. For your convenience, please feel free to provide only the answers which correspond to the numbered questions -- just refer to the same number as in my letter.

If possible, please respond by May 10. Call me at 578-8964 if you have any questions. Thank you again for your cooperation.

Sincerely,

MOONEY-LETTIERI AND ASSOCIATES



Kimberly K. Elliott
Associate Planner

DIRECTORS
WILLIAM CLARK
DIVISION I
WILLIAM DAVIES
DIVISION II
CHARLES PAUL
DIVISION III
WARD ODEN
DIVISION IV
FRED REESE
DIVISION V

TELEPHONE 789-1330

Ramona

JOHN R. STRATFORD
GENERAL MANAGER-DISTRICT ENGINEER

MUNICIPAL WATER DISTRICT

105 W. EARLHAM STREET
POST OFFICE BOX 849

RAMONA, CALIFORNIA 92065

May 6, 1985

Ms. Kimberly Elliott
Associate Planner
Mooney-Lettieri & Associates
9903-B Businesspark Avenue
San Diego, CA 92131

Re: Assessor's Parcel Numbers 277-100-08, 278-080-13, 278-081-01,
278-090-12 and 278-091-02

Dear Ms. Elliott:

In response to your letter dated April 30, 1985, I am able to offer the following answers to your questions in the order requested:

1. All parcels noted above are, in their entirety, located within the District boundaries of the Ramona Fire Department.
2. The full services of the Ramona Fire Department, to include fire and emergency medical service (ambulance at the EMT-1 service level).
3. The present response time to this project site is ten minutes under normal conditions from our nearest fire station located at 222 Ninth Street in Ramona.
No, this response time is not considered adequate. However, the fire department has purchased a fire station site at Dye Road and Chapel Lane, which, when and if the fire station is built and staffed could provide a response time to your project site in approximately five minutes, which is considered adequate.
4. The last ISO rating was received in 1974. At that time the old fire protection district boundaries did not include your project site. The rating at that time was 5, 7 and 9 emanating outward from the two existing fire stations. At the present time this department is in the process of preparing for a new and improved rating.
5. The level of service is determined by the risk that the public is willing to accept. However, a project of the size you describe would definitely impact our existing service level. I would anticipate the definite need for an additional fire station (Dye and Chapel) with a minimum staffing level of

three. The staffing costs should be shared by the entire District. At the present time funding for the fire station, fire engine and staff is not available.

6. I would anticipate a donation (amount to be determined) by your project toward the facility with staffing cost to be shared by the entire district. The method of financing the staffing level for subject fire station has not been determined at this time.
7. Without the benefit of project plans and commitments of project owners, I am unable to project additional effects on fire department staff and facilities.

I hope these answers to your questions are sufficient at the present time.

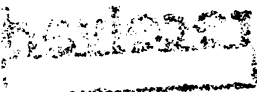
The Ramona Fire Department's stand on all new development is totally neutral as long as that development is willing and able to financially assist this department in providing a reasonable and acceptable level of service to the entire community.

If I may be of any further assistance, please call me at (619) 789-1330.

Sincerely,



John R. Allen, Chief
Ramona Fire Department



April 30, 1985

Dr. Robert L. Reeves
POWAY UNIFIED SCHOOL DISTRICT
13626 Twin Peaks
Poway, CA 92064

RE: Assessor's Parcel Numbers 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Mr. Reeves:

Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a two phased 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

1. What school(s) will serve the project? How far away are they from the project?
2. How many students would be generated if 190 residential units were built?
3. What is the current enrollment of the schools serving the project area?
4. What is the projected Fall, 1985 school enrollment for those schools which will serve the project?
5. Are the schools operating over or under capacity? Are portable classrooms being utilized to handle overcrowding?
6. Is school bus service available to the project site?

