



The County of San Diego

Planning Commission Hearing Report

| | | | |
|-------------------------|---|-----------------------|--|
| Date: | November 13, 2015 | Case/File No.: | Estates at Willow Ridge, PDS2009-3100-5560 |
| Place: | County Conference Center 5520 Overland Avenue San Diego, CA 92123 | Project: | 15-lot residential subdivision |
| Time: | 9:00 a.m. | Location: | South of Hanson Lane, south and east of School Daze Lane |
| Agenda Item: | #2 | General Plan: | Village Residential (VR-2) |
| Appeal Status: | Appealable to the Board of Supervisors | Zoning: | Limited Agricultural (A70) |
| Applicant/Owner: | KirE Builders/KM Willow Ridge LLC | Community: | Ramona |
| Environmental: | CEQA §15183 Exemption | APNs: | 282-341-38 to -42 and 282-341-45, -46 and -48 |

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Tentative Map (TM 5560) for a 15-lot residential subdivision, determine if the required findings can be made, and if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which include a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.
- b. Adopt the Resolution of Approval for PDS2009-3100-5560 (Attachment B), which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations.

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and polices of the General Plan?
- b. Does the project comply with the policies set forth under the Ramona Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed project consistent with the County's Subdivision Ordinance?
- e. Is the project consistent with other applicable County regulations?
- f. Does the project comply with CEQA?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map (TM), conditions of approval, and environmental findings prepared in accordance with CEQA.

The applicant proposes a TM to subdivide a 9.78-acre property into 15 residential lots. Based on the analysis performed, Planning & Development Services (PDS) concludes that the key findings are met. Therefore, staff finds the proposal in conformance with the six Key Requirements for Action and recommends approval of the TM with the proposed conditions noted in the attached Resolution of Approval (Attachment B).

C. DEVELOPMENT PROPOSAL

1. Project Description

The project is a major subdivision to subdivide a 9.78-acre property into 15 residential lots, as shown in Figure 1. The residential lots range in size from 0.5 to 1.29 acres. Sewer and water service would be provided by the Ramona Municipal Water District. Earthwork is expected to consist of 21,000 cubic yards of balanced cut and fill, with a maximum slope height of 25 feet on the interior of the southernmost lots. There are accessory structures on lot 11 that will be removed prior to Final Map recordation.

Access would be provided by proposed Glae Jean Court connecting to Hanson Lane and would include emergency access via proposed Wendy Marie Court to Hanson Way. The project includes improving Hanson Lane with a decomposed granite (DG) pathway and widening Hanson Way to 24 feet.

2. Subject Property and Surrounding Land Uses

The project site is located south of Hanson Lane, east of Hanson Way in the Ramona Community Plan Area (see Figures 2 and 3). Surrounding land use consists of residential development with most lots ranging from a half acre to two acres in size. The Ramona community elementary school is located one third of a mile to the northwest along Hanson Lane, while the middle and high schools are located within half a mile to the northeast along Hanson Lane. Highway 67 is less than a mile away to the northwest. The project site is dominated by relatively flat non-native grassland with a small hill and a few trees on the south end (see Figures 4 and 5).

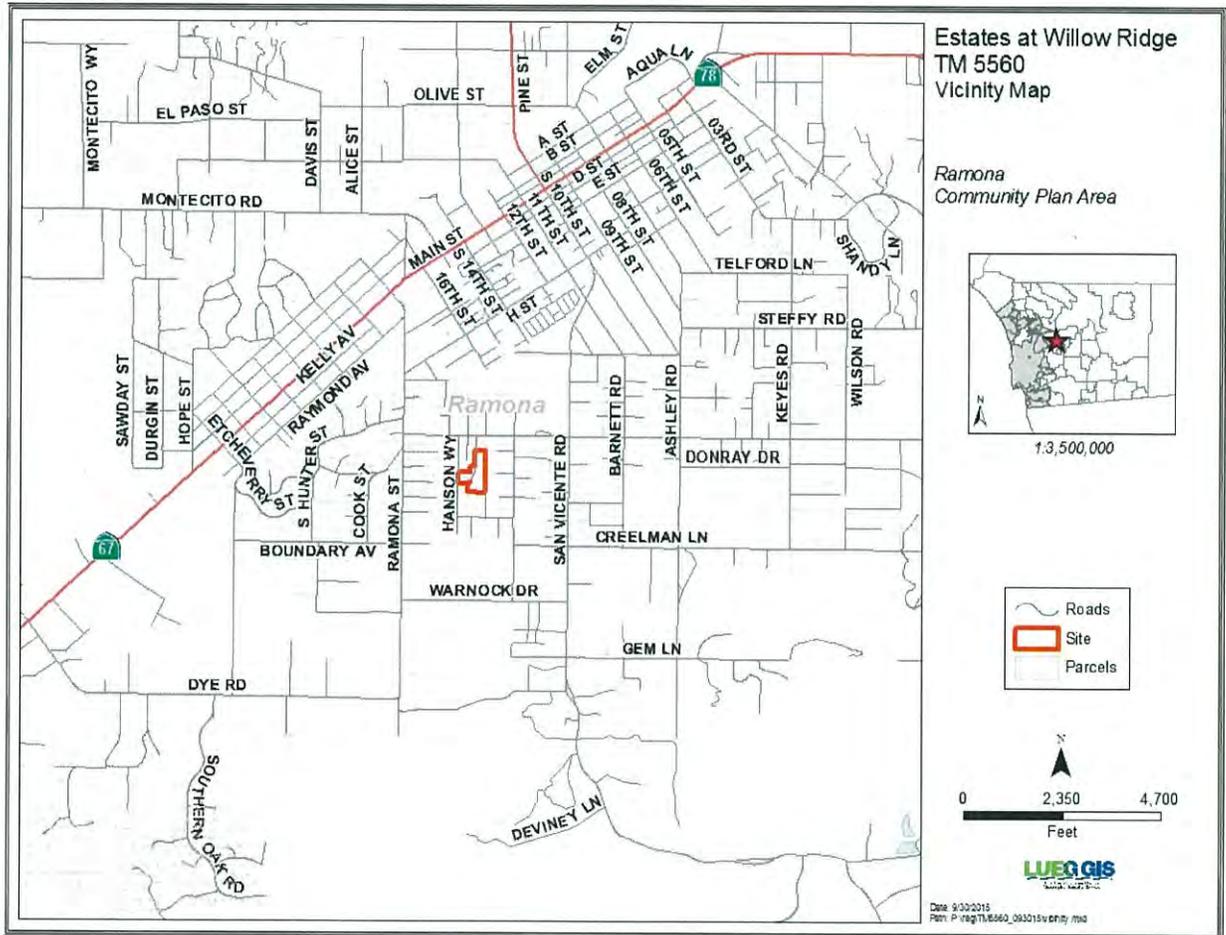


Figure 2: Project Location

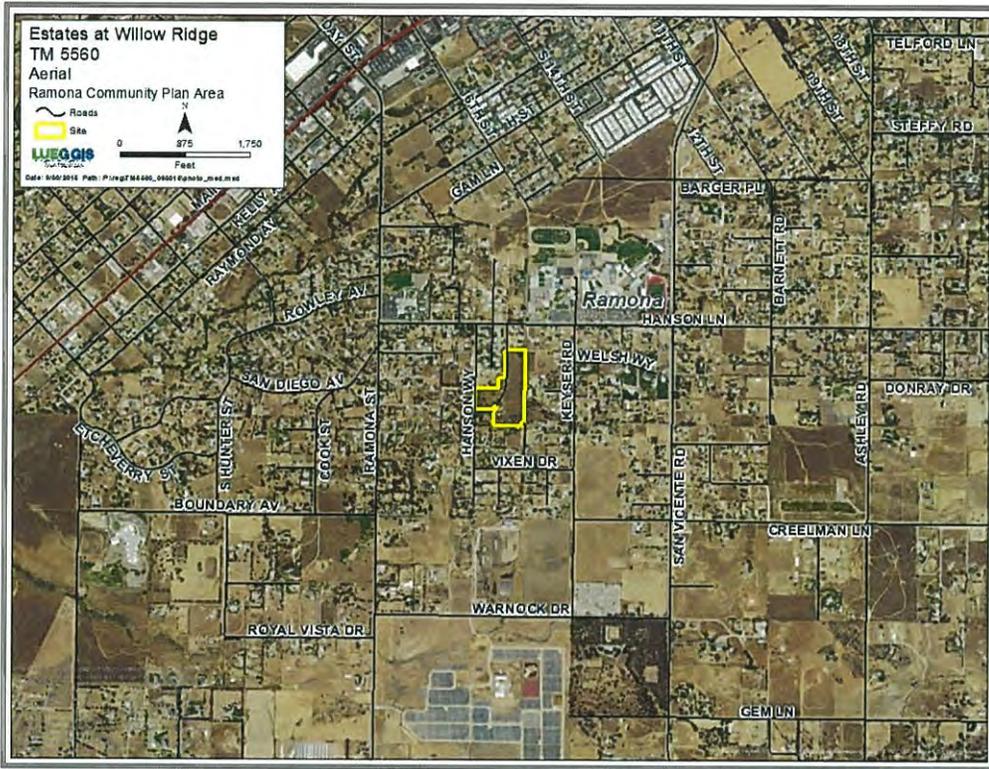


Figure 3: Aerial Project Location

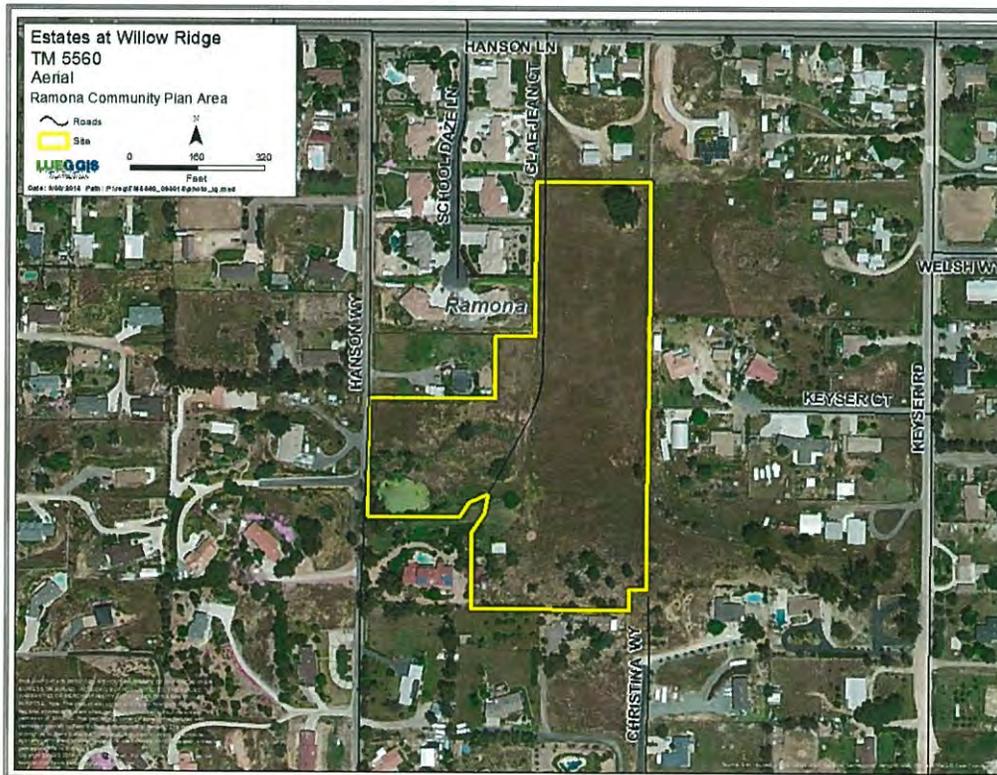


Figure 4: Aerial Photo

Table C-1: Surrounding Zoning and Land Uses

| Location | General Plan | Zoning | Adjacent Streets | Description |
|----------|--------------|----------|------------------------------|---------------------------|
| North | VR-2 | RR | Hanson Lane | Single-family residential |
| East | VR-2 | A70 | Keyser Road, Keyser Court | Single-family residential |
| South | VR-2 | A70 | Vixen Lane, Christina Way | Single-family residential |
| West | VR-2 | RR / A70 | School Daze Lane, Hanson Way | Single-family residential |



Figure 5: Looking south onto the project site

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Ramona Community Plan, the Subdivision Ordinance, the Zoning Ordinance, and CEQA Guidelines. There are no project issues. A detailed discussion of the project history and consistency with applicable codes, policies, and ordinances is as follows.

