

Developer Projects

Budget & Finance Committee Meeting
June 2025



What is a Developer Project?

- A project that consists of the installation of five (5) or more water services and/or wastewater infrastructure which generates five (5) or more Sewer EDUs
- The projects are initiated by developers to install water and/or sewer infrastructure to serve the proposed development
- District staff efforts including plan reviews, inspection, materials, and administration are funded in the form of a deposit that is returned after two-years of inactivity or completion of a one-year warranty period following acceptance of the project
- Developer project statuses are reported monthly to the Board of Directors in the Engineering Activity Report



Recently Completed Developments

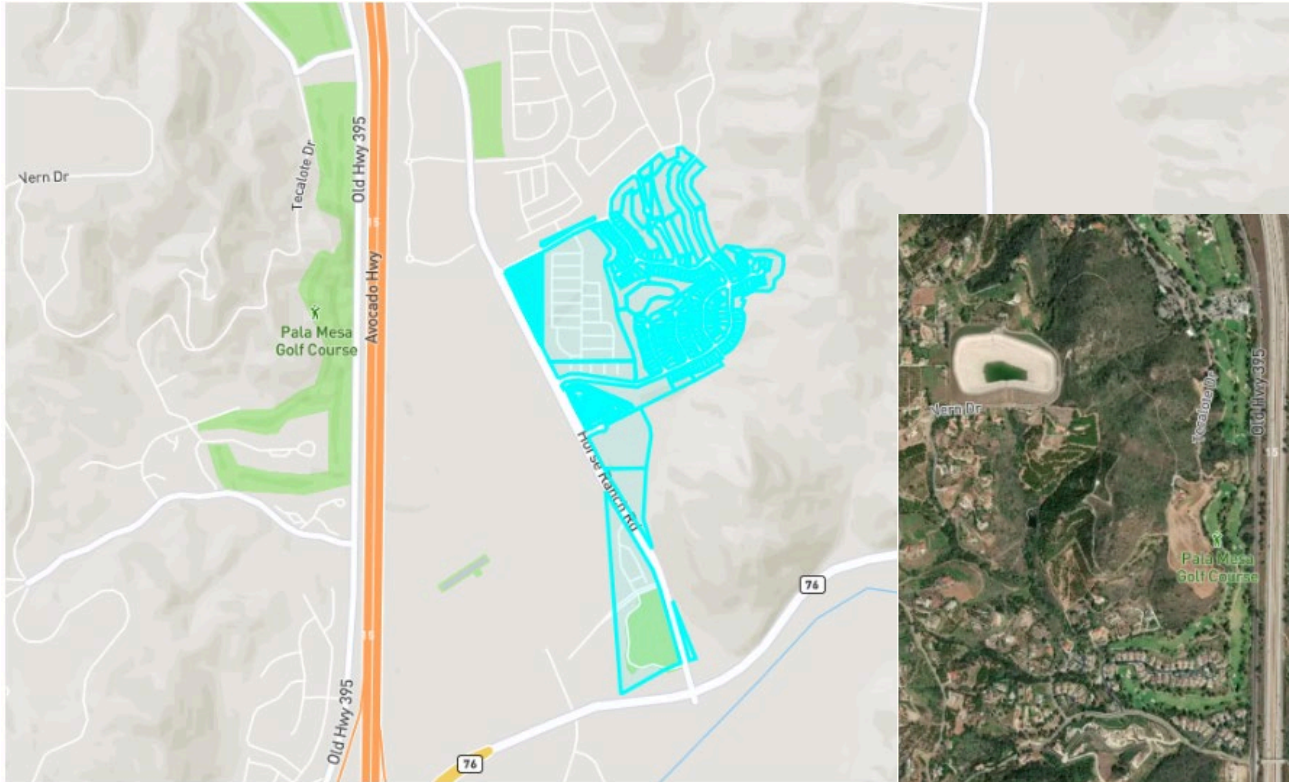
- Horse Creek Ridge (located east of I-15 along Horse Creek Road, Divisions 4 & 5) consists of duplexes, single family homes, and a community park
- Pala Mesa Highlands (located west Highway 395 and North of Highway 76, Division 4) consists of 124 single family homes and two (2) pressure reducing stations



Developer Projects in Construction



Citro Development (Division 4)



