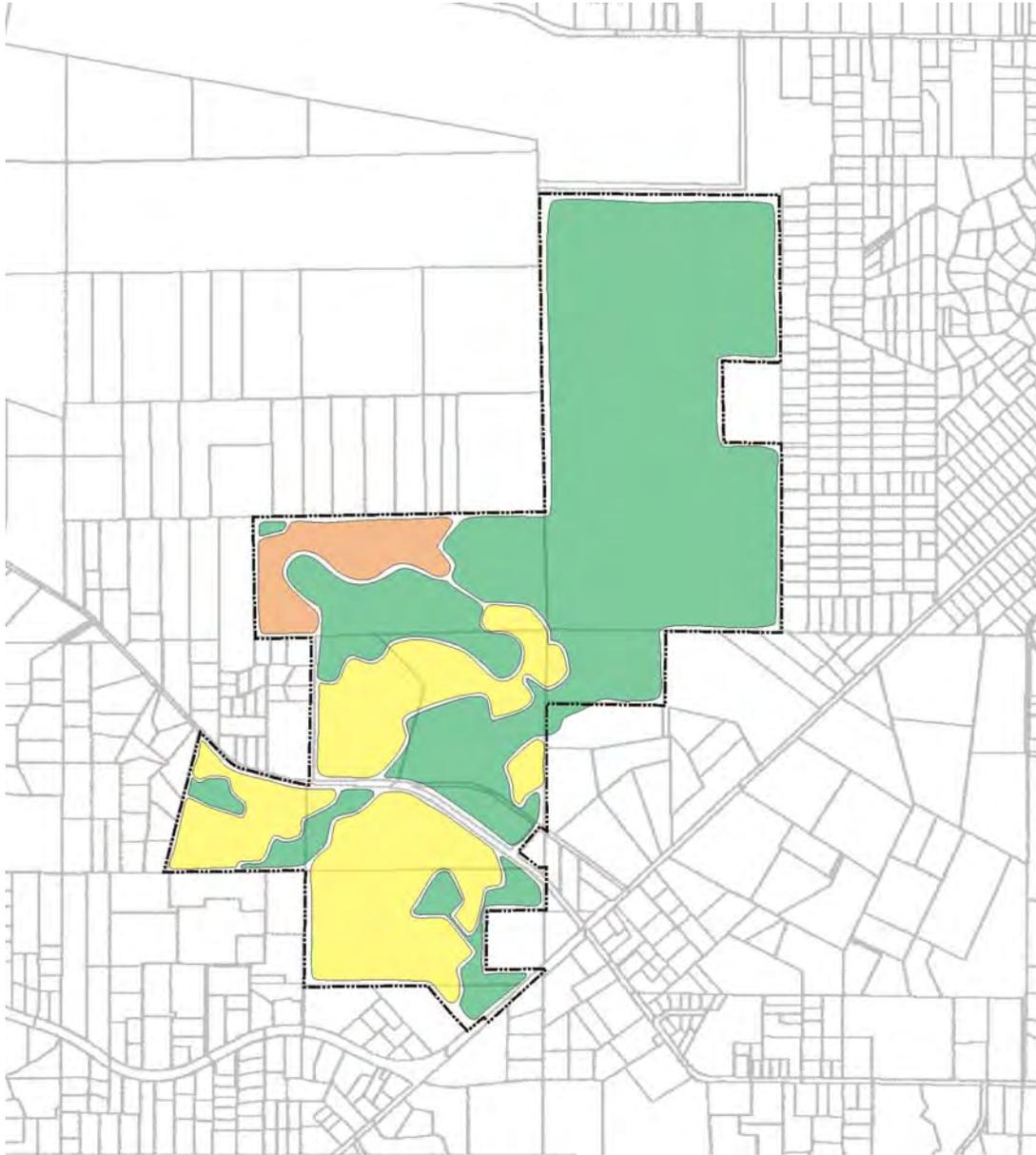


Cumming Ranch

Specific Plan



July 2012

SDC PDS RCVD 01-16-13
SP03-005

CERTIFICATE OF ADOPTION

I hereby certify that this plan consisting of this text, exhibits, and appendices is the Cumming Ranch Specific Plan, and that it was considered by the San Diego County Planning Commission on August 17, 2012, and that it was adopted by the San Diego County Board of Supervisors on January 30, 2013.