1. Project Site History

This project would subdivide a portion of the previously-approved project, Estates at McDonald Park (TM 5378). The previously-approved TM 5378 was an 11-lot residential subdivision; the newly proposed TM would further subdivide eight of the lots, increasing the overall number of parcels from 11 to 18 within the footprint of TM 5378. TM 5378 completed all CEQA mitigation measures including the purchase of habitat mitigation, and a Final Map was recorded. The applicant entered into an improvement agreement for Glae Jean Court, but the improvements have not been completed. The same improvements will be required for TM 5560.

When first submitted in 2009, the proposed project, TM 5560 included a General Plan Amendment (GPA) and Rezone. The proposed GPA was consistent with the General Plan Update which was then in process. The project was processed through December 2010, and staff recommended that the applicant wait for the passage of the General Plan Update to avoid hearing costs for a GPA. The General Plan Update was adopted by the Board of Supervisors on August 6, 2011. The project was inactive from January 2011 until January 2015, when it was reactivated as a stand-alone TM consistent with General Plan and Zoning. The Stormwater Management Plan and Hydromodification Management Plan were updated to follow current standards, and there are no remaining issues.

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

| General Plan Policy | Explanation of Project Conformance |
|---|--|
| <p>LU-1.9 - Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p> | <p>The site is subject to General Plan Land Use Designation VR-2, which allows a maximum density of two units per acre, or 19 units. The proposed TM would result in 15 units, 79% of the planned density.</p> |

| General Plan Policy | Explanation of Project Conformance |
|---|--|
| <p>LU-2.4 - Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p> | <p>The Village Regional Category is an area where higher intensity land uses are planned and established. Surrounding land uses are predominantly residential and the proposed TM would fit in with the community character of the Ramona area.</p> |
| <p>LU-2.8 - Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p> | <p>The project is designed to minimize significant impacts to surrounding areas. The project proposes a residential subdivision and would not introduce a new use that would create or cause excessive noise or vibrations. The dust generated during grading would be controlled by Grading Ordinance requirements such as watering exposed surfaces and covering stockpiles.</p> |
| <p>LU-6.1 – Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p> | <p>The previously approved subdivision, TM 5378, already mitigated for impacts to non-native grassland by purchasing 3.8 acres of coastal sage scrub/chaparral habitat in the Daley Ranch Mitigation Bank. The project does not support sensitive resources such as listed species or riparian areas.</p> |
| <p>LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques and a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p> | <p>The project incorporates LID techniques and best management practices, as explained in the Stormwater Management Plan (SWMP). The applicant proposes LID design techniques such as the installation of bioretention areas.</p> |
| <p>LU-6.9 – Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominate physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p> | <p>The project would involve 21,000 cubic yards of earth work for a 15-lot subdivision. The grading plan is designed to utilize the flatter portion of the site while leaving the hilltop at the southern edge of the project site outside of the grading footprint.</p> |

| General Plan Policy | Explanation of Project Conformance |
|---|--|
| <p>LU-9.5 - Village Uses. Encourage development of distinct areas within communities offering residents a place to live, work and shop, and neighborhoods that integrate a mix of uses and housing types.</p> | <p>The proposed project would locate homes within an established residential area, which is consistent with General Plan and Zoning. The site is in easy walking distance to the elementary, middle and high school.</p> |
| <p>LU-9.10 - Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.</p> | <p>The project would have access through both Glae Jean Court and Hanson Way; and would improve Hanson Lane with a DG pathway.</p> |
| <p>LU-13.2 - Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p> | <p>The project is located within the Ramona Municipal Water District. A Project Facility Availability Form has been provided from the Ramona Municipal Water District and indicates that water service is available, based on a Water & Sewer System Evaluation prepared by the District for this project. The project would construct approximately 1,400 feet of new 8-inch water main on Glae Jean Court from the existing 14-inch main on Hanson Lane to the existing 8-inch main on Hanson Way.</p> |
| <p>LU-14.2 - Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.</p> | <p>A Project Facility Availability Form has been provided by the Ramona Municipal Water District and indicates that sewer service is available, based on a Water & Sewer System Evaluation prepared by the District for this project. The project would connect a new 8-inch sewer main to the existing main on Hanson Lane. The new main would extend 1,147 feet to the end of Glae Jean Court.</p> |
| <p>COS-4.1 - Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p> | <p>The project would be required to comply with San Diego County's <i>Water Conservation in Landscaping Ordinance</i> and the County of San Diego <i>Water Efficient Landscape Design Manual</i>, which includes water conservation requirements and water efficient landscaping. The landscaping ordinance is being updated in response to State mandates, and the project will have to comply with any updates that apply. These policies are enforced at the Building Permit phase.</p> |

| General Plan Policy | Explanation of Project Conformance |
|--|--|
| <p>COS-14.3 - Sustainable Development. Require design of residential subdivisions and nonresidential development through “green” and sustainable land development practices to conserve energy, water, open space, and natural resources.</p> | <p>The project has been designed using sustainable land development practices, including the installation of bio-retention basins to treat stormwater runoff. The project will comply with the <i>California Green Building Standards Code</i> to conserve energy.</p> |
| <p>COS-19.1 - Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.</p> | <p>The proposed TM would be required to comply with applicable regulations mentioned above. Use of recycled water was considered but was not feasible because there is no recycled water available for public use in the Ramona Municipal Water District (the recycled water that is produced is already committed).</p> |
| <p>S-3.6 – Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p> | <p>The project has been reviewed and approved by the County Fire Marshal and the Ramona Fire Department. The project will improve Glae Jean Court and Wendy Marie Court to 24-foot wide private roads and widen Hanson Way to 24 feet, and both streets will be marked No Parking Fire Lane. Wendy Marie Court will be gated and used for emergency access only.</p> |
| <p>S-6.4 - Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p> | <p>The maximum travel time based on the Regional Category (Village) is five minutes. The project demonstrates a response time of three minutes based on the Project Facility Availability Form. The form and the preliminary grading plan were reviewed and approved by the County Fire Marshal and the Ramona Fire Department.</p> |

3. Community Plan Consistency

The proposed project is consistent with the following relevant Ramona Community Plan goals, policies, and actions as described in Table D-2.

Table D-2: Community Plan Conformance

| Community Plan Policy | Explanation of Project Conformance |
|---|--|
| LU 2.1.2 - Require all development proposals to demonstrate a diligent effort to retain the significant natural features of the areas landscape. Encourage existing topography and landforms, drainage courses, rock outcroppings, vegetation and views to be incorporated into the design of home sites to the maximum extent feasible. | The grading plan is designed to utilize the flatter portion of the site for home sites. Although not located in a visually sensitive area, the project would retain the existing hilltop at the south end of the site, including rock outcroppings and mature trees. |
| CM 1.1.1 - Encourage a community system of bicycle routes and facilities that will connect residential areas to schools. | The project would provide a DG pathway along Hanson Lane as shown on the Community Trails Master Plan. |

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the A70 zone with the incorporation of conditions of approval (Attachment B). The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

| CURRENT ZONING REGULATIONS | | CONSISTENT? |
|----------------------------|----------|-------------|
| Use Regulation: | A70 | yes |
| Animal Regulation: | L | yes |
| Density: | - | N/A |
| Lot Size: | 0.5 Ac | yes |
| Building Type: | C | yes |
| Height: | G | yes |
| Lot Coverage: | - | N/A |
| Setback: | C | yes |
| Open Space: | - | N/A |
| Special Area Regulations: | C, por F | yes |

| Development Standard | Proposed/Provided | Complies? |
|--|--|---|
| Section 2700 of the Zoning Ordinance describes the permitted uses in the Limited Agricultural (A70) Use Regulations. | The proposed project complies with the RS Use Regulations. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 4200 of the Zoning Ordinance describes the required minimum lot size. | The proposed project would comply with the minimum lot size. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

| Development Standard | Proposed/Provided | Complies? |
|---|---|---|
| Section 4800 of the Zoning Ordinance requires a setback of 60 feet in the front yard, 15 feet in the side yard, 35 feet exterior side yard, and 25 feet in the rear yard. | The proposed lots have been designed to contain building pads that are large enough for a single-family dwelling to be constructed outside of the required setbacks. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 5250 of the Zoning Ordinance requires airport compatibility review for areas with a C designator. | The project is consistent with the Ramona Airport Land Use Compatibility Plan. In addition, the project received a Determination of No Hazard to Air Navigation from the Federal Aviation Administration on June 5, 2015. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Section 5500 of the Zoning Ordinance regulates property subject to the F flood plain designator. | There are no flood plains on-site. | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |

5. Subdivision Ordinance Consistency

The project has been reviewed for compliance with the Subdivision Ordinance. The project is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402), and improvements (Sections 81.403 and 81.404). The project includes requirements and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

6. Applicable County Regulations

Table D-4: Applicable Regulations

| County Regulation Policy | Explanation of Project Conformance |
|---------------------------------------|---|
| 1 Resource Protection Ordinance (RPO) | The project has been reviewed and found to be in conformance with the RPO. There are no RPO steep slopes, cultural resources, floodplains, wetland, or sensitive habitat lands on the property. |
| 2 Noise Ordinance | The project would not generate potentially significant noise levels which exceed the allowable limits of the County Noise Element of Noise Ordinance. |
| 3 County Consolidated Fire Code | Staff determined that the proposed project complies with all applicable fire regulations, including the County Consolidated Fire Code, dead-end road length and emergency travel time. |

7. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with CEQA and the project qualifies for an Exemption from Additional Environmental Review pursuant to CEQA Guidelines Section 15183 (Attachments C & D). CEQA Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Update EIR, certified by the Board of Supervisors August 6, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. Attachment D includes the "Statement of Reasons for Exemption" which details the analysis of environmental effects staff determined were not discussed in the prior EIR. The project level environmental resource area analysis includes technical studies for air quality, biology, drainage, fire protection, noise, stormwater, traffic and visual impacts. County staff found that the mitigation measures for the project would reduce any potential impacts to the environment to a level below significance. Details of these mitigation measures can be found in the Resolution of Approval (Attachment B).

E. COMMUNITY PLANNING GROUP

On October 1, 2015 the Ramona Community Planning Group voted unanimously to recommend approval by a vote of 13-0-0-2, with two members absent.

F. PUBLIC INPUT

The project's CEQA documents were published for public disclosure from August 14 to September 14, 2015. The only public comment letter received was a supportive letter from Endangered Habitats League.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

- a. Adopt the Environmental Findings included in Attachment D, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.
- b. Adopt the Resolution of Approval for PDS2009-3100-5560, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

| | |
|---|--|
| Report Prepared By: Beth Ehsan, Project Manager 858-694-3103 Beth.Ehsan@sdcounty.ca.gov | Report Approved By: Mark Wardlaw, Director 858-694-2962 Mark.Wardlaw@sdcounty.ca.gov |
|---|--|

AUTHORIZED REPRESENTATIVE:  _____
MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Resolution Approving PDS2009-3100-5560

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

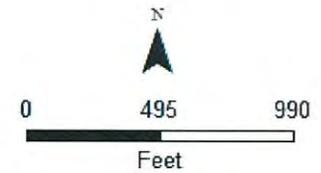
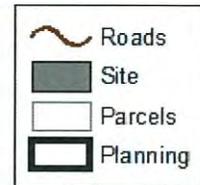
Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