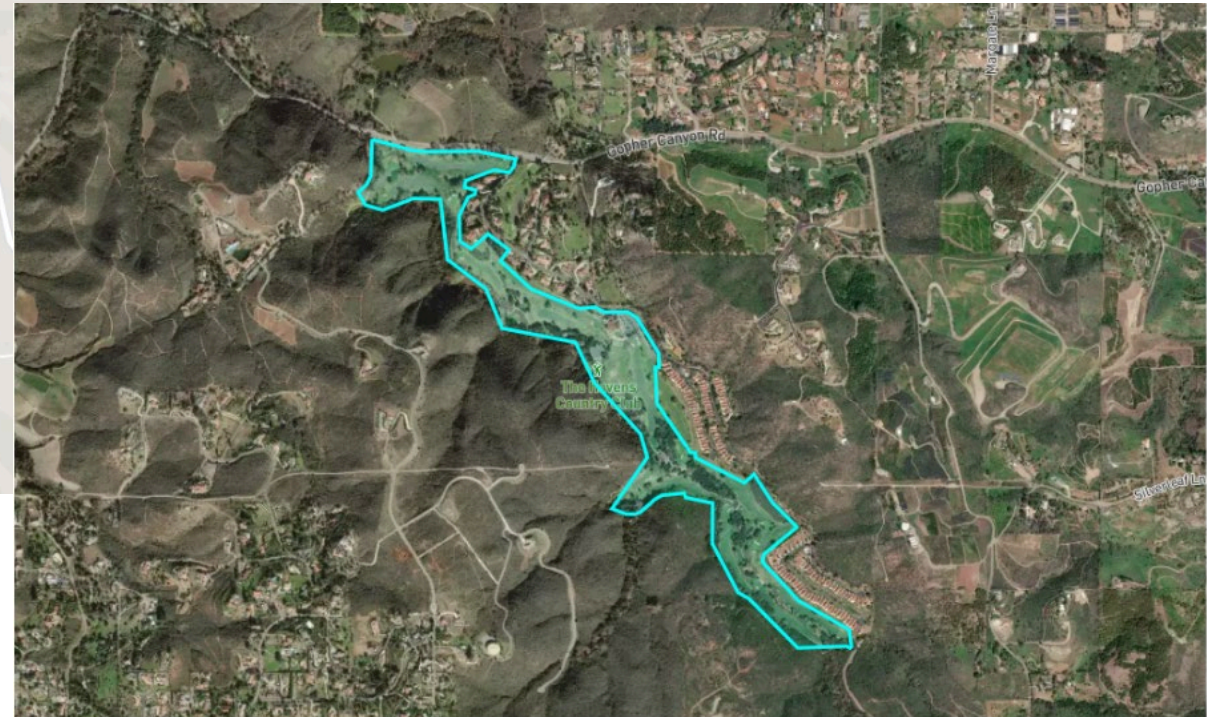
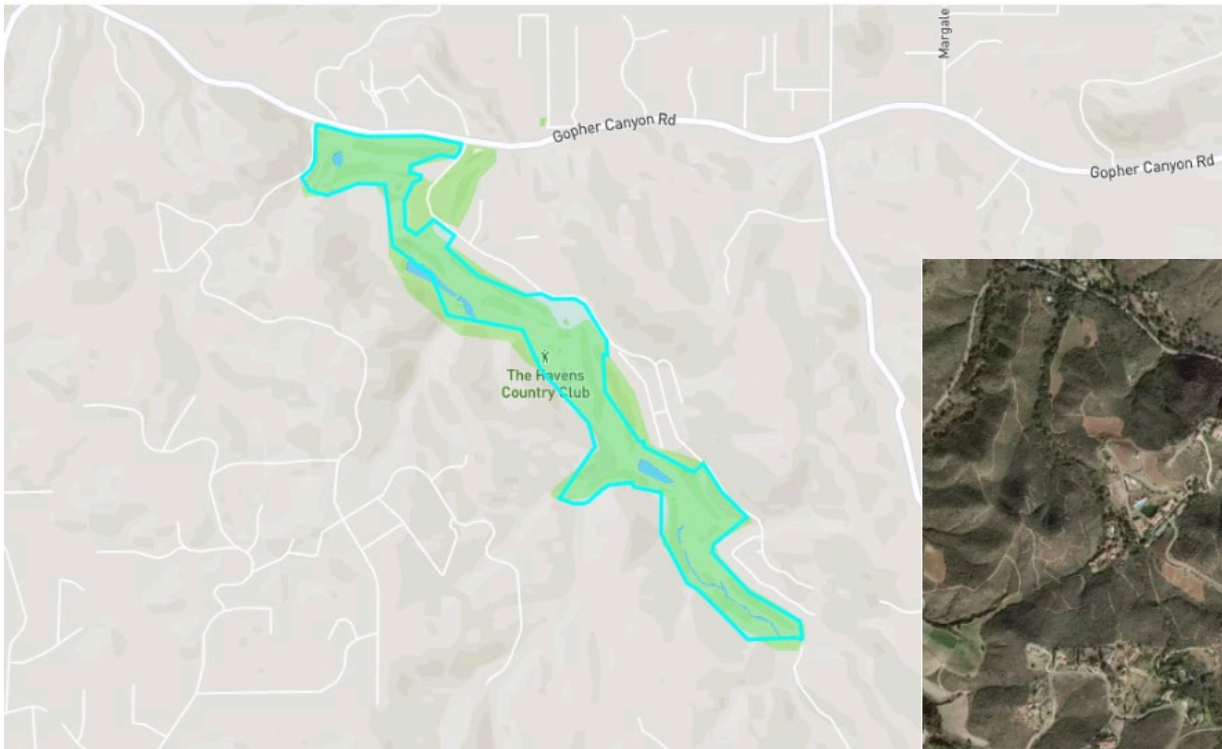
Citro Development (Division 4)



Citro Development (Division 4)

- Formally known as Meadowood
- Located near Pala Road and Horse Creek Ranch Road
- Approximately 844 residential units
- Development included the construction of the Rice Canyon Transmission main to serve the new development
- Nearing end of construction

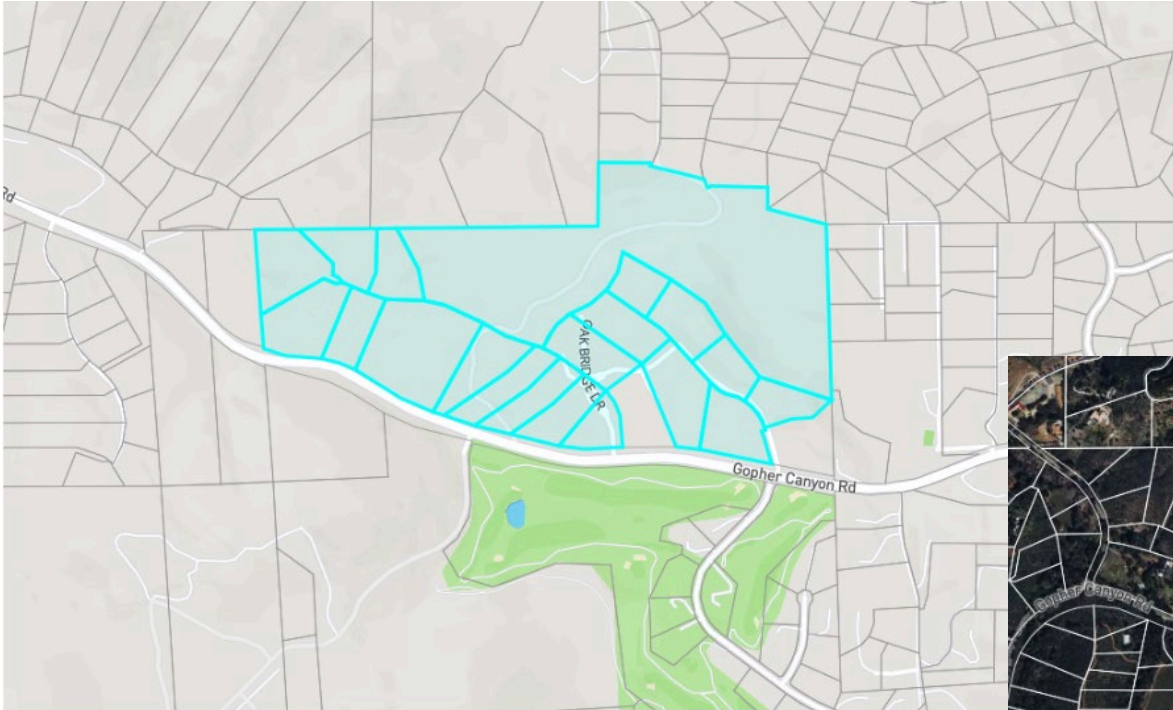
Havens Country Club (Division 1)