Mr. Robert L. Reeves
April 30, 1985
Page 2

secured school agreement
5552/du due @ bldg permit
x190

7. What impacts will this proposed project have on the District's facilities, i.e. what kind of capital improvements might become necessary as a result of this project.
8. How would such improvements, as referred to in #7, be financed?
9. What are the current fees required from developers?
10. It is my understanding that the project lies within both the Poway and Ramona school district boundaries. Please mention any problems or issues this would pose for your district and what agreements between the two districts would need to be reached.

Your assistance is greatly appreciated. For your convenience, please feel free to provide only the answers which correspond to the numbered questions -- just refer to the same number as in my letter.

If possible, please respond by May 10. Call me at 578-8964 if you have any questions. Thank you again for your cooperation.

Sincerely,

MOONEY-LETTIERI AND ASSOCIATES

Kimberly K. Elliott

Kimberly K. Elliott
Associate Planner

BOARD OF EDUCATION

ADELITO M. GALE, M.D.
ROGER M. KEITHLY, JR.
L. NED KOHLER
SHARON L. PURVIANCE
STAN RODKIN

**POWAY UNIFIED
SCHOOL DISTRICT**

13626 TWIN PEAKS ROAD • POWAY, CALIFORNIA 92064-3098

(619) 748-0010 - 278-5880

DR. ROBERT L. REEVES
SUPERINTENDENT OF SCHOOLS

FACILITIES PLANNING

Stephanie J. Austin, Coordinator

REF: FP 77-85

May 16, 1985

Ms. Kimberly K. Elliott
Mooney-Lettieri & Associates
9903-B Business Park Avenue
San Diego, CA 92131

RE: ASSESSOR'S PARCEL NUMBERS 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Ms. Elliott:

In reviewing the map enclosed with your letter, I have determined that only a portion of your proposed project is within the boundaries of the Poway Unified School District. The area marked in red is in our District, the rest is in the Ramona Unified School District. Consequently, you will need to talk to Ramona Unified for some the requested information. Following are answers to your questions:

1. The schools serving the project are:
 - a. Tierra Bonita, K-5
 - b. Twin Peaks, 6-8
 - c. Poway High, 9-12
2. 190 Residential units typically generate 120K-12 students in the Poway Unified School District
3. Current Enrollment
 - a. Tierra Bonita 481
 - b. Twin Peaks 1,292
 - c. Poway High 2,526
4. Fall Enrollment
 - a. Tierra Bonita 480
 - b. Twin Peaks 1,292
 - c. Poway High 2,521

Ms. Kimberly Elliott
May 16, 1985
Page 2 of 2

5. All three schools are operating over capacity and are meeting the overcrowding with relocatables.
6. School bus service would be available to the site.
7. The project could generate the need for more relocatables to be placed on the existing campuses.
8. Poway Unified School District has a financial assistance schedule to mitigate the impact of proposed development in the District.
9. The current fees for single-family detached units are \$5,583 per unit.
10. Problems with two districts:
 - a. Bussing
 - b. Community identity
 - c. Availability of classroom space

If the boundaries are not changed, yet all the students wish to attend the same school district, an interdistrict agreement would need to be in place.

If you should have any further questions, please call me at 748-0010, Ext. 162.