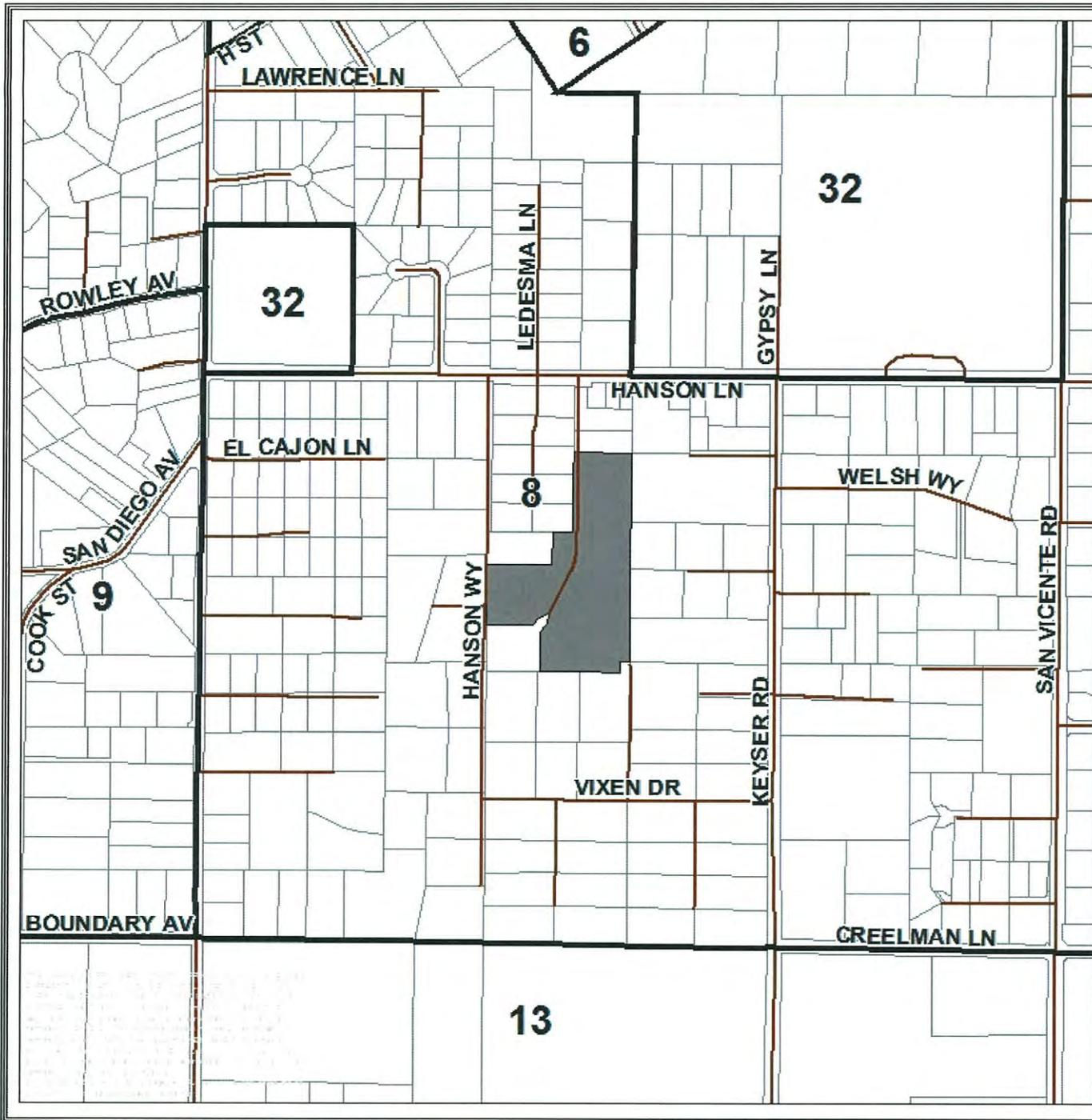
**Estates at Willow Ridge
TM 5560
General Plan Map**

*Ramona
Community Plan Area*

- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (13) Semi-Rural Residential (SR-4)
- (32) Public/Semi-Public Facilities



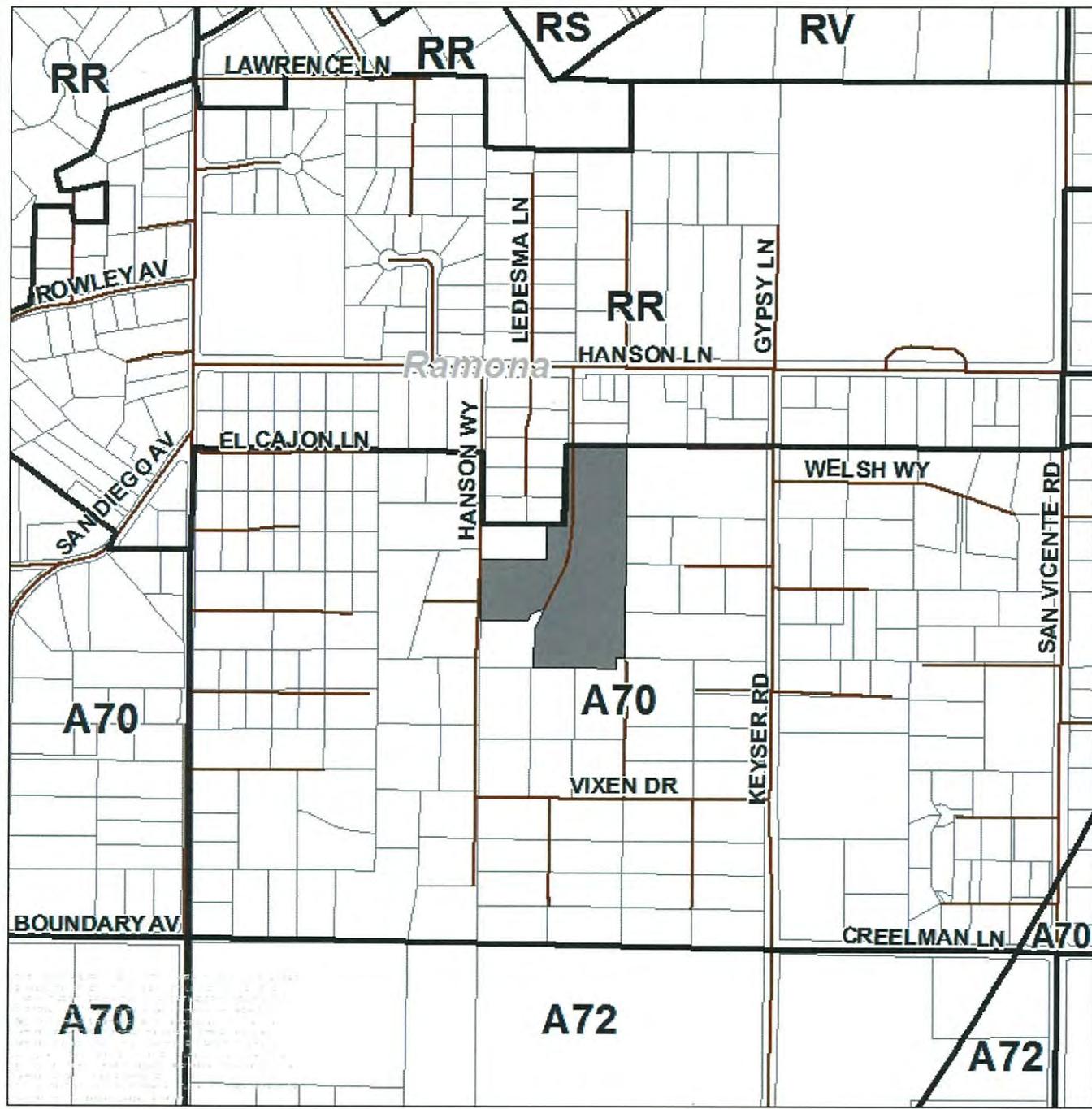
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Estates at Willow Ridge
TM 5560
Zoning Map

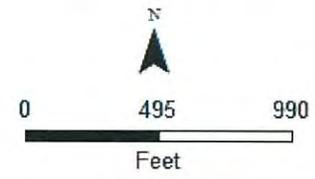
Ramona
Community Plan Area

- A70 - Limited Agricultural
- A72 - General Agricultural
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential



Legend:

- Roads
- Site
- Parcels
- Zoning



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Estates at Willow Ridge
TM 5560
Aerial
Ramona Community Plan Area