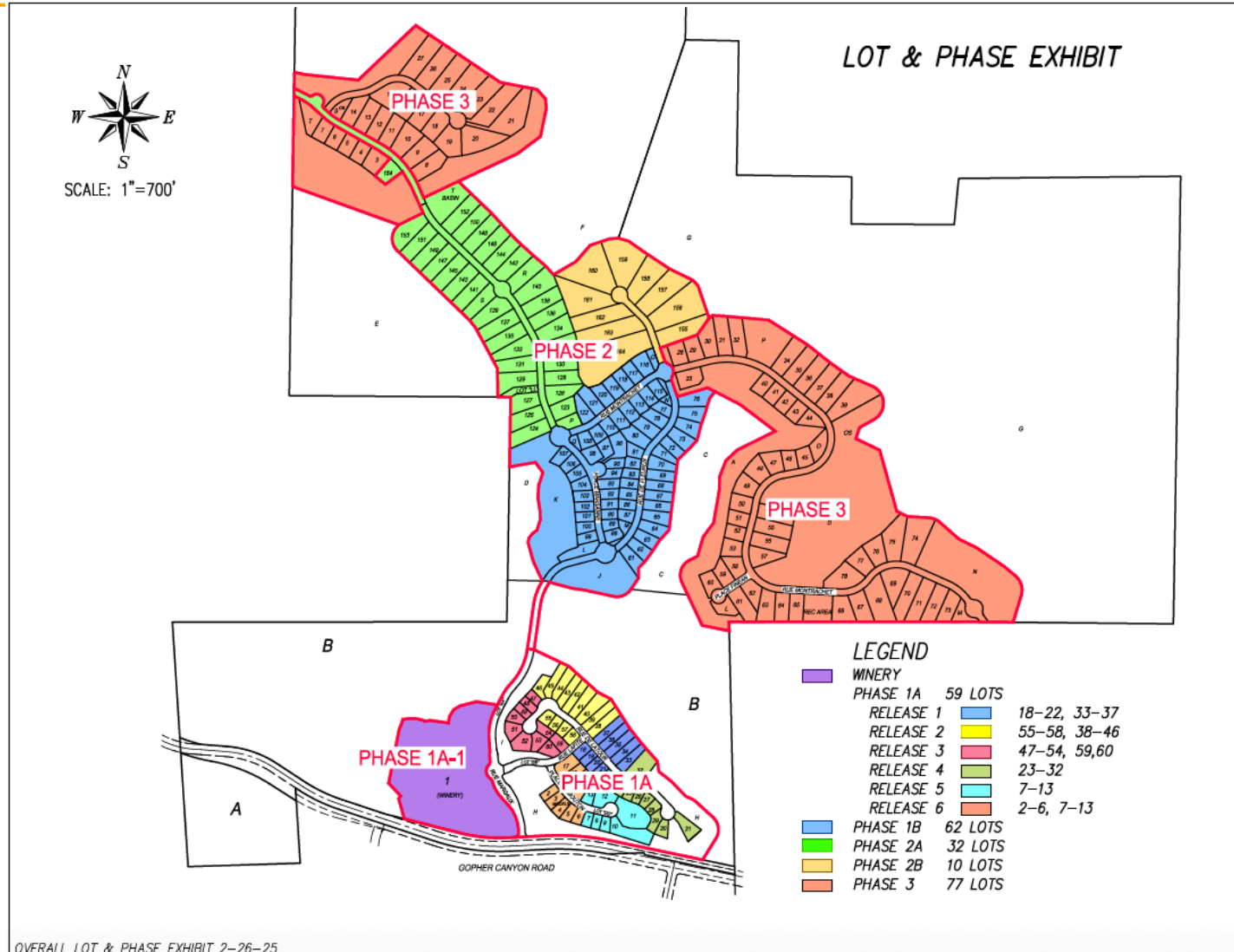
Havens Country Club (Division 1)

- Formally known as Vista Valley Country Club
- Located South of Gopher Canyon Road
- Consists of an expansion of the current sewer facilities, a new water service, fire hydrant for the club's pool

Provence at Havens (Division 1)



Provence at Havens (Division 1)



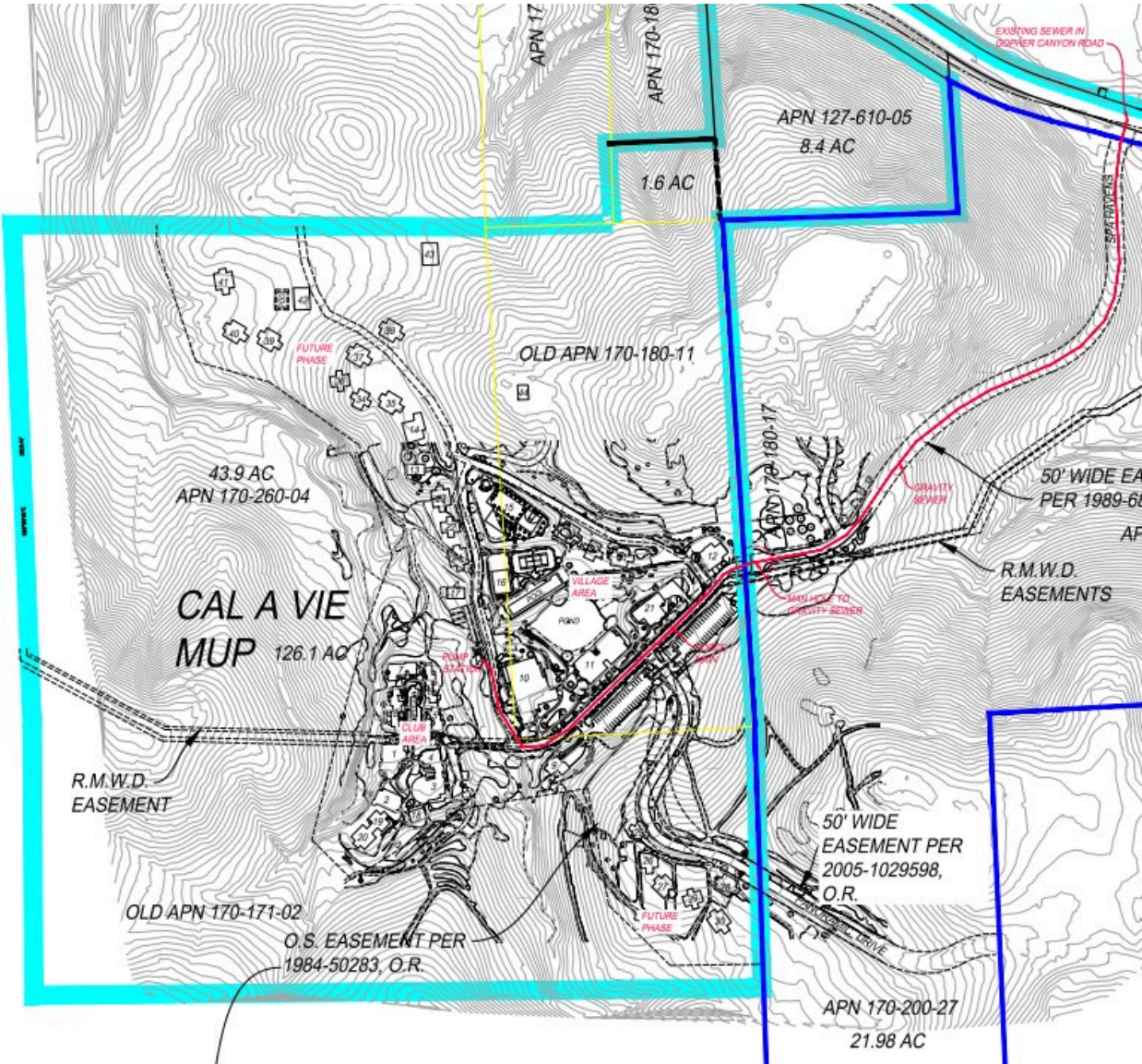
Provence at Havens (Division 1)