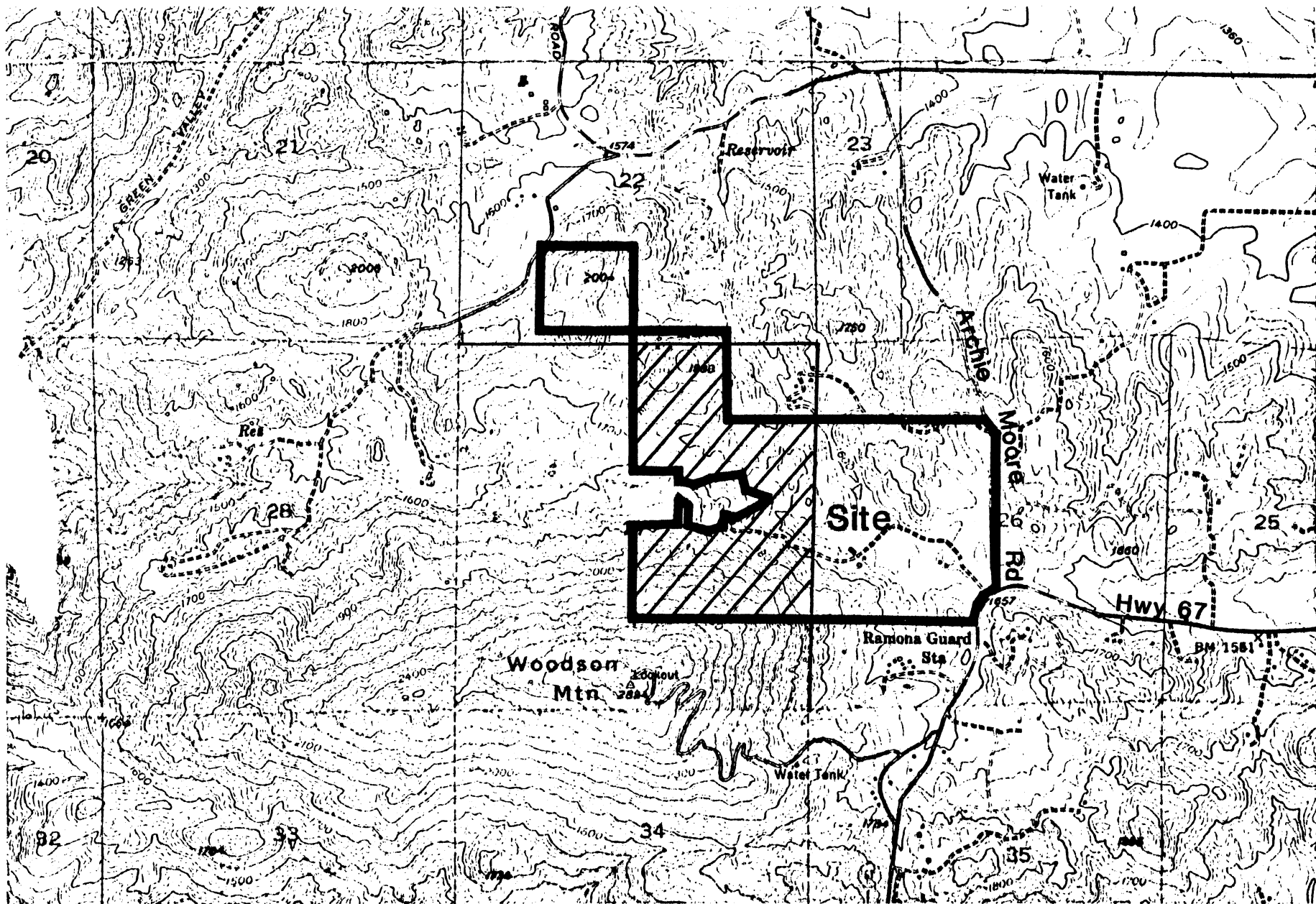
Sincerely,



Stephanie J. Austin
Coordinator
Facilities Planning

SJA/bd

Enclosure (1)



CASTLE H RANCH
Project Location on USGS San Pasqual Quad



MOONEY
LETTIERI
AND ASSOCIATES

April 30, 1985

Mr. B. Ingram, Superintendent
RAMONA UNIFIED SCHOOL DISTRICT
416 Montecido
Ramona, CA 92065

RE: Assessor's Parcel Numbers 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Mr. Ingram:

Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a two phased 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

1. What school(s) will serve the project? How far away are they from the project?
2. How many students would be generated if 190 residential units were built?
3. What is the current enrollment of the schools serving the project area?
4. What is the projected Fall, 1985 school enrollment for those schools which will serve the project?
5. Are the schools operating over or under capacity? Are portable classrooms being utilized to handle overcrowding?
6. Is school bus service available to the project site?