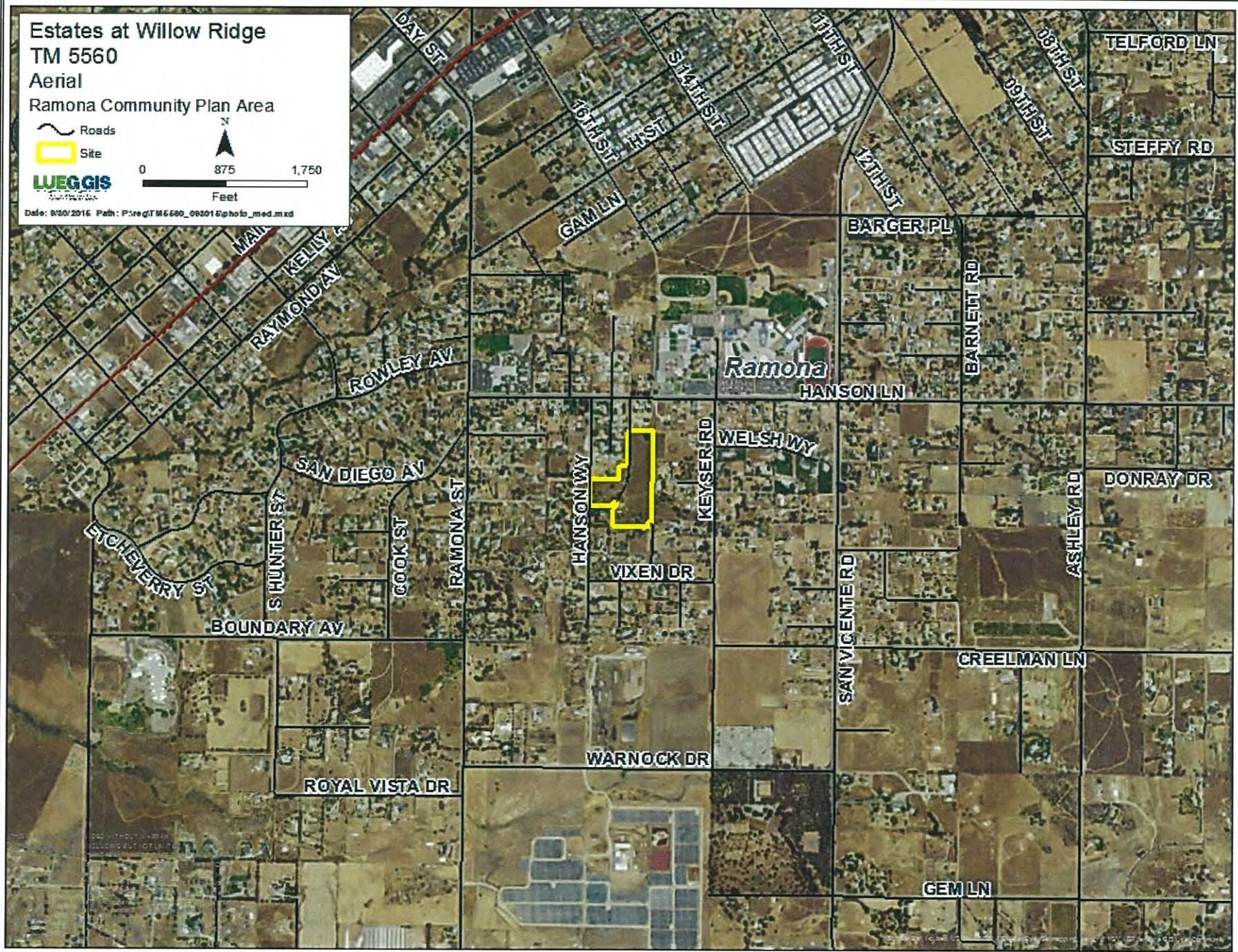
~ Roads
□ Site



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Estates at Willow Ridge

TM 5560

Aerial

Ramona Community Plan Area

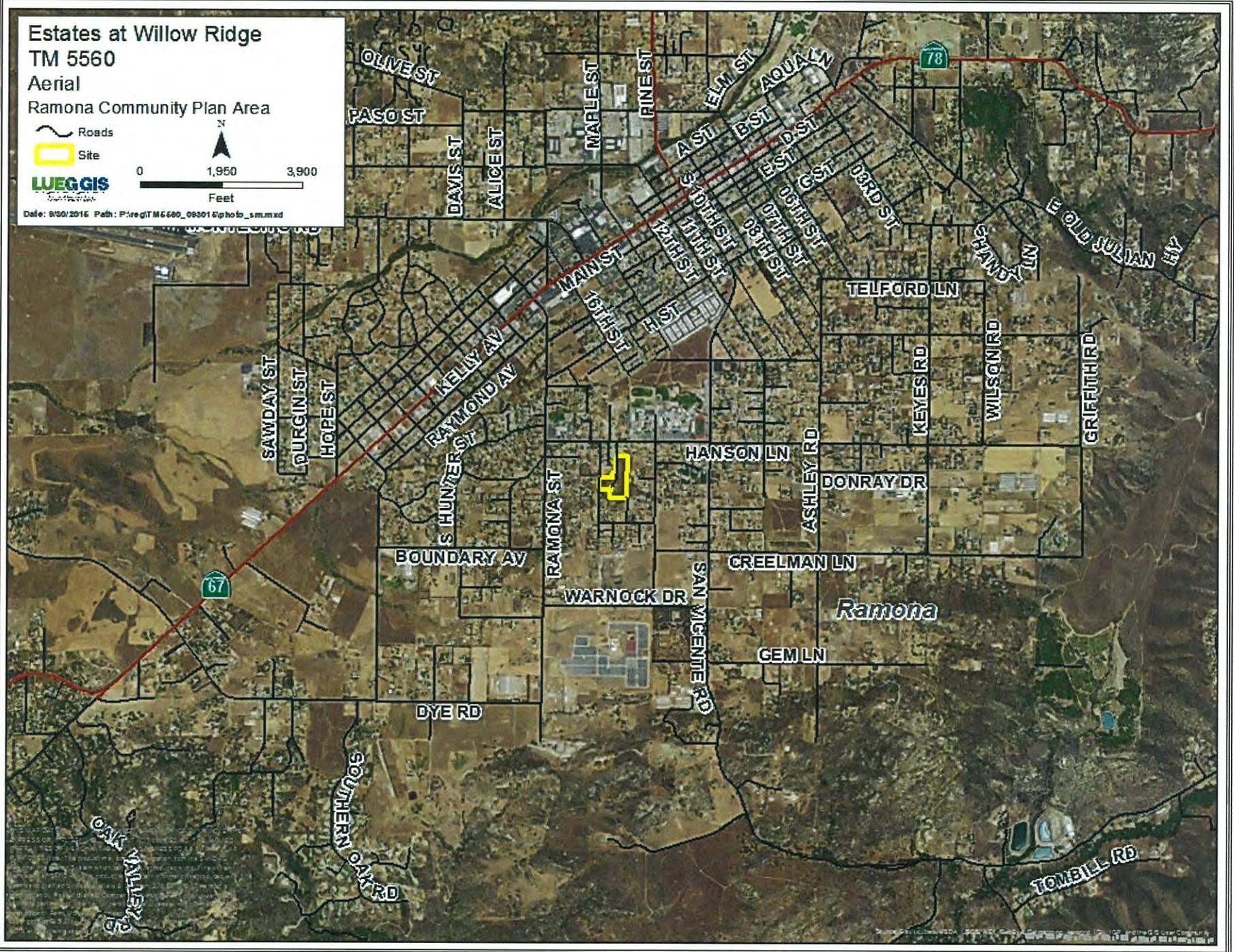
Roads

Site

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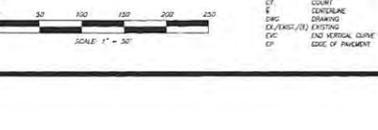
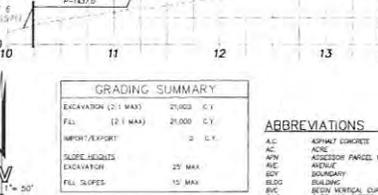
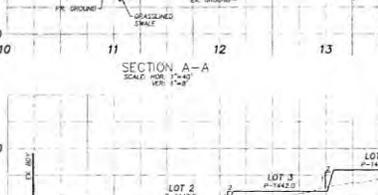
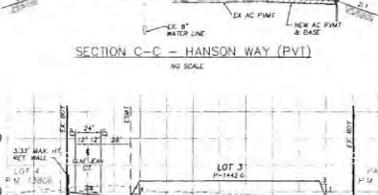
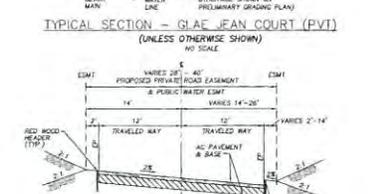
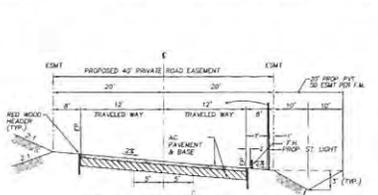
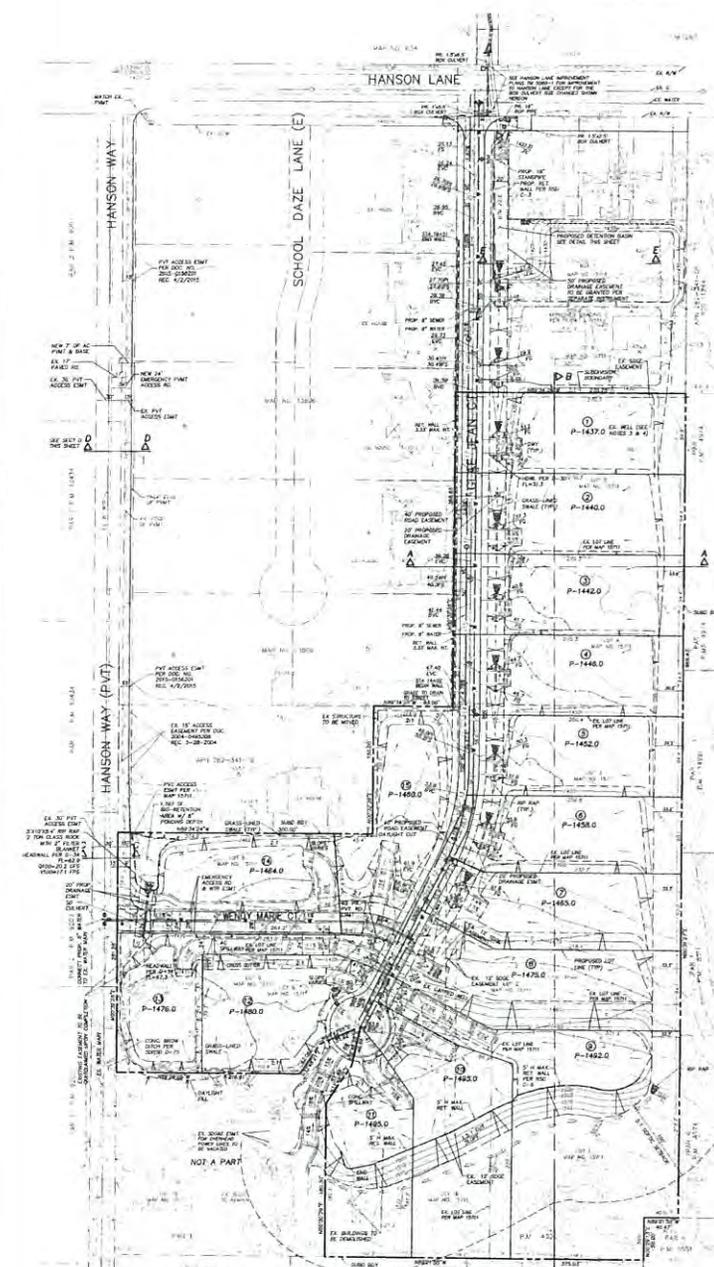


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COUNTY OF SAN DIEGO PRELIMINARY GRADING PLAN FOR ESTATES AT WILLOW RIDGE, TM 5560-RPL2

SHEET 1 OF 1



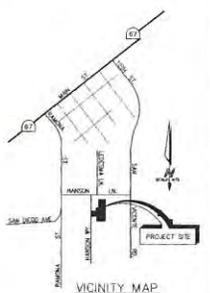
LEGEND

| DESCRIPTION | SYMBOL |
|--|--------|
| SLOPES (2:1 SLOPE, UNLESS SHOWN OTHERWISE) | --- |
| PROPOSED LOT NUMBER | ① |
| PROJECT BOUNDARY | --- |
| PROPOSED LOT LINE | --- |
| EXISTING LOT LINE | --- |
| COLOR/BRIGHT LINE | --- |
| EXISTING CONTOUR | --- |
| PROPOSED CONTOUR | --- |
| CONCRETE CURB | --- |
| CONCRETE CURB & GUTTER | --- |
| PROPOSED STREET LIGHT | --- |
| EXISTING OVERHEAD POWER/TELEPHONE LINE | --- |
| PROPOSED SEWER MAIN | --- |
| PROPOSED SEWER MANHOLE | --- |
| PROPOSED WATER MAIN | --- |
| FIRE HYDRANT PROPOSED | --- |
| EXISTING STORM DRAIN | --- |
| STORM DRAIN | --- |
| STORM DRAIN CATCH BASIN/CURB W/LET/COG | --- |
| STORM DRAIN HEAD/LET/W/WRAP | --- |
| STORM DRAIN CATCH BASIN | --- |
| TYPE Y CATCH BASIN W/STAND PIPE | --- |
| PROP. DRAINAGE APRON | --- |
| RETAINING WALL | --- |
| PROP. EARTHEN DITCH/DIRECTION OF FLOW | --- |
| PROP. CONC. DITCH | --- |

PRELIMINARY GRADING PLAN NOTES:

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ACCURATE SUBSEQUENT REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING, DRAINAGE, EROSION, AND ACCESS TO DRAIN VALD GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.
- THERE ARE NO DRAINAGE BASINS AFFECTING THIS PROPOSED PROJECT THAT EXCEED 25 ACRES IN SIZE.
- THE EXISTING WELL IS SURVEYED BEING USED TO SERVICE THE EXISTING PRESENCE IN THE SOUTHWEST CORNER.
- ONCE THE PROJECT IS COMPLETED RAMONA WATER DISTRICT WILL BE SERVING ALL OF THE LOTS AND THE EXISTING WELL ON LOT 1 WILL BE USED FOR IRRIGATION ON LOT 1 ONLY.

BENCHMARK:
BENCHMARK IS A 6x6 SET IN TOP OF CONCRETE MONUMENT 11' W. 20' ALONG HWY 57 FROM THE BANK OF AMERICA AT RANCHO AT W. OF RAMONA ST. 516 FT. W. OF CL. OF HWY. 57 FT. W. OF CL. OF STREET.
REDUCED FROM NATIONAL GEODETIC SURVEY
ELEVATION: 1051.1
DATE: 10/11/07



NOT A PART

| NO. | DESCRIPTION |
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| 27 | ... |
| 28 | ... |
| 29 | ... |
| 30 | ... |

GRADING SUMMARY

| | |
|----------------------|-------------|
| EXCAVATION (2:1 MAX) | 21,000 C.Y. |
| FILL (2:1 MAX) | 21,000 C.Y. |
| IMPORT/EXPORT | 0 C.Y. |
| SLURRY SEEDINGS | 25 MAX |
| EXCAVATION | 15 MAX |

ABBREVIATIONS

| | | | | | | | |
|------|--------------------------|------|-------------------------|------|-----------------------|------|-------------|
| A.C. | ADJUSTED CONCRETE | ESMT | EASEMENT | MIN. | MINIMUM | S.F. | SQUARE FEET |
| AC | ACRES | EXP | EXCAVATION | PAR | PANEL | ST | STREET |
| ADP | ADJUSTER PARCEL MAP | FH | FIRE HYDRANT | PL | PROPERTY LINE | SVC | SERVICE |
| AN | ANNEAL | FS | FURNISHED SURFACE | PT | POINT OF INTERSECTION | SW | SEWER |
| ASD | ASBESTOS | GC | GENERAL CURB AND GUTTER | PR | PROPOSED | S/W | SIDEWALK |
| B.C. | BENEFICIAL CURVE | GN | GENERAL | PROF | PROPOSED | TR | TYPICAL |
| BS | BENCH MARK | N/PT | NORTH POINT | PM | PROPOSED | TR | TYPICAL |
| CC | CONCRETE | NP | NORTH POINT | PVC | PRIVATE | WY | WAY |
| CCMC | CONCRETE CURB AND GUTTER | OR | OVERHEAD | R/C | RELATIVE COMPACTOR | WY | WAY |
| CD | CONCRETE DITCH | OS | OVERHEAD | RD | ROAD | WY | WAY |
| CE | CONCRETE CURB | OS | OVERHEAD | RES | RESIDENTIAL | WY | WAY |
| CE | CONCRETE CURB | OS | OVERHEAD | R/W | RIGHT OF WAY | WY | WAY |
| CE | CONCRETE CURB | OS | OVERHEAD | SO | STORM DRAIN | WY | WAY |
| CE | CONCRETE CURB | OS | OVERHEAD | | | | |