Date: 8.21.2013

Attest: 
Mark Wardlaw, Director
Planning & Development Services

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, JANUARY 30, 2013**

MINUTE ORDER NO. 1

**SUBJECT: NOTICED PUBLIC HEARING:
CUMMING RANCH: SPECIFIC PLAN, REZONE, TENTATIVE MAP
AND SITE PLAN; RAMONA COMMUNITY PLAN AREA
(DISTRICT: 2)**

OVERVIEW:

The Cumming Ranch project proposes a residential subdivision that includes 125 residential lots and a 457-acre biological open space preserve on 683 acres in the unincorporated community of Ramona. The residential lots would range in size from 1.0 acre to 3.1 acres. Water, sewer and fire service would be provided by the Ramona Municipal Water District. The project is located approximately ¼ mile northwest of the SR 67/Highland Valley Road intersection and would take access off of Highland Valley Road (2009 Thomas Guide, Page 1172, G-2).

The site is subject to Semi-Rural 2 (1 dwelling unit per 2, 4, or 8 acres), Semi-Rural 10 (1 dwelling unit per 10 or 20 acres) and Rural 40 (1 dwelling unit per 40 acres) General Plan land use designations, which allow a maximum of 126 dwelling units. The zoning for the site is Specific Planning Area (S88). The case numbers for this project are: 3810-03-005 (SP), 3600-07-002 (R), 3100-5344 (TM), 3500-10-007 (STP), 3910-03-09-028 (ER).

FISCAL IMPACT:

N/A

BUSINESS IMPACT STATEMENT:

N/A

RECOMMENDATION:

PLANNING COMMISSION

1. Adopt the Environmental Findings and CEQA Findings (Attachments B and G).
2. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SP 03-005 (Attachment C), make the required findings and impose those requirements and conditions of approval necessary to ensure that the project is implemented in a manner consistent with State Law and County of San Diego Regulations.
3. Adopt the attached Ordinance (Attachment D) titled:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF
CERTAIN PROPERTY IN THE RAMONA COMMUNITY PLAN AREA, REZ:
R07-002.

4. Adopt the Resolution entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONDITIONALLY APPROVING TM 5344RPL⁵ (Attachment E), make the required findings and impose those 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.
5. Grant Site Plan STP 10-007 (Attachment F), make the findings, and impose the requirements and conditions set forth in the Site Plan.

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services (PDS) concurs with the recommendations of the Planning Commission. In addition, PDS recommends that the Board take the following action:

6. Require the owner, 805 Properties, to enter into an agreement to defend and indemnify the County in accordance with County Code section 86.201 et seq. If litigation is filed challenging the Board's action on this project, require the owner, 805 Properties, to provide security in the amount of \$250,000 in the form of an irrevocable letter of credit or bond, in a form acceptable to County Counsel within 10 days of the litigation being filed.

ACTION:

ON MOTION of Supervisor Jacob, seconded by Supervisor R. Roberts, the Board closed the Hearing and took the following actions:

1. Adopted the Environmental Findings and CEQA Findings (Attachments B and G).
2. Adopted Resolution No. 13-008, entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SP 03-005.
3. Adopted Ordinance No. 10248 (N.S.) titled:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE RAMONA COMMUNITY PLAN AREA, REZ: R07-002.

4. Adopted Resolution No. 13-009 entitled: RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS CONDITIONALLY APPROVING TM 5344RPL⁵.
5. Granted Site Plan STP 10-007, making the findings, and imposing the requirements and conditions set forth in the Site Plan.
6. Required the owner, 805 Properties, to enter into an agreement to defend and indemnify the County in accordance with County Code section 86.201 et seq. If litigation is filed challenging the Board's action on this project, require the owner, 805 Properties, to provide security in the amount of \$250,000 in the form of an irrevocable letter of credit or bond, in a form acceptable to County Counsel within 10 days of the litigation being filed.