- Formally known as Bonsall Oaks
- Located North of Gopher Canyon Road
- Approximately 240 residential units
- Work being done in multiple phases
- Phase 1A-1 that included the winery, tasting room, Bed & Breakfast, and two (2) pressure reducing stations was accepted in January 2025

Developer Projects in Plan Review



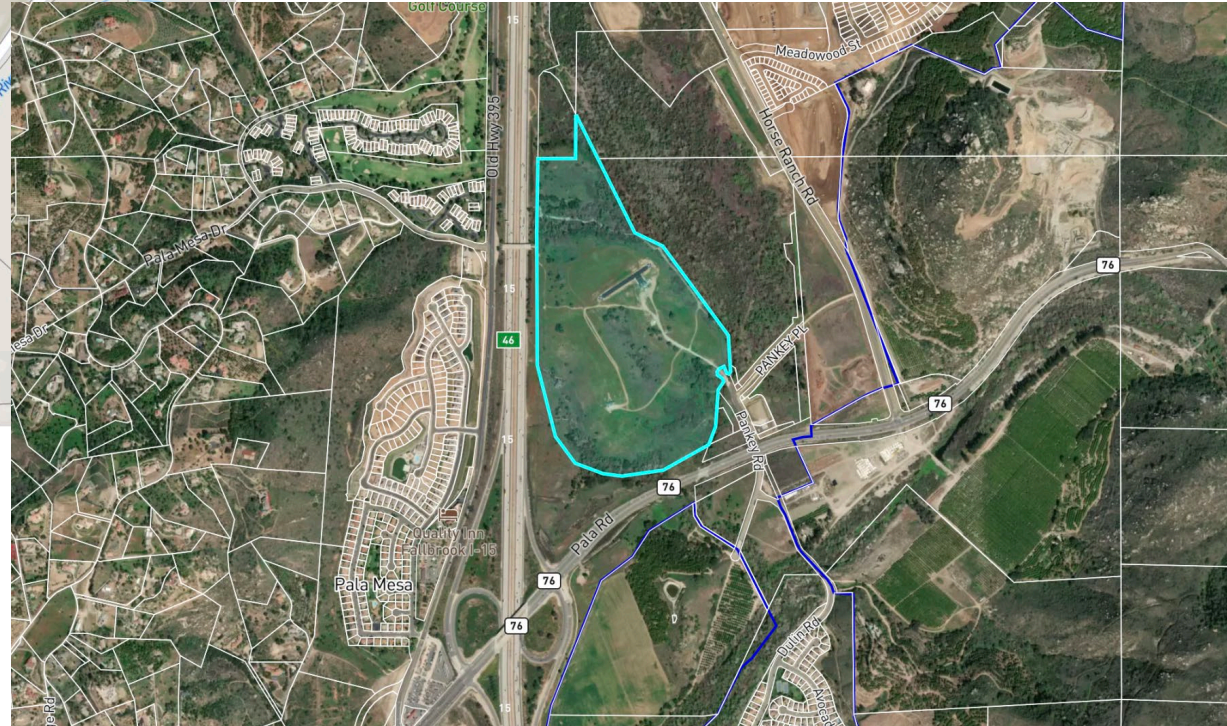
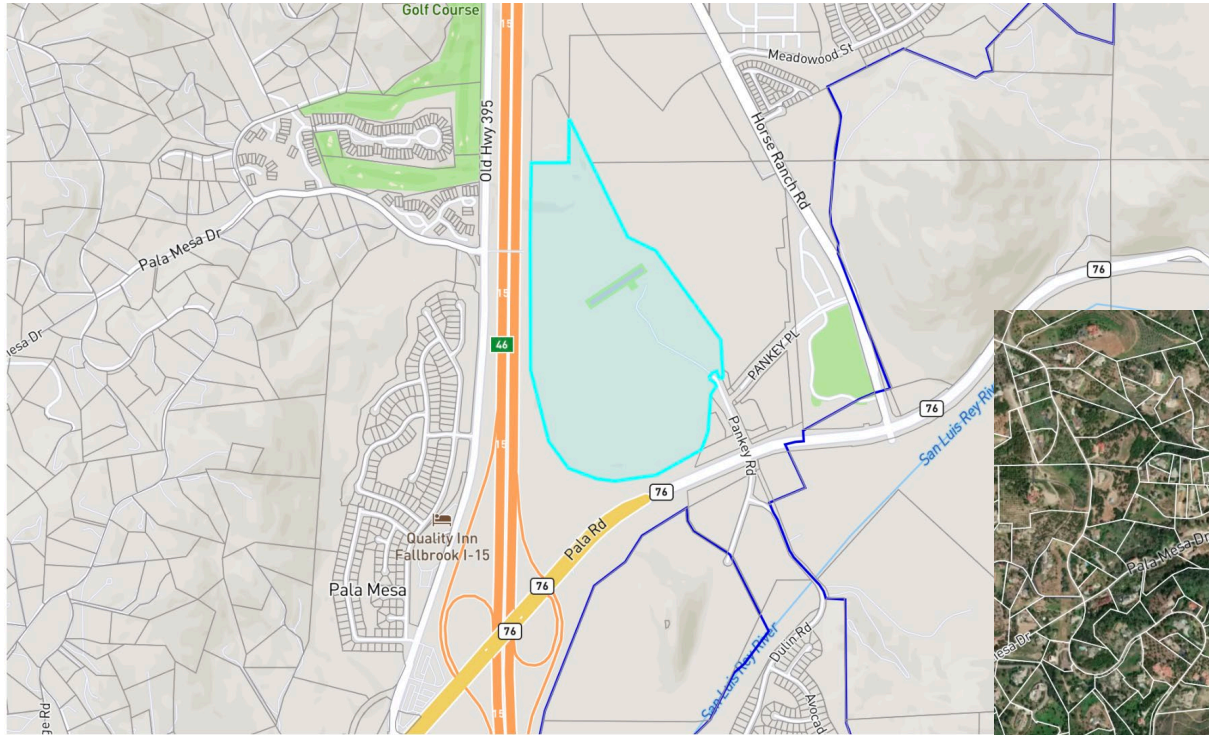
Cal-A-Vie Spa Havens (Division 1)



Cal-A-Vie Spa Havens (Division 1)

- Located South of Gopher Canyon Road and Spa Haven Way
- Proposed expansion of existing facilities
- Staff currently reviewing updated sewer study conducted by the Developer to address EDU count needed to serve the new facilities

Pala Ranch aka Campus Park West (Division 4)



Pala Ranch (Division 4)