Mr. B. Ingram
April 30, 1985
Page 2

7. What impacts will this proposed project have on the District's facilities, i.e. what kind of capital improvements might become necessary as a result of this project.
8. How would such improvements, as referred to in #7, be financed?
9. What are the current fees required from developers?
10. It is my understanding that the project lies within both the Poway and Ramona school district boundaries. Please mention any problems or issues this would pose for your district and what agreements between the two districts would need to be reached.

Your assistance is greatly appreciated. For your convenience, please feel free to provide only the answers which correspond to the numbered questions -- just refer to the same number as in my letter.

If possible, please respond by May 10. Call me at 578-8964 if you have any questions. Thank you again for your cooperation.

Sincerely,

MOONEY-LETTIERI AND ASSOCIATES


Kimberly K. Elliott
Associate Planner



Ramona Unified School District

1416 Montecito Road • Ramona, CA 92065 • (619) 789-1010

RAMONA

In The Valley Of The Sun

May 7, 1985

Ms. Kimberly K. Elliott
Associate Planner
Mooney Lettieri
9903-B Business Park Avenue
San Diego CA 92131

Dear Ms. Elliott:

Thank you for your letter of inquiry regarding the Castle H Ranch development site. The enclosed map shows that the portion of the ranch lying in Section 27 is served by Poway Unified School District. Ramona Unified School District would serve only those portions lying in Sections 22 and 26.

As to your questions, let me answer them in the following manner for those sections that are actually serviced by Ramona Unified School District.

1. For grades K-6, Hanson Lane Elementary School; grades 7-8, Olive E. Peirce Junior High School and grades 9-12 Ramona High School. All of these schools are on Hanson Lane and are approximately 7 to 8 miles from the project.
2. Using a recent K-12 pupil generation factor of .746 to establish developer fees, a project with 190 residential units would generate 142 K-12 students.
- 3, 4 and 5. The current enrollment is an academic issue since a new school will be opening in the fall of 1985/86 which affects attendance boundaries and capacities throughout the district. However, the capacity and anticipated 1985/86 enrollment of the affected schools are listed below:

<u>School</u>	<u>Capacity</u>	<u>Anti. Enrollment</u>
Hanson Lane Elementary	665	637
Olive Peirce Junior High	900	629
Ramona High School	1190	1180

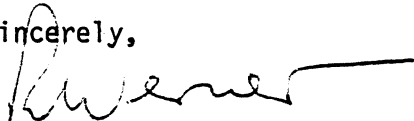
Ms. Kimberly K. Elliott
Page 2
May 7, 1985

As you will note, both Hanson Lane Elementary and the Ramona High School are at capacity. The junior high school is not.

6. Bus service can be provided from Highway 67 to the schools. However, should there be paved main thoroughways on the project, we can then service the project also.
- 7 and 8. Since two of the three schools are at capacity, this project will add to the overcrowding of these facilities. The district in the past has alleviated overcrowding through the use of developer fees. When the district qualifies for state construction, it has applied for this funding and is currently in the process of completing two new schools using this kind of state funding.
9. Please see the attached schedule for current developer fees. The Business Office suggests that the school district and the developer come to agreement regarding these developer fees and under I-43 (San Diego County Planning umbrella) have the developer provide these fees direct to the school district. Please review the attached contract.
10. Since this project lies within two school districts, it is my recommendation that since the property is currently uninhabited a boundary change study be initiated. It is at this time that a boundary change only requires the consent of the two boards involved and does not involve residents of the property. Please make contact with Pat Mohr, Legal Assistant, at the County Department of Education, 292-3746 for specifics on school boundary changes.

Should you have any questions please do not hesitate to call me.