7. Required the applicant to enter into a reimbursement agreement between the applicant and the County, if the improvements to the intersections of SR-67 and Highland Valley Road/Dye Road are completed by an entity other than the project applicant, such that the applicant shall pay their fair share contribution of improvement to that intersection, and reimburse the entity that performs the improvements.
8. Directed the Chief Administrative Officer to work with the Ramona Fire Safe Council to make sure the Cumming Ranch project is included in the next update of the Ramona Community Protection and Evacuation Plan.
9. Required the applicant to prewire homes to allow for rooftop solar and electric car installations.

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the original entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors



By *Andrew Potter*
Andrew Potter, Chief Deputy

Resolution No.: 13-008
Meeting Date: 1/30/13 (1)

Hearing Date: January 30, 2013

RESOLUTION OF THE SAN DIEGO COUNTY
BOARD OF SUPERVISORS APPROVING)
SPECIFIC PLAN SP 3810 03-005)
CUMMING RANCH SPECIFIC PLAN

ON MOTION of Supervisor Jacob, seconded by Supervisor R.Roberts, the following Resolution is adopted:

WHEREAS, 805 Properties, a California General Partnership, (hereinafter referred to as "applicant"), submitted a Specific Plan on October 31, 2003, pursuant to Section 65450 et seq. of the Government Code, for an area comprising a total of 683 acres located approximately ¼ mile northwest of the intersection of SR-67 and Highland Valley Road/Dye Road within the Ramona Community Plan area of San Diego County; and

WHEREAS, said Specific Plan is based upon the Ramona Community Plan which designates the site Semi-Rural 2 (1 dwelling per 2, 4 or 8 acres), Semi-Rural 10 (1 dwelling per 10 or 20 acres) and Rural Lands 40 (1 dwelling per 40 acres) permitting a maximum of 126 dwelling units within the project site, and provides for guidelines for developing the Specific Plan within the Ramona Community Plan text; and

WHEREAS, the applicant intends to:

1. Prepare approximately 215.4 acres of land for 125 residential units in Area A, and designate the remaining 467 acres of land as open space (a portion of Area A, all of Areas B and C) to ensure management of all of the open space within the Specific Plan boundaries.
2. Continue to preserve the 22.2 acres of vernal pool open space easements in Area C, and dedicate 244.61 acres of biological open space in easements granted to the County of San Diego in areas A, B, and C as mitigation for the project.
3. Implement the development in phases.

WHEREAS, implementation of said Specific Plan also requires approval of applications for Rezone 3600 07-002, Tentative Map 3100 5344 RPL⁵, Site Plan 10-007, and

WHEREAS, pursuant to Section 65090, et seq. of the Government Code, the Planning Commission on July 20, 2012 conducted a duly advertised hearing on said Specific Plan and by a vote of 5-1-1 (Ayes: Day, Norby, Pallinger, Riess, Woods; Noes: Beck; Absent: Brooks) to recommended that the Board of Supervisors approve the Cumming Specific Plan because it is consistent with the General Plan and the Ramona Community Plan; and

WHEREAS, Pursuant to Sections 65453 and 65355 of the Government Code, the Board of Supervisors on January 30, 2013, conducted a duly advertised public hearing on said Specific Plan and considered the recommendations of the Planning Commission with respect thereto, and determined that the requirements hereinafter enumerated are necessary to ensure that said Specific Plan, and the implementation thereof, will conform to all ordinances, policies, rules, standards and improvement and design requirements of the County of San Diego; and

WHEREAS, on January 30, 2013, the Board of Supervisors made findings pursuant to Attachment B, Environmental Findings, of the Board of Supervisors Planning Report for the project;

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors finds that the Cumming Ranch Specific Plan (SP 03-005) complies with Government Code section 65451 regarding the required content of specific plans and is consistent with the San Diego County General Plan and the Ramona Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts the Cumming Ranch Specific Plan (SP 03-005), consisting of the text and map entitled Cumming Ranch Specific Plan, and this Resolution.