OWNER:
SITE ADDRESS: 1458 HANSON LANE
RANCHO, CA 92085

OWNER'S ADDRESS:
1458 HANSON LANE
RANCHO, CA 92085

ASSESSOR'S PARCEL NO(s):
202-341-30 10 42 & 202-341-45 40 & 40

ENGINEER OF WORK:
LAWMANS CONSULTING
1458 HANSON LANE, SUITE 202
RANCHO, CA 92085
PHONE: (951) 547-8510
FAX: (951) 547-8511

DATE: 10/11/07

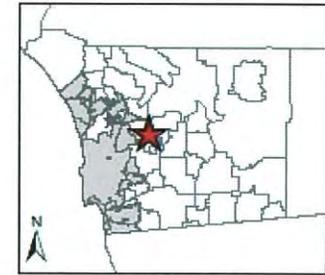


2-22

PROJECT NO: RD50009-3100-4560
ENVIRONMENTAL NO: 04-09-09-011A

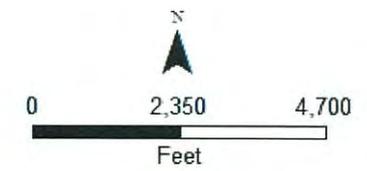
Estates at Willow Ridge
 TM 5560
 Vicinity Map

Ramona
 Community Plan Area

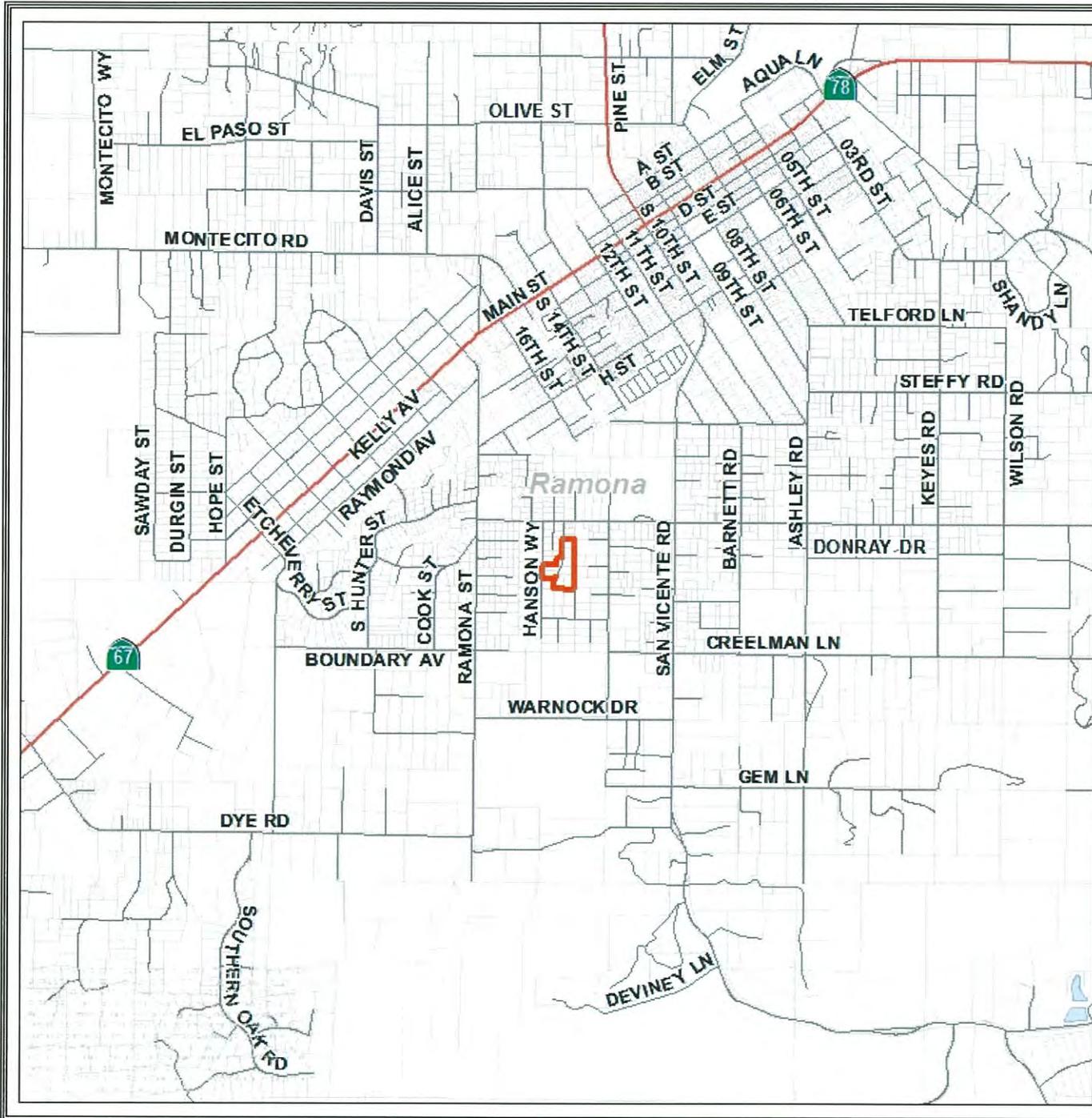


1:3,500,000

| | |
|--|---------|
| | Roads |
| | Site |
| | Parcels |



Date: 9/30/2015
 Path: P:\reg\tm5560_093015\vicinity.mxd



**Attachment B – Resolution
Approving PDS2009-3100-5560**

November 13, 2015

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5560)

WHEREAS, Tentative Map No. 5560 RPL2 (PDS2009-3100-5560) proposing the division of property located at 1666 Hanson Lane, Ramona and generally described as:

Lots 1-5, 8, 9, 11 of Tract No. 5378-1, according to Map Thereof No. 15711 in the County of San Diego, State of California, filed in the Office of the County Recorder, September 18, 2008.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on July 29, 2015; and

WHEREAS, on November 13, 2015, the Planning Commission of the County of San Diego pursuant to Section 81.304 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.308 of the County Subdivision Ordinance.

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

1. Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use

of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

2. Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
3. Standard Condition 27.1: Said condition states that the Final Map shall be filed as units or groups of units. The Final Map for this Tentative Map includes the entire area shown on the Tentative Map and shall not be filed in units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated July 29, 2015 consisting of one sheet (Attached Herein as Exhibit B) pursuant to Section 81.303 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

1-29. The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above.

30. ROADS#1-PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan the following roads shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. Hanson Lane (SA 320) in accordance with Public Road Standards for a Residential Collector Road with bike lanes, to a graded width of forty-seven feet (47') from centerline and to an improved width of thirty-two feet (32') from centerline with asphalt concrete pavement over approved base

with Portland cement concrete curb, gutter and (10') disintegrated granite (DG) pathway adjacent to curb and taper transitions to match existing pavement (both easterly and westerly). Face of curb shall be at thirty-two feet (32') from centerline. NOTES:

- 1) If the improvements have been constructed and accepted by the County to the satisfaction of the Director of Public Works prior to the approval of the map, these conditions will be deemed satisfied.
 - 2) There is a parking restriction on the south side of Hanson Lane; therefore the foregoing requirements reflect a reduction in the improvement width by five feet (5').
- b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve of Hanson Lane (SA 320) (public road), along the project frontage including taper transitions (easterly and northerly), and the intersection with the proposed private easement road, Glae Jean Court. Provide transitions, tapers, traffic striping, and AC dike to the existing pavement.
- d. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408
- e. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- g. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Ramona Fire Department and the [PDS, LDR].

TIMING: Prior to the approval of the map, the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

31. ROADS#2-PRIVATE ROAD IMPROVEMENTS

Intent: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the project private easement roads shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the following private road easements:

- a. **Glae Jean Court**, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike as required along the east side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred and one (101) to seven hundred fifty (750) trips shall apply.
- b. **Glae Jean Court** shall terminate with a cul-de-sac to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base and asphalt concrete dike as necessary.

NOTE: If the improvements for Glae Jean Court have been constructed and accepted by the County to the satisfaction of the Director of Public Works prior to the approval of the map, these conditions will be deemed satisfied.

- c. **Wendy Marie Court**, from Glae Jean Court to Hanson Lane, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike as required. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred and one (101) to seven hundred fifty (750) trips shall apply.
- d. **Hanson Way**, from Wendy Marie Court to Hanson Lane to a connection satisfactory to the Ramona Fire Department and the San Diego County Fire Authority. The emergency egress private road shall be graded twenty-eight feet (28') and improved to provide a minimum improvement width of twenty-four feet (24') with asphalt concrete pavement over approved base and asphalt concrete dike. The existing pavement may remain and the fee owned portion of property adjacent to the easterly boundary of Hanson Way shall be widened fifteen feet (15') wide with asphalt concrete to be a part of the minimum constant width of twenty-four feet (24') as shown on

the plans. All distressed sections shall be replaced. Construct a 20 foot berm radius at the intersection of Hanson Way and Hanson Lane and matching existing pavement. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred and one (101) to seven hundred fifty (750) trips shall apply.

- e. An automatic gate shall be installed on Wendy Marie Court prior to the intersection with Hanson Way. The gate shall not open to allow entry into the subdivision for residents. The gate shall be equipped with an approved emergency key operated switch overriding all command functions and opening the gate to the satisfaction of the Ramona Fire Department and San Diego County Fire Authority.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, and County of San Diego Private Road Standards, and the DPW Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- f. Process and obtain approval of Improvement Plans to improve private road easement, **Glae Jean Court, Wendy Marie Court, and Hanson Way**.
- g. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408
- h. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- i. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map, the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

32. **ROADS#3-PAVEMENT CUT POLICY**

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three

years following project surface, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval improvement plans and the approval of the map the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

33. ~~ROADS#4~~—SIGHT DISTANCE

INTENT: In order to comply with the Design Standards of Section 6.1, Table 5, of the County of San Diego Public Road Standards, an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** Have a Registered Civil Engineer or a Licensed Land Surveyor provide the following certified signed statement:

"I, _____ (C _____ or LS _____) certify that there is _____ feet of unobstructed intersectional sight distance looking both directions from Glae Jean Court along Hanson Lane measured in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification.

I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

34. ~~ROADS#5~~—PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to private easement roads, Hanson Way, Wendy Marie Court and Glae Jean Court, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the approval of the map, the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

35. **ROADS#6—ONE FOOT ACCESS DEDICATION**

INTENT: In order to ensure that the subdivision's accesses comply with the County Subdivision Ordinance Section 81.401 (g), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Show one foot access restriction easement as shown on the Tentative Map along the lots (13, 14, and 15) that have double frontage, allowing only one frontage for access.

DOCUMENTATION: The applicant shall show the easements on the Final Map **TIMING:** Prior to approval of the Final Map, the easements shall be indicated on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access restriction easements are indicated pursuant to this condition.

36. **ROADS#7—REMAND RELINQUISHED ACCESS**

INTENT: In order to ensure that only the subdivision's accesses comply with the County Subdivision Ordinance Section 81.1106, the previously relinquished access shall be remanded. **DESCRIPTION OF REQUIREMENT:** Access rights onto Hanson Way (Private) shall be obtained by remanding the relinquished access rights shown on Map 15711 to create an opening for the proposed Wendy Marie Court as shown on the Tentative Map. **DOCUMENTATION:** The applicant shall agree to or complete the required road improvements and show the remanding of relinquished access rights on the map. **TIMING:** Prior to the approval of the Map, this requirement shall be completed. **MONITORING:** The [PDS, LDR] shall review the Final Map to verify the remanding of relinquished access rights is shown.

37. DRNG#1-ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

Intent: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.9926, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **Description of requirement:** Improve or agree to improve and provide security for on-site and any necessary off-site storm drain facilities including private drainage system, private drainage bio-swales along Glae Jean Court, and the Bioretention Areas.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, Community Trails Master Plan and Parkland Dedication Ordinance and County Flood Damage Protection Ordinance (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual.