Sincerely,



Roland Werner
Business Manager

rw/gb
enc.

cc: B. Ingram

DISTRICT FEE STANDARD AND SCHEDULE

SCHOOL DISTRICT: Ramona Unified School District

RESPONDENT: Roland Werner PHONE: 789-1010

(NOTE: Please check applicable items below)

I. Fee Standard (cost of one temporary classroom)

A. Cost of classroom	<u>\$ 50,000</u>
/x/ five-year lease cost /x/five-year purchase cost	
/ /five-year rental cost / /other _____	
includes costs of: /x/delivery /x/carpeting	
/x/installation /x/air conditioning	
/ /pad preparation / /sink area	
/ /other _____	
B. Site preparation (grading, site improvement):	<u>5,000</u>
C. Furniture:	<u>4,000</u>
D. Fees (total):	<u>8,000</u>
/x/architect :	<u>\$ 6,000</u>
/x/building inspection	<u>2,000</u>
/ /administrative (bid costs, plan check).	_____
/ /other _____	_____
E. Utility hookups:	<u>4,000</u>
F. Temporary toilet facility:	_____
G. Walkways/ramps related to temporary classroom:	_____
H. Building improvements (specify and explain): _____	_____
I. Removal of classroom and site restoration:	_____
J. Other (specify and explain): <u>financing cost</u>	<u>15,000</u>
TOTAL COST:	
	<u>\$86,000</u>

II. Number of students per classroom (average) 27

III. Student generation factor(s):

Single Family Dwelling)	
SFD Mobile Home/Single Lot	)	.746
Multi-Family Dwelling)	
Mobile Home (park setting))	

IV. Fee Schedule (please indicate whether based on dwelling unit size, type or number of bedrooms):

SFD Mobile Home/Single Lot	
Single Family Dwelling	<u>\$1.60/sq.ft.</u>
Multi-Family Dwelling	<u>\$1.60/sq.ft.</u>
Mobile Home (park setting)	<u>\$1000</u>

V. Indicate any other information relating to your fee standard or fee schedule which you would like the Board of Supervisors to know on backside or another sheet.

April 30, 1985

Mr. Michael Ringer
Administrative Management Division
SAN DIEGO COUNTY SHERIFF'S DEPARTMENT
P.O. Box 2991
San Diego, CA 92112

RE: Assessor's Parcel Numbers 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Mr. Ringer:

Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

1. What Sheriff station/beat would serve the property?
2. What is the response time to the site; is it considered adequate by the Department?
3. How is patrol coverage deployed to the site vicinity?
4. What is the current officer per population ratio for the Department's base level of service?
5. Would the increase in population as a result of this project have a significant impact on law enforcement services?
6. What increase in facilities or manpower would be required to maintain adequate service levels to the subject area? How would these additional facilities, etc. be financed?


Mr. Michael Ringer
April 30, 1985
Page 2

Your assistance is greatly appreciated. For your convenience, please feel free to provide only the answers which correspond to the numbered questions -- just refer to the same number as in my letter.

If possible, please respond by May 10. Call me at 578-8964 if you have any questions. Thank you again for your cooperation.

Sincerely,

MOONEY-LETTIERI AND ASSOCIATES



Kimberly K. Elliott
Associate Planner

SAN DIEGO COUNTY SHERIFF'S DEPARTMENT



POST OFFICE BOX 2991
SAN DIEGO, CALIFORNIA 92112
TELEPHONE (714) 236-2950
619



JOHN F. DUFFY, Sheriff

May 17, 1985

Kimberly H. Elliott
Mooney-Lettieri and Associates
9903-B Businesspark Avenue
San Diego, CA 92131

Dear Ms. Elliott:

RESPONSE TIME - CASTLE H RANCH

The following information is submitted in response to your request regarding Sheriff's Department's services as they relate to the above-referenced project.

- A. The proposed project lies within Sheriff's master beat 43 which is assigned to the Ramona Sub-Station located at 1424 Montecito Road, Ramona, CA 92065.
- B. The average response time to the project's area is approximately 10 minutes for priority calls and 13 minutes for non-priority calls.
- C. Patrol coverage is deployed as follows:
 - 2 units during the 6:30 a.m. to 3:00 p.m. shift
 - 2 units during the 2:30 p.m. to 11:00 p.m. shift
 - 2 units during the 10:30 p.m. to 7:00 a.m. shift

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.