Table 1-1 Campus Park West Proposed Land Use Summary

Land Use	Gross Acreage (acres)	Density (DU/ac)	Dwelling Units (DU)	Building Area (sq ft)
Multi-Family Residential (PA-3)	12.4	20	248	
Commercial/Mixed Use (PA-2, -4 & -5)	52.4			503,000
Mixed Use residential (PA-2)	--	20	35	
Light Industrial/Office (PA-1)	12.6			120,000
HOA - irrigation	1.42			
Biological Open Space (includes PA-6)	31.0			
Right-of-Way	6.7			
Totals	116.5		283	

Legend

- Project Boundaries
- Optional Caltrans Decertification Area
- Industrial
- Multi Family
- General Commercial
- HOA Maintained Open Space
- Biological Open Space / MSCP

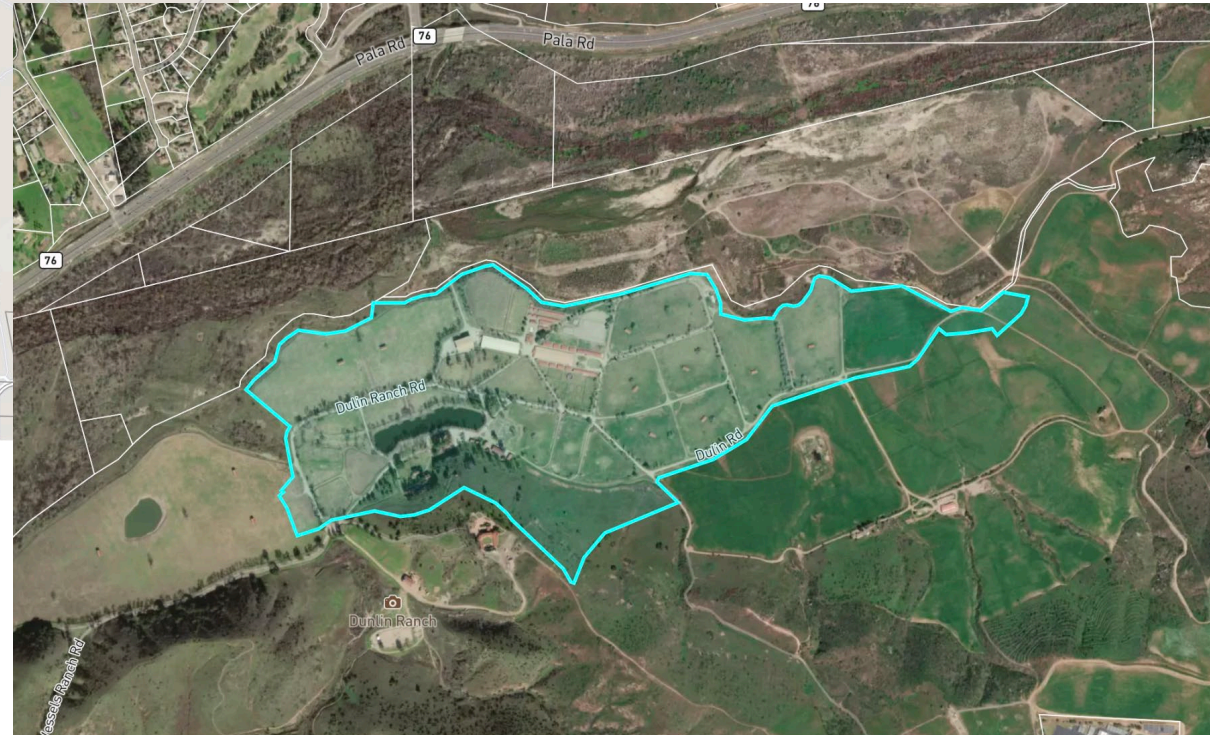
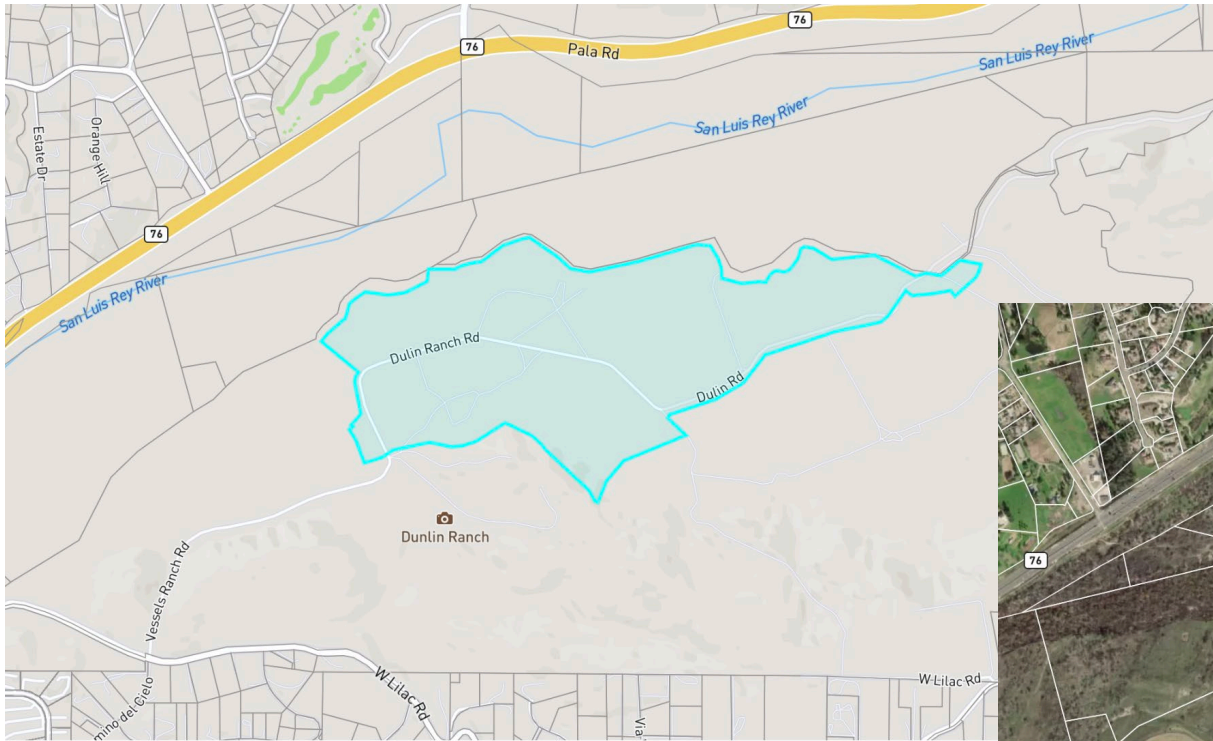
The map shows the Pala Mesa Drive area, including the Pala Mesa Drive corridor, the Pala Mesa Drive intersection with Highway 76, and the Pala Mesa Drive intersection with Highway 15. The map also shows the Pala Mesa Drive intersection with Highway 76 and the Pala Mesa Drive intersection with Highway 15. The map includes a legend for Project Boundaries, Optional Caltrans Decertification Area, Industrial, Multi Family, General Commercial, HOA Maintained Open Space, and Biological Open Space / MSCP. The map also shows the Pala Mesa Drive intersection with Highway 76 and the Pala Mesa Drive intersection with Highway 15. The map includes a legend for Project Boundaries, Optional Caltrans Decertification Area, Industrial, Multi Family, General Commercial, HOA Maintained Open Space, and Biological Open Space / MSCP.