The improvements shall be completed within 24 months from the recordation of final map or parcel map pursuant to Subdivision Ordinance Sec. 81.403, the execution of the agreements, and acceptance of the securities shall be completed before the approval of any subdivision map. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve on-site and any necessary off-site storm drain facilities.
- b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map, the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] [DPR, TC] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

38. STRMWTR#1—STORMWATER FACILITIES MAINTENANCE AGREEMENT

INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10096, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.
- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the approval of the map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

39. STRMWTR#2—EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the County of San Diego Grading Ordinance Section 87.304(e). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to PDS authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw

any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of the map for all phases, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

40. COST RECOVERY: [PDS, DPW, DEH, DPR], [MA, GP, IP]

Intent: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this permit shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **Documentation:** The applicant shall provide a receipt to the Department of Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DPW, DEH, and DPR deposit accounts have been paid.

41. STRUCTURE REMOVAL: [PDS, PCC] [GP, IP, MA] [PDS, FEE] Intent: In order to comply with County Zoning Ordinance Section 4800, setback requirements, the structure(s) on site shall be removed, relocated onsite, or demolished. **Description of Requirement:** The Existing Buildings to be Demolished located on-site as shown on the approved Tentative Map, has/have been demolished.

- a. Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been demolished. The letter report shall also include before and after pictures of the area and structure(s).
- b. A Demolition Permit shall be obtained from the [PDS Building Division]. Compliance with conditions 42 and 43 to determine the presence or absence of Lead Based Paints and or Asbestos shall be completed before any demolition permit can be issued.

Documentation: The applicant shall submit to the [PDS, PCC] the signed statement and the photographic evidence that the structures have been removed, relocated, or demolished pursuant to this condition. **Timing:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit (excluding demolition permit), the applicant shall comply with this condition. **Monitoring:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

42. LEAD SURVEY: [PDS, PCC] [MA, GP,] [PDS, FEE X 2].

Intent: In order to avoid hazards associated with lead based paint (LBP) and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for the presence of LBP because the structures were built prior to 1980. **Description of Requirement:** A survey shall be performed before the removal or demolition of the existing buildings to be demolished located on-site as shown on the approved Tentative Map. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

- a. All lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

Documentation: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [PDS, PCC], which certifies that there was no presence of Lead Based Paint Material, or that there was LBP present and all lead containing materials have been remediated pursuant to code sections referenced above. **Timing:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the Final Map the applicant shall comply with this condition. **Monitoring:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

43. ASBESTOS SURVEY: [PDS, PCC] [MA, GP] [PDS, FEE X 2].

Intent: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) because the structures were built prior to 1980, and to mitigate below

levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for ACMs. **Description of Requirement:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) in the existing buildings to be demolished located on-site as shown on the approved Tentative Map.

- a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.
- b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

Documentation: The applicant shall submit to the [PDS, PCC] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **Timing:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the Final Map the applicant shall comply with this condition. **Monitoring:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

44. **SEPTIC REPAIR: [DEH, LWQ] [GP, BP, MA]**

Intent: In order to ensure that the on-site subsurface sewage treatment system (Septic System) is adequate and complies with the County Regulatory Code Section 68.311, for use by the existing Lohman residence (APN 282-341-47) while the grading and sewer installation are being done, the septic system shall be repaired. **Description of Requirement:** The septic system serving the existing Lohman residence shall be repaired under permit issued by the [DEH, LWQ]. Please contact the El Cajon office to make arrangements for a field review with the area specialist so that details of the repair can be discussed. **Documentation:** The applicant shall apply for and receive approval for a septic repair to the system referenced above. The applicant shall contract with a licensed septic contractor or equivalent to complete the repairs to the satisfaction of the [DEH, LWQ]. Upon completion of the septic system repairs or removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection and pay all applicable inspection fees. **Timing:** Prior to the approval of the Final Map and prior to the approval of any plan or issuance of any permit, the applicant shall have the septic system repaired. **Monitoring:** Upon request of the

applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly repaired pursuant to this condition.

45. SEPTIC ABANDONMENT: [DEH, LWQ] [GP, BP, MA]

Intent: In order to comply with County Regulatory Code Section 68.313.1 the on-site waste water system (Septic System) serving the existing buildings to be demolished shall be properly abandoned. **Description of Requirement:** Any existing septic tanks located on proposed parcel 11 shall be pumped and properly abandoned under DEH guidelines. This can be discussed during the preliminary field review for the proposed repair (condition 44 above). **Documentation:** Upon completion of the septic removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **Timing:** Prior to the approval of the map and prior to the approval of any plan or issuance of any permit, the applicant shall have the septic system abandoned. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly abandoned pursuant to this condition.

46. SEWER ANNEXATION: [DEH, LWQ] [GP, BP, MA]

Intent: In order to promote orderly development and to provide for sanitation, the seven new parcels shall be annexed into the Ramona Municipal Water District. **Description of Requirement:** The applicant shall apply for and receive approval from the Local Agency Formation Commission (LAFCO) an annexation of 7 EDU's into the Ramona Municipal Water District. **Documentation:** The applicant shall provide the annexation approval documents to [DEH, LWQ]. **Timing:** Prior to the approval of the Final Map, the applicant shall annex into the sewer district. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall provide a recommendation to LAFCO for the annexation into the sewer district.

47. SEWER CONNECTION: [DEH, LWQ] [GP, BP, MA]

Intent: In order to promote orderly development and to provide for sanitation, the parcel(s) shall be connected to public sewer. **Description of Requirement:** The project shall be connected to public sewer in the Ramona Municipal Water District. **Documentation:** Prior to connecting to the public sewer, the applicant shall obtain a sewer commitment letter from the Ramona Municipal Water District. Upon approval of connection, the applicant shall install the required infrastructure and pay the costs of connection and fees associated with connecting to public sewer. **Timing:** Prior to approval and recordation of the Final Map, all parcels shall be connected to sewer. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall verify that all parcels are connected to public sewer.

48. FIRE HYDRANT INSTALLATION [DPW, LDR] [MA]

Intent: In order to ensure that the proposed subdivision has the required water, sewer, and fire protection services, and to comply with County Subdivision

Ordinance Sections 81.706, the services shall be provided to the subdivision. **Description of requirement:** Three fire hydrants, together with an adequate water supply in accordance with the specifications of the Ramona Fire Department and San Diego County standards shall be installed: one at the southeast corner of Hanson Lane and Glae Jean Court, one on the boundary of parcels 4 and 5 on the east side of Glae Jean Court, and one at the beginning of the cul-de-sac on the boundary of parcels 9 and 10. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the fire hydrant(s). Design of water supply, type, and location of fire hydrant(s) must be submitted to the Ramona Fire Department for approval. **Map Timing:** Prior to approval and recordation of the final map, this requirement shall be completed. **Monitoring:** The [DPW, LDR] shall verify that the Fire Protection District is satisfied with the implementation of the fire hydrants before final map approval.

49. CULT#1 ARCHAEOLOGICAL GRADING MONITORING [PDS, FEE X 2]

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the final map for PDS2009-3100-5560 (TM) and prior to the approval of any plan and issuance of any permit, the contract or letter of acceptance shall be provided. **MONITORING:** The [PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this

condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

50. CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed which may include but is not limited to the following:
 - (1) Prehistoric archaeological materials collected during the grading monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
 - (2) Historic materials shall be curated at a San Diego curation facility, as identified above and shall not be curated at a Tribal curation facility. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **MONITORING:** The [PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond

amount can be relinquished. If the monitoring was bonded separately, then [PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

IT IS FURTHER RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential VR-2 Land Use Designation of the Ramona Community Plan because it proposes a residential use type at a density of two dwelling units per acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of one-half acre in the A70 (Limited Agricultural) Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Ramona Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the site is generally flat and minimal grading is needed to provide appropriately sized residential pads which do not require setback variances or impact sensitive resources.;
5. The site is physically suitable for the proposed density of development because the site has legal access to a public road and has service available from the Ramona Municipal Water District for water and sewer, the Ramona Fire Department, and the Ramona Unified School District;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of CEQA Section 15183 Findings dated June 22, 2015;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the Ramona Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the:

County Subdivision Ordinance design requirements:

- (1) Section 81.401(i): Requires a maximum length to width ratio of 3:1. This waiver will permit lot 8 to exceed the average width by more than 3:1. The waiver is supported because of site-specific constraints on the shape of the lot: the western edge of the lot is determined by the location of Glae Jean Court (per Map 15711) and the eastern edge is set by the subdivision boundary. The proposed lot would provide an adequate pad area for a future single family residence (64' exclusive of setbacks, larger than the 50' minimum). The proposed length to width ratio (3.5:1) is not substantially larger than the 3:1 ratio established by the Ordinance.

County Public and Private Road Standards to permit:

- (2) Section 6.1.C requires a non-Circulation Element roads entering into a non-Circulation Element Road shall have their centerline separated by at least 200 feet. This waiver will permit private easement road, Glae Jean Court and School Daze Lane, along Hanson Lane to have the centerlines separation of less than

200'. The project frontage of 63' on Hanson Lane does not allow other private road location.

NOTE: A modification request for reduction of centerline separations between Glae Jean Court and School Daze Lane along Hanson Lane is supported by DPW, dated April 25, 2005.

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the Sections 81.801 through 81.811 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with Section 81.506 of the Subdivision Ordinance.
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
- The Zoning regulations require that each parcel shall contain a minimum net area of one-half acre. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf>.

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link above.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.201 of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

EXCAVATION PERMIT REQUIRED: An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

Notice: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of nine PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [PDS, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

| EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS | | | |
|---|------|---------------------------------------|-----|
| Planning & Development Services (PDS) | | | |
| Project Planning Division | PPD | Land Development Project Review Teams | LDR |
| Permit Compliance Coordinator | PCC | Project Manager | PM |
| Building Plan Process Review | BPPR | Plan Checker | PC |
| Building Division | BD | Map Checker | MC |
| Building Inspector | BI | Landscape Architect | LA |
| Zoning Counter | ZO | | |
| Department of Public Works (DPW) | | | |
| Private Development Construction Inspection | PDCI | Environmental Services Unit | ESU |
| Department of Environmental Health (DEH) | | | |
| Land and Water Quality Division | LWQ | Local Enforcement Agency | LEA |
| Vector Control | VCT | Hazmat Division | HMD |
| Department of Parks and Recreation (DPR) | | | |
| Trails Coordinator | TC | Group Program Manager | GPM |
| Parks Planner | PP | | |
| Department of General Service (DGS) | | | |
| Real Property Division | RP | | |

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning

Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this _____ day of _____, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

DPL/WP 001-TM (06/29/09)

cc: KM Willow Ridge, LLC
12520 Kirkham Court, Suite 6
Poway, CA 92064

email cc:
Ed Sinsay, Planning & Development Services, Land Development
Mindy Fogg, Planning Manager, Planning & Development Services
Mark Brencick, mark@lmco.net
Josh Santa, josh@kirebuildersinc.com

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Estates at Willow Ridge, PDS2009-310-5560

Project Location: South of Hanson Lane, south and east of School Daze Lane in the Ramona Community Planning Area of unincorporated San Diego County

Project Applicant: Josh Santa, KM Willow Ridge, LLC Address: 12520 Kirkham Court, Suite 6, Poway, CA 92064 Telephone Number: 619-992-8253

Project Description: The project is a major subdivision to subdivide a vacant 9.78-acre property into 15 residential lots, as shown in Figure 1. The residential lots range in size from 0.5 to 1.29 net acres. Sewer and water service would come from the Ramona Municipal Water District. Earthwork is expected to consist of 21,000 cubic yards of balanced cut and fill, with a maximum slope height of 25 feet on the interior of the southernmost lots. Proposed access would be provided by proposed Glae Jean Court connecting to Hanson Lane and would include emergency access via proposed Wendy Marie Court to Hanson Way. The project includes off-site improvements to Hanson Way.