Sincerely,

John F. Duffy, Sheriff



Michael Ringel
Administrative Management Division

MR/dg

cc: Ramona Substation

6412291

April 30, 1985

Mr. John Burke, Deputy Director
DEPARTMENT OF PUBLIC WORKS
Solid Waste Division
5555 Overland Avenue
Building 1
San Diego, CA 92123

RE: Assessor's Parcel Numbers 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Mr. Burke:

Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

1. What disposal companies would handle solid waste collection for the subject property?
2. Where is the landfill site which will serve the site and what is its useful life expectancy? Will the life expectancy be significantly effected from implementation of the proposed project?
3. What back-up landfill sites exist at this time? What are their locations?
4. Are there any plans for additional disposal sites or facilities to serve the subject area(s)?

Mr. John Burke
April 30, 1985
Page 2

Your assistance is greatly appreciated. For your convenience, please feel free to provide only the answers which correspond to the numbered questions -- just refer to the same number as in my letter.

If possible, please respond by May 10. Call me at 578-8964 if you have any questions. Thank you again for your cooperation.

Sincerely,

MOONEY-LETTIERI AND ASSOCIATES



Kimberly K. Elliott
Associate Planner



COUNTY OF SAN DIEGO

DEPARTMENT OF PUBLIC WORKS

BUILDING 2 5555 OVERLAND AVENUE

SAN DIEGO, CALIFORNIA 92123

TELEPHONE: (619) 565-5177

R. J. MASSMAN, Director

Offices of:

County Engineer

County Road Commissioner

County Surveyor

County Airports

Flood Control

Liquid Waste

Solid Waste

Transportation Operations

June 6, 1985

Ms. Kimberly K. Elliott
Associate Planner
Mooney-Lettieri and Associates
9903-B Businesspark Avenue
San Diego, CA 92131

Dear Ms. Elliott:

Subject: Assessor's Parcel Nos: 277-100-08, 278-080-13, 278-081-01,
278-090-12, 278-091-02 (near Ramona Landfill)

This letter is the Solid Waste Division's response to your letter of April 30, 1985 (addressed to John Burke) concerning a proposed development northwest of Highway 67 and west of Archie Moore Road. The questions within your letter have been reprinted, each followed by the Division's response.

1. What disposal companies would handle solid waste collection for the subject property?

As of 7/27/84 the companies that currently service the area are:

Sani-Tainer
DLD, Inc.
Solid Waste Services

2. Where is the landfill site which will serve the site and what is its useful life expectancy? Will the life expectancy be significantly effected (sic) from implementation of the proposed project?

The nearest landfill is the Ramona Landfill which is located in Ramona on Pamo Road about 500 feet north of Burma Road. Using growth patterns projected by SANDAG for the Ramona area, the Ramona Landfill is currently expected to be completed (assuming no new solid waste disposal facilities in the area and no decrease in per-capita production of solid waste) in 1993.

3. What back-up landfill sites exist at this time? What are their locations?

The nearest landfills to the Ramona Landfill are the San Marcos Landfill (on Questhaven Road, 2 miles east of the intersection of Questhaven Road and Rancho Santa Fe Road, in San Marcos) and the Sycamore Landfill (on Mast Boulevard about ¼ mile north of the intersection of Mast and Mission Gorge Road in Santee).

4. Are there any plans for additional disposal sites or facilities to serve the subject area(s)?

Currently, there are plans (going through the permit process) for the expansion of Ramona Landfill into an adjacent parcel on the north side of the existing Ramona Landfill. Also, the County will soon be contracting with a consultant to recommend potential landfill sites in the North County area.

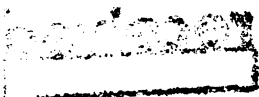
If you have any questions concerning this letter, please contact Mr. Eric Swanson at 565-5912.