Map Labels:

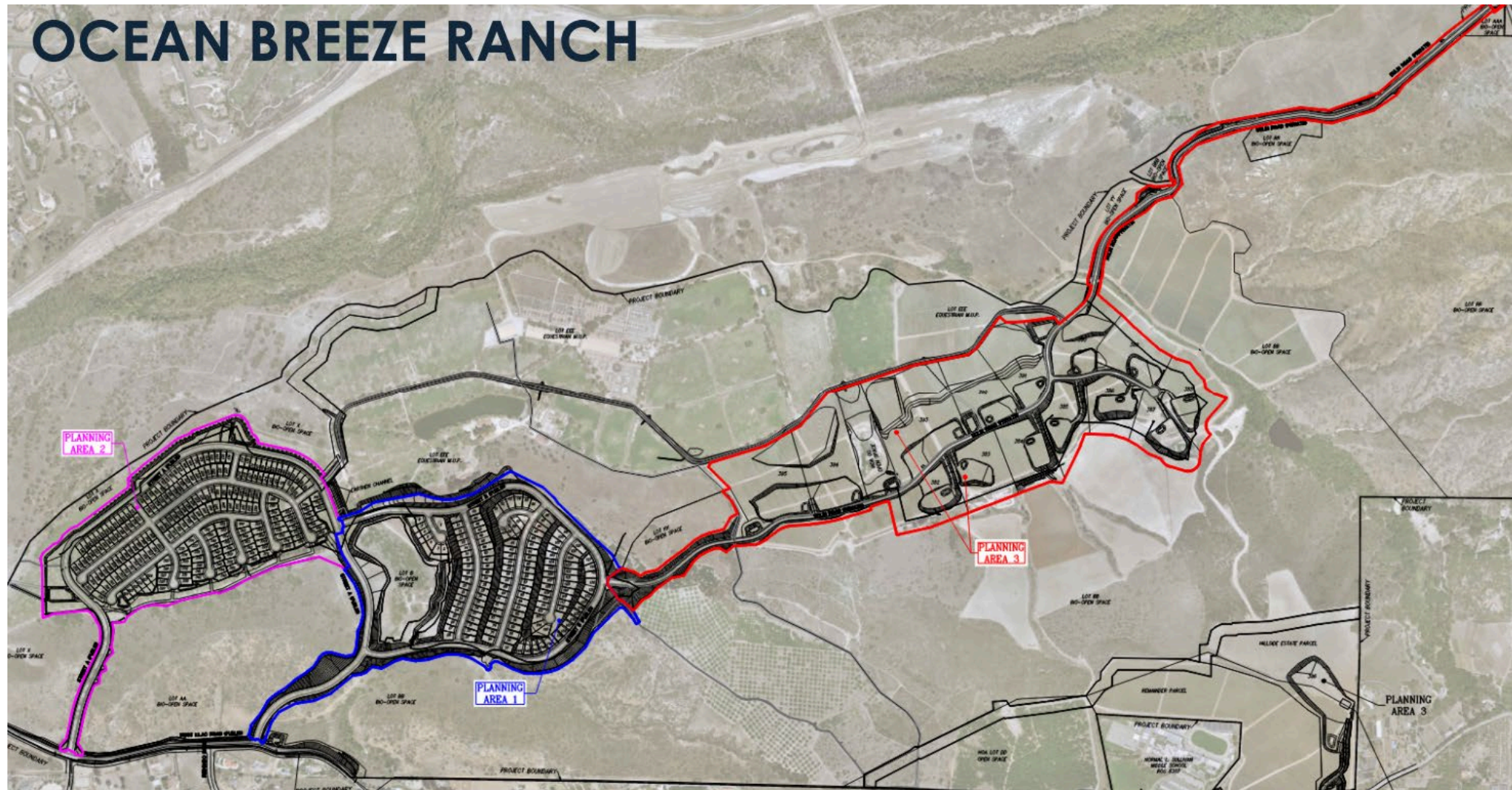
- PA 1 IND 12.6Ac.
- PA 2 GC 46.1Ac.
- PA 3 MF 12.4Ac.
- Mixed-Use Core
- PA 4 GC 2.9Ac.
- PA 5 GC 3.4Ac.
- PA 6 GC 8.0Ac.
- Highway 15
- Highway 76
- Pala Mesa Drive
- Pala Road
- Parkway Place
- Parkway Road
- Shelton Crossing



Ocean Breeze Ranch (Division 1)



Ocean Breeze Ranch (Division 1)



Ocean Breeze Ranch (Division 1)

- Area 1,402.5 acres, County of San Diego in the unincorporated community of Bonsall
- Current site: existing equestrian and agricultural uses on the property.
- Tentative map proposes 452 lots (including a hillside estate and lettered lots).
- **Planning Areas 1A & 1B** include 144 lots with a minimum area of 5,000 sf
- **Planning Area 2A** includes 144 lots with a minimum area of 4,500 sf
- **Planning Area 2B** includes 90 lots with a minimum area of 5,000 sf
- **Planning Area 3** includes 14 lots with a minimum area of 5 acres. The Hillside Estate lot is 24.2 acres in size.
- Two public parks
- Five private parks
- Total of 11 open space lots
- One equestrian facility
- **Planning areas 1 & 2** will be serviced by public sewer while the
- **Estate lots** and **equestrian** facility will be on septic systems