Agency Approving Project: County of San Diego

County Contact Person: Beth Ehsan Telephone Number: 858-694-3103

Date Form Completed: October 5, 2015

This is to advise that the County of San Diego Planning Commission (County decision-making body) has approved the above described project on November 13, 2015 (date/item #) and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section:
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 - Residential Projects Pursuant to a Specific Plan
 - G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures were were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: The project is consistent with the General Plan for which an environmental impact report was certified, and meets all required findings in CEQA section 15183, as detailed in the Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist dated June 22, 2015.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 694-3103

Name (Print): Beth Ehsan Title: Project Manager

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist Pursuant to CEQA Guidelines §15183

Date: June 22, 2015
Project Title: Estates at Willow Ridge
Record ID: PDS2009-3100-5560, LOG NO. PDS2009-3910-0409011A
Plan Area: Ramona
GP Designation: VR-2
Density: 2 dwelling units per acre
Zoning: A70
Min. Lot Size: 0.5 acre
Special Area Reg.: C, portion F
Lot Size: 0.5 acre minimum
Applicant: Josh Santa, KM Willow Ridge LLC, (619)992-8253
Staff Contact: Beth Ehsan - (858) 694-3103
 Beth.Ehsan@sdcounty.ca.gov

Project Description

The project is a Tentative Map to divide a 9.8-acre property into 15 residential lots. The project site is located at 1666 Hanson Lane near the intersection of Glae Jean Court in the Ramona Community Plan area. Access to the site would be provided by Glae Jean Court connecting to Hanson Lane and would include emergency access via proposed Wendy Marie Court to Hanson Way. The project includes off-site improvements to Hanson Way. Water and Sewer would be provided by the Ramona Municipal Water District. Earthwork will consist of 21,000 cubic yards of balanced cut and fill.

This Tentative Map would subdivide a portion of a previously approved project (TM 5378). TM 5378 was approved for an 11-lot residential subdivision, and the newly proposed TM would further subdivide lots 1-5, 8, 9 and 11, increasing the overall number of parcels from 11 to 18 within the area covered by TM 5378. Lots 6, 7 and 10 of TM 5378 are not part of the current TM application.

When the application for TM 5560 was submitted in 2009, the site was subject to the previous General Plan with a land use designation of (1) Residential and zoned A70 with a 1-acre minimum lot size. The General Plan Update was in process at that time and a Plan Amendment Authorization was approved by the County in May 2008 to allow for the submittal of the General Plan Amendment based on conformance with the General Plan Update (draft land use map). In 2011 the General Plan Update was adopted and designated the project site as follows. The project site is subject to the Village

15183 Statement of Reasons

General Plan Regional Category, Land Use Designation VR-2. Zoning for the site is A70, Limited Agriculture. The zoning for the site includes a special designator of POR F (floodplain), but there is no floodplain on-site. The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County that meets community desires and balances the environmental protection goals with the need for housing, agriculture, infrastructure, and economic vitality. The GPU applies to all of the unincorporated portions of San Diego County and directs population growth and plans for infrastructure needs, development, and resource protection. The GPU included adoption of new General Plan elements, which set the goals and policies that guide future development. It also included a corresponding land use map, a County Road Network map, updates to Community and Subregional Plans, an Implementation Plan, and other implementing policies and ordinances. The GPU focuses population growth in the western areas of the County where infrastructure and services are available in order to reduce the potential for growth in the eastern areas. The objectives of this population distribution strategy are to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) or other existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; and 3) retain or enhance the character of communities within the unincorporated County. The SDCWA service area covers approximately the western one third of the unincorporated County. The SDWCA boundary generally represents where water and wastewater infrastructure currently exist. This area is more developed than the eastern areas of the unincorporated County, and would accommodate more growth under the GPU.

The GPU EIR was certified in conjunction with adoption of the GPU on August 3, 2011. The GPU EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Summary of Findings

15183 Statement of Reasons

The Estates at Willow Ridge project, PDS2009-3100-5560, is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 -
_Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
The project would subdivide a 9.8-acre property into 15 lots, which is consistent with the VR-2 development density established by the General Plan and the certified GPU EIR.
2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.**
The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to Biology, Archaeology, and Paleontology. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.
3. **There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.**
The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**
As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.
5. **The project will undertake feasible mitigation measures specified in the GPU EIR.**

15183 Statement of Reasons

As explained in the 15183 exemption checklist below, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.

Beth Ehsan

8/10/15

Signature

Date

Beth Ehsan

Project Manager

Printed Name

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked "Significant Project Impact" indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked "Impact not identified by GPU EIR" indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR.
- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area. A list of references, significance guidelines, and technical studies used to support the analysis is attached in Appendix A. Appendix B contains a list of GPU EIR mitigation measures.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 1. AESTHETICS – Would the Project: | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 1(a) The project site is located in a residential neighborhood in the Ramona Community Plan area. Based on a site visit by County staff Jarrett Ramaiya on February 27, 2009 the proposed project is not located near or within, or visible from, a scenic vista and will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view. Therefore, the proposed project will not have an adverse effect on a scenic vista.
- 1(b) Based on a site visit completed by Jarrett Ramaiya on February 27, 2009 the proposed project is not located near or visible within the composite viewshed of a State scenic highway. The site is located within a mile of Highway 67, which is considered to be a scenic travel route through the Ramona community, but the project would not substantially damage scenic resources such as trees, rock outcroppings, or historic buildings.
- 1(c) The project would be consistent with existing community character. The project is located in a residential area of Ramona in an area characterized by residential uses on parcels ranging in size from 7,500 square feet up to 4.8 acres, with many half-acre and one-acre lots. The addition of 15 new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County’s Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

As discussed above, the project would not result in any significant impacts to aesthetics; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 2. Agriculture/Forestry Resources | | | |

15183 Exemption Checklist

– Would the Project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?
- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?
- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

Discussion

- 2(a) The project and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- 2(b) The project site is zoned A-70 (Limited Agricultural), which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because single-family residences are a permitted use in A-70 zones and will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.
- 2(c) There are no timberland production zones on or near the property.
- 2(d) The project site is not located near any forest lands.
- 2(e) The area surrounding the project site within a radius of one mile has lands designated as Farmlands of Local Importance. As a result, the proposed project was reviewed by Jarrett Ramaiya and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons: Active agricultural operations in the surrounding area are already interspersed with single family residential uses and schools and the proposed use would not significantly change the existing land uses in the area, resulting in a change that could convert agricultural operations to a non-agricultural use.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

Conclusion

As discussed above, the project would not result in any significant impacts to agricultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 3. Air Quality – Would the Project: | | | |
| a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.

3(b) Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. In addition, the vehicle trips generated from the project will result in 150 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants.

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- 3(c) The project would contribute PM10, NOx, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above)).
- 3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.
- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m3).

Conclusion

As discussed above, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|-------------------------------------|--|-----------------------------------|
| 4. Biological Resources – Would the Project: | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with the provisions of any adopted Habitat | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

Discussion

- 4(a) Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a site visit by Jarrett Ramaiya on February 27, 2009, staff biologist Beth Ehsan has determined that the site supports native vegetation, namely, non-native grassland. The previously approved project on the same footprint, TM 5378, has already mitigated for the on-site non-native grassland by securing 3.8 acres of Coastal Sage Scrub/Chaparral Habitat in the Daley Ranch Conservation Bank on September 18, 2006. The additional area to be impacted by road improvements along Hanson Way is all disturbed and landscaped habitat, which does not require mitigation. In addition, as considered by the GPU EIR, the project will be conditioned not to grade or clear during the raptor and migratory bird breeding season between January 15 and August 31, to avoid any impacts to nesting raptors or migratory birds. Therefore the impact is less than significant.
- 4(b) Based on a site visit conducted by County staff Jarrett Ramaiya on February 27, 2009, and as supported by the Negative Declaration prepared for TM 5378 dated November 3, 2005, County staff biologist Beth Ehsan has determined that there is no riparian habitat within the impact area; however, the proposed project site does contain 7.5 acres of non-native grassland. The previously approved project on the same footprint, TM 5378, has already mitigated for the non-native grassland by securing 3.8 acres of Coastal Sage Scrub/Chaparral Habitat in the Daley Ranch Conservation Bank on September 18, 2006. The additional area to be impacted by road improvements along Hanson Way is all disturbed and landscaped habitat, which is not a sensitive natural community. Therefore, project impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations, are considered less than significant.
- 4(c) Based on a site visit conducted by County staff, Jarrett Ramaiya, on February 27, 2009, and as supported by the Negative Declaration prepared for TM 5378 dated November 3, 2005, the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act; therefore, no impacts will occur.
- 4(d) Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by County staff, and a Biological Resources Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with any potential habitat areas in the general project vicinity. The site is surrounded by residential development.
- 4(e) The project is consistent with the MSCP, Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO) because off-site mitigation was provided to compensate for the loss of significant habitat from TM 5378.

Conclusion

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The project could result in potentially significant impacts to biological resources if grading occurred during the breeding season and impacted nesting birds; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|-------------------------------------|--|-----------------------------------|
| 5. Cultural Resources – Would the Project: | | | |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Directly or indirectly destroy a unique paleontological resource or site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 5(a) Based on an analysis of records and a survey of the property by County of San Diego staff archaeologist, Gail Wright on January 13, 2004, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report (prepared for an earlier project on the same parcel) titled, *Cultural Resources Survey Report for PDS2009-3100-5560; PDS2009-3910-0409011A, Negative Findings* (January 13, 2004) prepared by Gail Wright.
- 5(b) Based on an analysis of records and a survey of the property by County of San Diego staff archaeologist, Gail Wright on January 13, 2004, it has been determined that the project site does not contain any archaeological resources either prehistoric or historic. The results of the survey are provided in an archaeological survey report (prepared for an earlier project on the same parcel) titled, *Cultural Resources Survey Report for PDS2009-3100-5560; PDS2009-3910-0409011A, Negative Findings* (January 13, 2004) prepared by Gail Wright.

The Native American Heritage Commission (NAHC) was contacted for a Sacred Lands check and a listing of Native American Tribes whose ancestral lands may be impacted by the project. The NAHC identified that "no sites were found within the area of potential effect". Ten tribes were identified by the NAHC as groups that the County should contact. All ten tribes were contacted on March 18, 2009. To date, no responses have been received.

Although no resources were identified during the site survey, there is still the potential for the presence of buried resources; therefore, the project will be conditioned with an archaeological monitoring program which will include a Kumeyaay Native American monitor. As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: archaeological monitoring under the supervision of a County-approved archaeologist and a Kumeyaay Native American monitor, as well as conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-2.5. The archaeological monitoring program includes but is not limited to the following requirements:

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.
 - If cultural resources are identified:
 - Both the Project Archaeologist and Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of

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development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- Rough Grading
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
- Final Grading
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
 - Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. The project has low to marginal potential for containing paleontological resources and proposed grading would include more than 2,500 cubic yards of excavation which has the potential to impact fossil deposits.

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Accordingly as considered by the GPU EIR, a monitoring program implemented by the excavation/grading contractor will be required. Equipment operators and others involved in the excavation should watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County's Permit Compliance Coordinator shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. The GPU EIR identified these mitigation measures as Cul-3.1.

- 5(e) Based on an analysis of records and an archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

The project could result in potentially significant impacts to cultural resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 6. Geology and Soils – Would the Project: | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion

- 6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.
- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The project site is located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. A Geotechnical Report prepared by Shepardson Engineering, Inc., on file with the Department of Planning and Land Use as Environmental Review Number 04-09-011A, has determined that the project on-site conditions do not have susceptibility to settlement and liquefaction. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction.
- 6(a)(iv) The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. A Geotechnical Report prepared by Shepardson Engineering, Inc. dated June 11, 2004 on file with the Department of Planning and Land Use as Environmental Review Number 04-09-011A has determined that the area does not show evidence of either pre-existing or potential conditions that could become unstable and result in landslides. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from adverse effects of landslides.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia Sandy Loam (PeC) and Escondido Fine Sandy Loam (EsD2) that has a soil erodibility rating of severe. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.
- 6(c) The project will not result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse as determined by a Geotechnical Report prepared by Shepardson Engineering, Inc. dated June 11, 2004 on file with the Department of Planning and Land Use as Environmental Review Number 04-09-011A.
- 6(d) The project is underlain by Placentia sandy loam, 2 to 9 percent slopes, and Escondido very fine sandy loam, 9 to 15 percent slopes, eroded, which is considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project will not result in a significant impact because compliance with the

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Building Code and implementation of standard engineering techniques will ensure structural safety.