Very truly yours,



R. J. MASSMAN, Director
Department of Public Works

RJM:ELS:kjw



April 30, 1985

Mr. John Burke, Deputy Director
DEPARTMENT OF PUBLIC WORKS
Solid Waste Division
5555 Overland Avenue
Building 1
San Diego, CA 92123

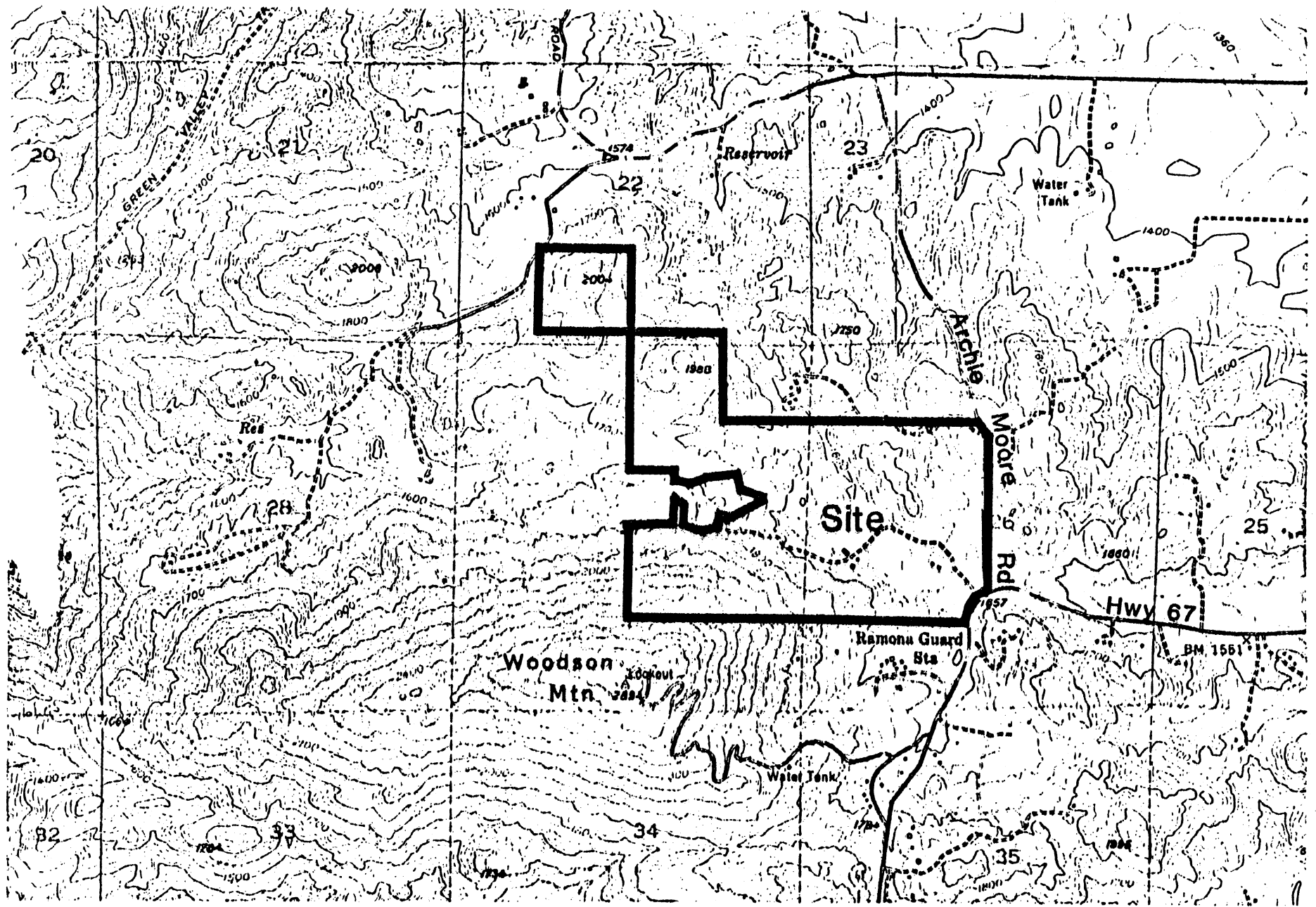
RE: Assessor's Parcel Numbers 277-100-08, 278-080-13,
278-081-01, 278-090-12, 278-091-02