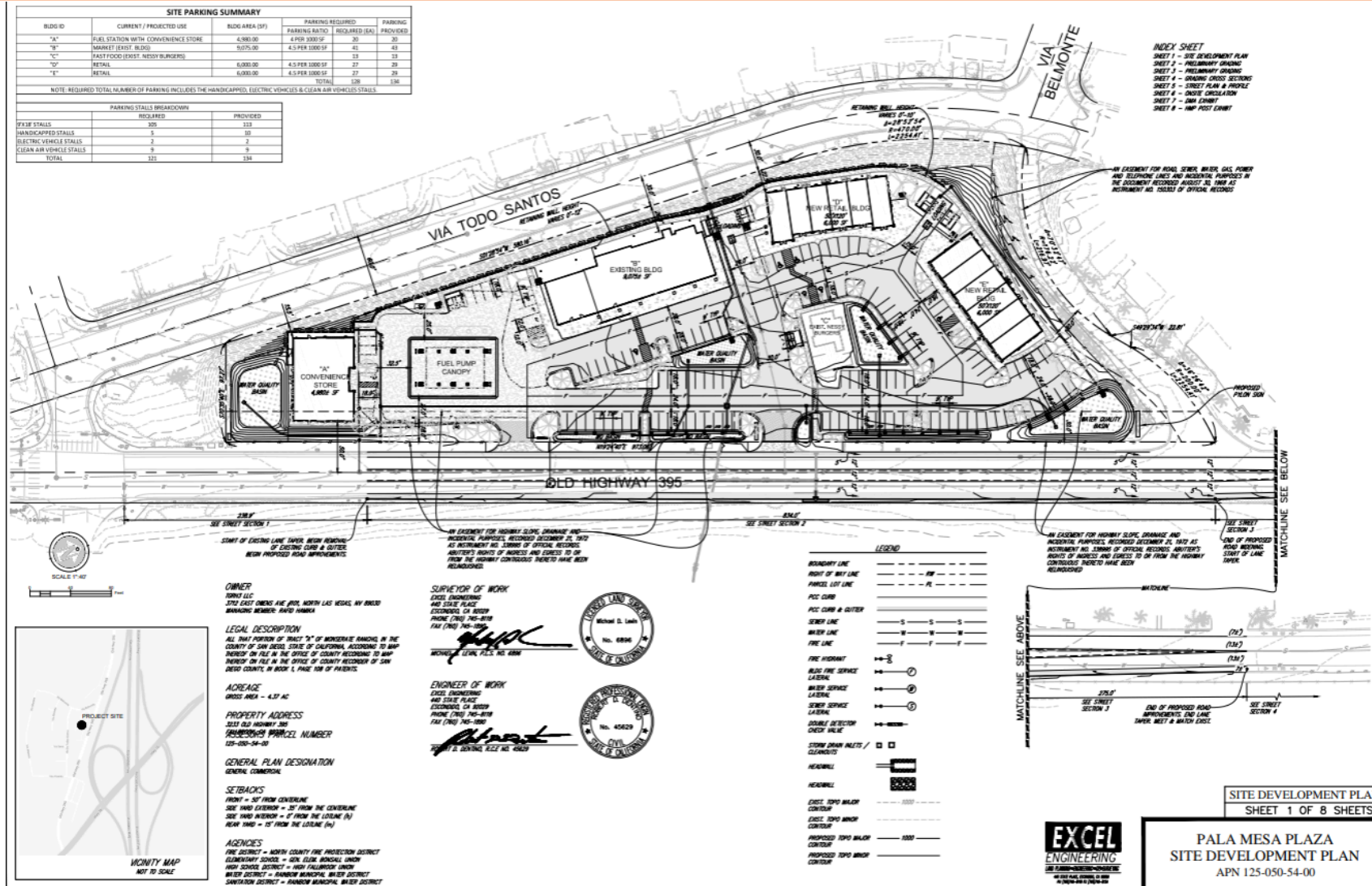


Ocean Breeze Ranch (Division 1)

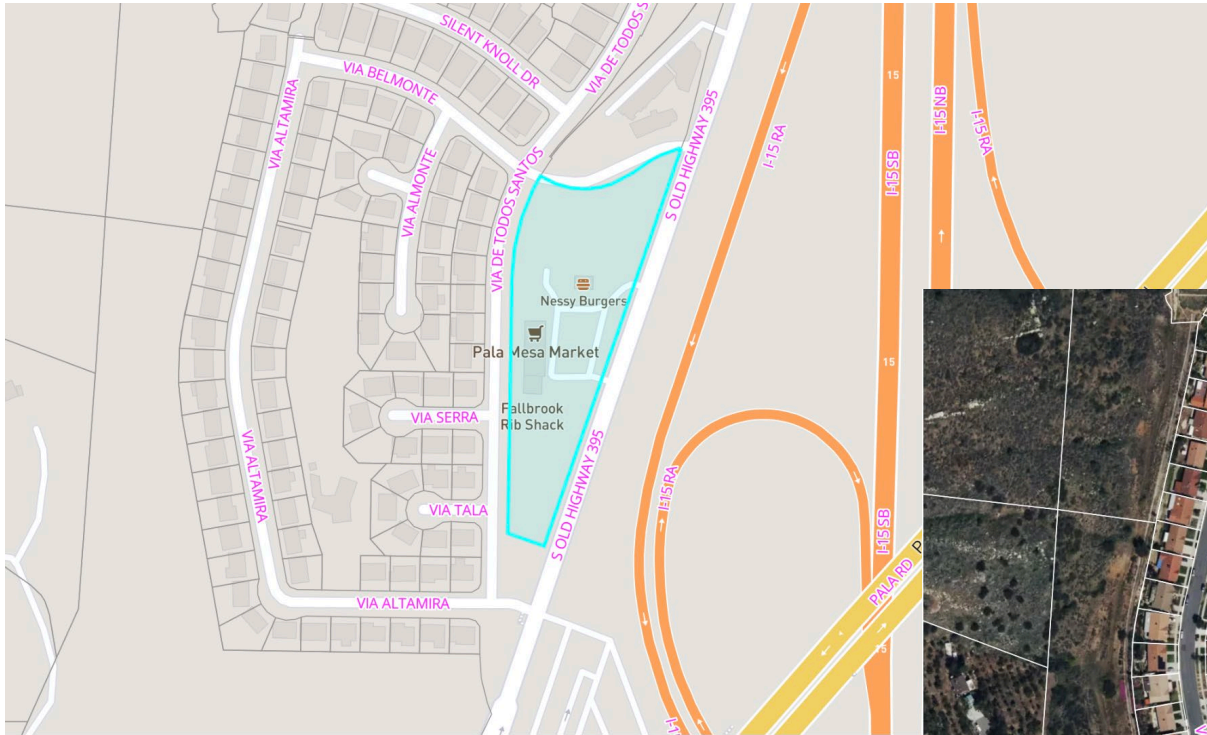
■ LAND USE SUMMARY

LOT SUMMARY						
DESCRIPTION	GROSS AREA (AC)	NO. OF LOTS (RESIDENTIAL)	NO. OF DWELLING UNITS	DWELLING UNITS PER ACRE	MINIMUM LOT SIZE	NO. OF LOTS (HOA)
PLANNING AREA 1	66.50*	144	144	2.16		9
PLANNING AREA 1A		76	76		5,000 SF	
PLANNING AREA 1B		68	68		5,000 SF	
PLANNING AREA 2	66.47*	235	235	3.52		10
PLANNING AREA 2A		144	144		4,500 SF	
PLANNING AREA 2B		90	90		5,000 SF	
PLANNING AREA 3	153.56**	14	14	0.10	5 ACRES	16
HILLSIDE ESTATE	24.22	1	1	0.04		
REMAINDER PARCEL	29.82					
LOT EEE (EQUESTRIAN FACILITY)	203.59					
TOTAL	544.16	393	393			34

Pala Mesa Market (Division 4)



Pala Mesa Market (Division 4)