- 6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

Conclusion

As discussed above, the project would not result in any significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 7. Greenhouse Gas Emissions – Would the Project: | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

The San Diego County Recommended Approach for Addressing Climate Change (2015) uses screening thresholds for determining the need for additional analysis. Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis. The 50 unit standard for single-family residential land use would apply to the proposed project.

The project proposed the development of 15 single-family residential units on 9.8 acres, and therefore would therefore fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO2e per year, and there would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

- 7(b) As described above, the project would not result in a cumulatively considerable contribution to global climate change. As such, the project would be consistent with County goals and policies included in the County General Plan that address greenhouse gas reductions. Therefore, the project would be consistent with emissions reduction targets of Assembly Bill 32, the Global Warming Solutions Act. Thus, the project would

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not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

Conclusion

As discussed above, the project would not result in any significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 8. Hazards and Hazardous Materials – Would the Project: | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Propose a use, or place residents adjacent to an existing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

Discussion

- 8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. The project proposes to demolish existing structures onsite which could potentially contain asbestos, lead based paint or other hazardous materials; however, the project is conditioned to complete lead and asbestos testing prior to obtaining a demolition permit. Therefore, the project will not produce a hazard related to the release of lead or asbestos.
- 8(b) Although the project is located within one-quarter mile of existing schools, the project does not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school.
- 8(c) Based on a site visit and regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.
- 8(d) The project is located within an identified Federal Aviation Administration (FAA) Height Notification Layer related to the Ramona Airport, a public airport. It also lies within the Airport Influence Area of the Ramona Airport, a public airport which has an adopted airport land use plan. However, DPLU Airport Hazards staff specialist Tim Taylor has determined that the project does not lie within the identified safety zones of the Ramona Airport Land Use Compatibility Plan and is consistent with said plan.

Based on an application submitted by the project applicant, the FAA has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77. The study revealed that the project does not exceed obstruction standards and would not be a hazard to air navigation. The FAA issued a Determination of No Hazard to Air Navigation for the project on November 3, 2009. Therefore, the project complies with the Federal Aviation Administration Runway

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Approach Protection Standards (Federal Aviation Regulations, Part 77 – Objects Affecting Navigable Airspace) and the project will not constitute a safety hazard for people residing or working in the project area.

- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 6(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code, as described in the approved Fire Protection Plan prepared for the project by Mark Brencick, dated August 26, 2009. Also, a Fire Service Availability Letter dated August 13, 2009 has been received from the Ramona Fire Department which indicates the expected emergency travel time to the project site to be 3.2 minutes which is within the 5 minute maximum travel time allowed by the County Public Facilities Element.
- 6(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, there are none of these uses on adjacent properties.

Conclusion

As discussed above, the project would not result in any significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 9. Hydrology and Water Quality – Would the Project: | | | |
| a) Violate any waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?
- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?
- h) Provide substantial additional sources of polluted runoff?
- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?
- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- m) Inundation by seiche, tsunami, or mudflow?

Discussion

- 9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).
- 9(b) The project lies in the Ramona (905.41) hydrologic subarea, within the San Dieguito hydrologic unit. There are no impaired water bodies according to the Clean Water Act Section 303(d) list. The project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project is a residential Tentative Map for residences which will involve temporary grading operations. The project will not use any groundwater as it relates to grading activities. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) As outlined in the project's SWMP, the project will implement source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.
- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: The project is not proposing any new development. There are existing structures onsite. The subdivision is to create two legal lots for the two residences onsite.
- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No housing will be placed within a FEMA mapped floodplain or County-mapped floodplain or drainage with a watershed greater than 25 acres.
- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.

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9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.

9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.

9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.

9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

As discussed above, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 10. Land Use and Planning – Would the Project: | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area.

10(b) The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

Conclusion

As discussed above, the project would not result in any significant impacts to land use/planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 11. Mineral Resources – Would the Project: | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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general plan, specific plan or other land use plan?

11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the project site is surrounded by densely developed land uses including residential and civic uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25).

Conclusion

As discussed above, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 12. Noise – Would the Project: | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 12(a) The area surrounding the project site consists of residential development occupied by residents. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Policy 4b addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The site is zoned A-70 that has a one-hour average sound limit of 50 decibels daytime and 45 decibels overnight. The adjacent properties are zoned A-70 and RR-2 and have one-hour average sound limit of 50 decibels daytime and 45 decibels overnight. Based on review by staff the project's noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, which is 50 decibels daytime and 45 decibels overnight, because the project does not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-410: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

- 12(b) The project proposes a residential subdivision where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are setback 200 feet from any public road or transit Right-of-Way with projected noise contours of 65 dB or more; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 200 feet ensures that the operations do not have any chance of being impacted by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995). In addition, the setback ensures that the project will not be affected by any past, present or future projects that may support sources of groundborne vibration or groundborne noise.
- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation.

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Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.

12(e) The proposed project is located within a Comprehensive Land Use Plan (CLUP) for the Ramona Airport. However, the project implementation is not expected to expose people residing or working in the project area to excessive noise levels in excess of the CNEL 60 dB(A). This is based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours). The location of the project is outside of the CNEL 60 dB(A) contours for the airport.

12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 13. Population and Housing – Would the Project: | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

13(a) The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.

13(b) The project will not displace existing housing.

13(c) The proposed project will not displace a substantial number of people since the site is currently vacant.

Conclusion

As discussed above, the project would not result in any significant impacts to populations/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|----------------------------------|--|-----------------------------------|
|----------------------------------|--|-----------------------------------|

14. Public Services – Would the Project:

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?

Discussion

14(a) Based on the project's service availability forms, the project would not result in the need for significantly altered services or facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact Impact not identified by GPU EIR Substantial New Information

15. Recreation – Would the Project:

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

Discussion

15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance.

15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

Conclusion

As discussed above, the project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact Impact not identified by GPU EIR Substantial New Information

| | Impact | GPU EIR | Information |
|--|--------------------------|--------------------------|--------------------------|
| 16. Transportation and Traffic – Would the Project: | | | |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 16(a) The project will result in an additional 150 ADT. The project will not conflict with any established performance measures. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.
- 16(b) The project proposes an additional 150 ADT, therefore the project does not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.
- 16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.

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- 16(e) The San Diego County Fire Authority has reviewed the project and have determined that there is adequate emergency fire access.
- 16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to transportation/traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 17. Utilities and Service Systems – Would the Project: | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

17(a) The project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project

15183 Exemption Checklist

facility availability form has been received from the Ramona Municipal Water District that indicates that there is adequate capacity to serve the project.

- 17(b) The project involves connecting a new 8-inch sewer main to the existing 12-inch main on Hanson Lane. The new main would extend approximately 1,147 feet to the end of Glæe Jean Court. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the Ramona Municipal Water District has been provided which indicates that there is adequate water to serve the project.
- 17(e) A Service Availability Letter from the Ramona Municipal Water District has been provided, which indicates that there is adequate wastewater capacity to serve the project.
- 17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

As discussed above, the project would not result in any significant impacts to utilities and service systems; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachments:

Appendix A – References

Appendix B – Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067

Appendix A

The following is a list of project specific technical studies used to support the analysis of each potential environmental effect:

Landmark Consulting, David Yeh (February 27, 2015). Hydromodification Management Plan (HMP) for Estates at Willow Ridge.

Landmark Consulting, David Yeh (February 27, 2015). Preliminary Drainage Report for Estates at Willow Ridge.

Landmark Consulting, David Yeh (February 27, 2015). Major Stormwater Management Plan (Major SWMP) for Estates at Willow Ridge.

Landmark Consulting, Mark Brencick (August 26, 2009). Fire Protection Plan.

Shepardson Engineering Associates Inc., Bryan Miller-Hicks and William Ellis (June 11, 2004). Geotechnical Investigation Hanson Lane Subdivision.

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 -
_References_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

[http://www.sdcounty.ca.gov/pds/gpupdate/GPU FEIR Summary 15183 Reference.pdf](http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

FOR PURPOSES OF CONSIDERATION OF
PDS2009-3100-5560; ER LOG NO.: PDS2009-3910-0409011A,
Estates at Willow Ridge

June 22, 2015

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the
Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species
Conservation Program and Biological Mitigation Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of
the San Diego County Groundwater Ordinance?

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the Ramona Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

| | | | |
|--|--|--------------------------------|---|
| The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input type="checkbox"/> |
| The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input type="checkbox"/> |
| The Steep Slope section (Section 86.604(e))? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input type="checkbox"/> |
| The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input type="checkbox"/> |
| The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | NOT APPLICABLE/EXEMPT <input type="checkbox"/> |

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

The average slope for the property is less than 25 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit conducted by Jarrett Ramaiya on February 27, 2009. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

County of San Diego staff archaeologist, Gail Wright, has inspected the property, analyzed records, and determined there are no archaeological/ historical sites. The results of the survey are provided in an archaeological survey report (prepared for an earlier project on the same parcel) titled, *Cultural Resources Survey Report for: TPM 20792, Log No. 03-09-035 – McDonald Minor Subdivision APN 282-341-17 Negative Findings* by Gail Wright, Staff Archaeologist dated January 13, 2004. Therefore, it has been found that the proposed project complies with Sections 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

Discussion:

The project is compliance with the WPO. The Storm Water Management Plan (SWMP) provided for this project has been reviewed and is in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

VII. US Code of Federal Regulations Federal Aviation Regulations, Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77 – Does the proposed project conform to the Code's provisions?

YES

NO

NOT APPLICABLE/EXEMPT

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and Title 14 of the Code of Federal Regulations, part 77. This study revealed that the project does not exceed obstruction standards and would not be a hazard to air navigation. Therefore, the project complies with the Federal Aviation Administration Runway Approach Protection Standards (Federal Aviation Regulations, Part 77 – Objects Affecting Navigable Airspace).

Attachment D – Environmental Findings

ENVIRONMENTAL FINDINGS

Estates at Willow Ridge, PDS2009-3100-5560

1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the Notice of Exemption dated October 5, 2015, because the project is consistent with the General Plan for which an Environmental Impact Report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated June 22, 2015.
2. In accordance with State CEQA Guidelines section 15183(e)2, find that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment E – Public Documentation

Ehsan, Beth

From: Dan Silver <dsilverla@me.com>
Sent: Thursday, August 13, 2015 8:50 AM
To: Ehsan, Beth
Cc: Fogg, Mindy; Lacey, Cara
Subject: ESTATES AT WILLOW RIDGE; PDS2009-3100-5560, LOG NO. PDS2009-3910-0409011A

Dear Mr Ehsan:

Endangered Habitats League has reviewed this project from land use and biological perspectives. It is consistent with the VR-2 category and previously mitigated impacts to non-native grassland. We have no additional comments.

Sincerely,
Dan

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org



RAMONA COMMUNITY PLANNING GROUP

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Jim Piva
Chair

October 4, 2015

Scotty Ensign
Vice-Chair

Kristi Mansolf
Secretary

Torry Brean

Jim Cooper

Eb Hogervorst

Barbara Jensen

Frank Lucio

Donna Myers

Elio Noyas

David Ross

Dan Scherer

Paul Stykel

Rick Terrazas

Richard Tomlinson

Beth Ehsan, Land Use/Environmental Planner
County of San Diego
Planning & Development Services
5510 Overland Ave. Suite 310
San Diego, CA 92123

RE: TM 5560, ESTATES AT WILLOW RIDGE

The Ramona Community Planning Group reviewed the environmental document for the Estates at Willow Ridge project at the meeting October 1, 2015. Included in this review were recent changes to the hydrology and stormwater portions of the project. The following motion was made:

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

The motion passed 13-0-0-2, with 2 members absent.

Sincerely,

Kristi Mansolf, Secretary

JOP

JIM PIVA, Chair
Ramona Community Planning Group

Attachment F – Ownership Disclosure



County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF
OWNERSHIP INTERESTS ON
APPLICATION FOR ZONING PERMITS/
APPROVALS**
ZONING DIVISION

Record ID(s) PDS 2009 - 3100 - 5560

Assessor's Parcel Number(s) 298 - 341 - 38 thru 46, and 48

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any ownership interest in the property involved.

KM Willow Ridge, LLC.

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Kir E Homes, LLC.
McDonald Trust

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

Glae Lee McDonald
Tay Grant McDonald

NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Signature of Applicant
Joshua Santa, Managing Member
Print Name
10/7/15
Date

--- OFFICIAL USE ONLY ---