Dear Mr. Burke:

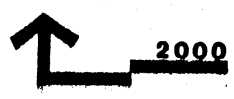
Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

1. What disposal companies would handle solid waste collection for the subject property?
2. Where is the landfill site which will serve the site and what is its useful life expectancy? Will the life expectancy be significantly effected from implementation of the proposed project?
3. What back-up landfill sites exist at this time? What are their locations?
4. Are there any plans for additional disposal sites or facilities to serve the subject area(s)?



CASTLE H RANCH
Project Location on USGS San Pasqual Quad



**MOONEY
LETTIERI
AND ASSOCIATES**



COUNTY OF SAN DIEGO

DEPARTMENT OF PUBLIC WORKS

BUILDING 2 5555 OVERLAND AVENUE

SAN DIEGO, CALIFORNIA 92123

TELEPHONE: (619) 565-5177

R. J. MASSMAN, Director

Offices of:

County Engineer

County Road Commissioner

County Surveyor

County Airports

Flood Control

Liquid Waste

Solid Waste

Transportation Operations

June 10, 1985

Ms. Kimberly K. Elliott
Associate Planner
Mooney-Liettieri and Associates
9903-B, Businesspark Avenue
San Diego, CA 92131

Dear Ms. Elliott:

SUBJECT: Letter of June 6, 1985 From County

In our letter of June 6, 1985 to you, it was stated that the Ramona Landfill is currently expected to be completed (assuming no new solid waste disposal facilities in the area and no decrease in per-capita production of solid waste) in 1993. This statement is in error. The date should be 1990.

We apologize for any inconvenience this mistake may have caused you.

Sincerely,

J. S. Burke
Deputy Co. Engineer

J. S. Burke
R. J. MASSMAN, Director
Department of Public Works

RJM:ELS:rl

May 28, 1985

Mr. Art Scotese
Department of Public Works
Flood Control
COUNTY OF SAN DIEGO
5201 Ruffin Road
San Diego, CA 92123

RE: Assessor's Parcel Numbers 277-100-08, 278-080-13, 278-081-01,
278-090-12, 278-091-02

Dear Mr. Scotese:

Mooney-Lettieri and Associates is preparing a General Plan Amendment Report for the County of San Diego concerning the development of the above-referenced parcels. The property, known as Castle H Ranch, is located northwest of Highway 67 on the west side of Archie Moore Road. The area totals approximately 380 acres and the proposal is to change the existing land use designations, (18) Multiple Rural Use, (17) Estate Residential, and (20) Agricultural Preserve to Specific Planning Area (.50) yielding 1 du/2 acres. This change would allow 190 dwellings to be developed on the property which is an increase of 103 dwelling units over the 87 units currently allowed. Other uses proposed at this time include a 100-unit country inn, equestrian facility, pool and tennis courts.

An important part of our report is the discussion of existing and future public facilities and services in the area. To that end, I need to obtain some information from your agency. The County has requested a written statement in response to the following questions:

1. Where are the closest existing flood control facilities located?
2. What flood control improvements would be necessary to serve development on this site?
3. Would development of this project have significant impacts on the Flood Control District?
4. How would any required flood control improvements be financed?

Mr. Art Scotese
May 28, 1985
Page 2

Your assistance is greatly appreciated. For your convenience, please feel free to provide only the answers which correspond to the numbered questions -- just refer to the same number as in my letter.

If possible, please respond by June 13. Call me at 578-8964 if you have any questions. Thank you again for your cooperation.

Sincerely,

MOONEY-LETTIERI AND ASSOCIATES



Kimberly K. Elliott
Associate Planner