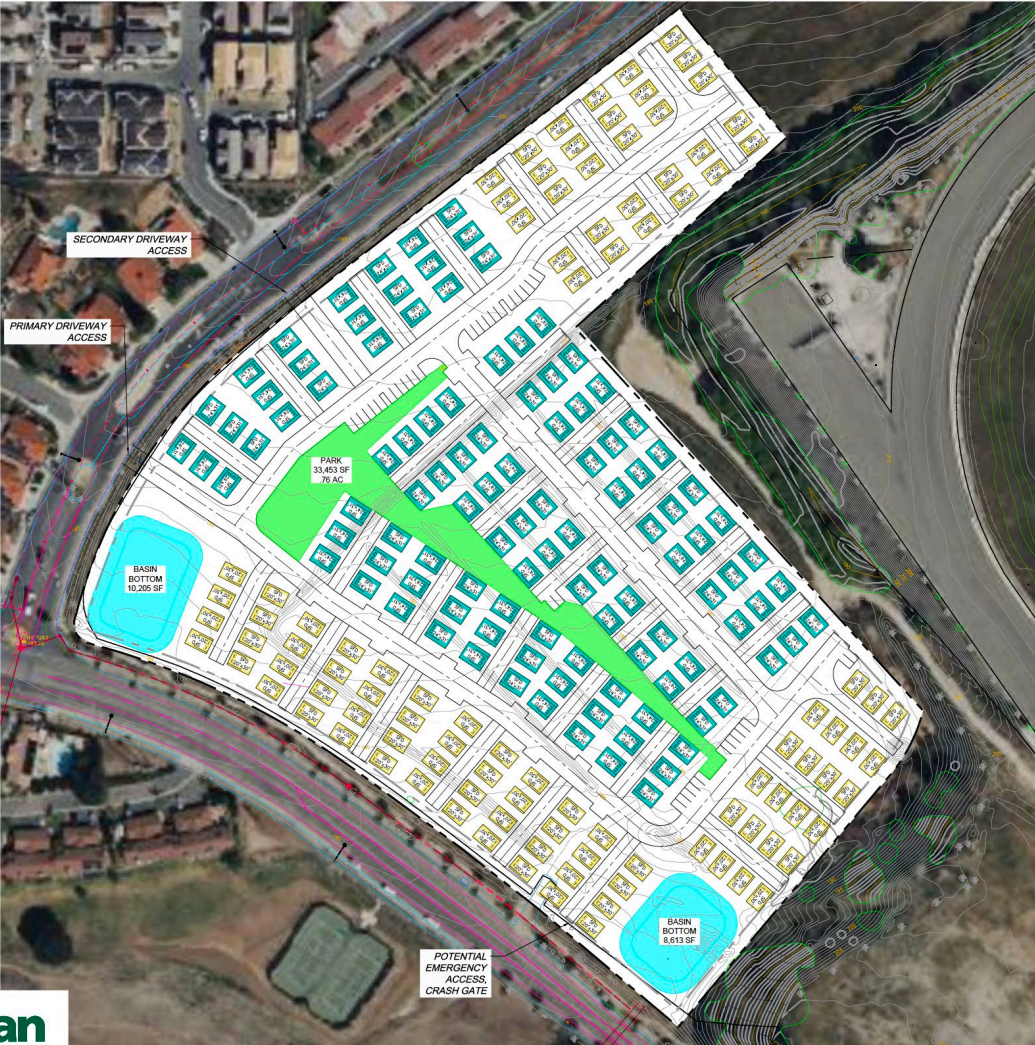


Pala Mesa Market (Division 4)

SITE PARKING SUMMARY					
BLDG ID	CURRENT / PROJECTED USE	BLDG AREA (SF)	PARKING REQUIRED		PARKING PROVIDED
			PARKING RATIO	REQUIRED (EA)	
"A"	FUEL STATION WITH CONVENIENCE STORE	4,980.00	4 PER 1000 SF	20	20
"B"	MARKET (EXIST. BLDG)	9,075.00	4.5 PER 1000 SF	41	43
"C"	FAST FOOD (EXIST. NESSY BURGERS)			13	13
"D"	RETAIL	6,000.00	4.5 PER 1000 SF	27	29
"E"	RETAIL	6,000.00	4.5 PER 1000 SF	27	29
TOTAL				128	134
NOTE: REQUIRED TOTAL NUMBER OF PARKING INCLUDES THE HANDICAPPED, ELECTRIC VEHICLES & CLEAN AIR VEHICLES STALLS.					

PARKING STALLS BREAKDOWN		
	REQUIRED	PROVIDED
9'X18' STALLS	105	113
HANDICAPPED STALLS	5	10
ELECTRIC VEHICLE STALLS	2	2
CLEAN AIR VEHICLE STALLS	9	9
TOTAL	121	134

San Luis Rey Downs (Division 1)



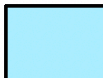
SLR DOWNS ARGENT (SINGLE FAMILY DETACHED)

LAND USE SUMMARY (2 PRODUCT)				
PRODUCT TYPE	POTENTIAL DENSITY	PERCENTAGE MIX	TOTAL LOT ACRES	POTENTIAL D.U.
SFD 20X30		47.6%		101
SFD 24X31		52.4 %		111
14.9 DU/AC			14.2 AC	
MARKET RATE DWELLING UNITS = 212				
PARK			.76 AC	
BASIN 1 BOTTOM			10,205 SF	
BASIN 2 BOTTOM			8,613 SF	

NOTE:
1. ASSUMES ENG. VALIDATION TO VERIFY UNIT COUNT.
2. ASSUMES NEW BUILDING COMBINATION TYPES HAVE BEEN CREATED
BASED ON SITE CONSTRAINTS TO MAXIMIZE DWELLING UNIT COUNT.
3. WATER QUALITY BASINS AND TOTAL CAPACITY TO BE VERIFIED
4. ASSUMES PARKING TO BE VALIDATED
5. ASSUME THE APPROPRIATE ZONE WILL BE APPLIED TO ACCOMMODATE
PROPOSED SETBACKS.



San Luis Rey Downs (Division 1)

LAND USE SUMMARY (2 PRODUCT)					
PRODUCT TYPE		POTENTIAL DENSITY	PERCENTAGE MIX	TOTAL LOT ACRES	POTENTIAL D.U.
	SDF 20X30		47.6%		101
	SDF 24X31		52.4 %		111
		14.9 DU/AC		14.2 AC	
MARKET RATE DWELLING UNITS = 212					
	PARK			.76 AC	
	BASIN 1 BOTTOM			10,205 SF	
	BASIN 2 BOTTOM			8,613 SF	

Potential Future Developments

- Havens Phase II (Division 1)
- Providence Christian College (Division 5)
- Sheriff Station (Division 4)
- Starbucks/River Ridge (Division 2)
- San Luis Rey Thoroughbred Training Facility (Division 1)
- Rancho Alegre (Division 5)

Questions