BE IT FURTHER RESOLVED that the following conditions and requirements are imposed upon the Cumming Ranch Specific Plan (SP 03-005) and all development applications filed in order to implement the Specific Plan:

1. Unless specifically waived, the requirements of the San Diego County Subdivision Ordinance, the Zoning Ordinance, and the San Diego County Road Standards shall apply irrespective of what is stated in the applicant's Specific Plan text and none of the requirements included within this Resolution shall be deemed to exempt any permit filed pursuant to the Specific Plan from that review process and those conditions and requirements normally applied to such permit applications.
2. The applicant shall submit to the Department of Planning & Development Services within 30 days of the adoption of this Resolution revised copies of the Specific Plan text and map that include any additions, deletions, or modifications approved by this Resolution.
3. The applicant shall comply with all mitigation measures and conditions for development of the project contained in the Resolution of Approval for Tentative Map TM 5344 RPL⁵ and Site Plan 10-007.

BE IT FURTHER RESOLVED that the Cumming Ranch Specific Plan (SP 03-005) shall be of no force or effect on January 30, 2021 (e.g. eight years after BOS approval) if no final map has been approved and recorded pursuant to Tentative Map 5344.

BE IT FURTHER RESOLVED that all references within this Resolution to "applicant", "developer", or "subdivider" shall be equally applicable to the current property owner and to any successors-in-interest or assigns, whether such successors or assigns own, control, or otherwise have development authority for all, a portion, or portions of that property included within the Specific Plan.

BE IT FURTHER RESOLVED that the following evidence is incorporated herein by this reference and serves as further evidence to support the findings, requirements, and conclusions included herein: The maps, exhibits, written documents and materials contained in the County of San Diego's files for the Cumming Ranch Specific Plan (SP 03-005), and the written documents referred to, and the oral presentation(s) made at, the public hearing(s).

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.

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

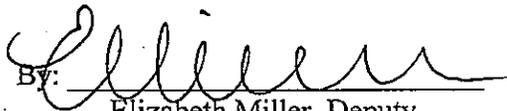
The foregoing Resolution was passed and adopted by the Board of Supervisors, County of San Diego San Diego, State of California, on this 30th day of January, 2013, by the following vote:

AYES: Cox, Jacob, D. Roberts, R. Roberts, Horn

STATE OF CALIFORNIA)
County of San Diego)^{SS}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the San Diego County Board of Supervisors

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: 
Elizabeth Miller, Deputy



Resolution No. 13-008
01/30/13 (1)

Cumming Ranch

Specific Plan

SP 03-005

Prepared for:

County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

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Gene Driscoll
Managing Partner

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Appendices

Appendix A: Project Facility Availability Letters

Attachment: Cumming Ranch Specific Plan Map

1.0 Introduction

1.1 Overview

This document is a Specific Plan for the Cumming Ranch property. The Cumming Ranch Specific Plan sets forth the goals, policies and guidelines for the development of residential land uses and preservation of open space within the 683-acre Specific Plan Area (SPA).

The Specific Plan text and exhibits establishes a comprehensive framework for development of the Cumming Ranch. The Elements of the Cumming Ranch Specific Plan establish specific criteria for the protection of open space and sensitive resources while providing for the development of residential land uses that are compatible with, and seamlessly integrate with the open space system. The Cumming Ranch Specific Plan also provides for the necessary infrastructure and improvements.

The final section of this document provides an analysis of the consistency of the project with the goals, objectives and policies established by the Ramona Community Plan and the County of San Diego General Plan.

1.2 Regional Setting

The Cumming Ranch SPA is part of the Ramona Community Planning Area located in central San Diego County. The Cumming Ranch SPA is comprised of approximately 683 acres and is located approximately 20 miles northeast of downtown San Diego; approximately 11 miles east of Interstate 15 and

approximately 15 miles north of Interstate 8 (see Figure 1-1, *Regional Location Map*).

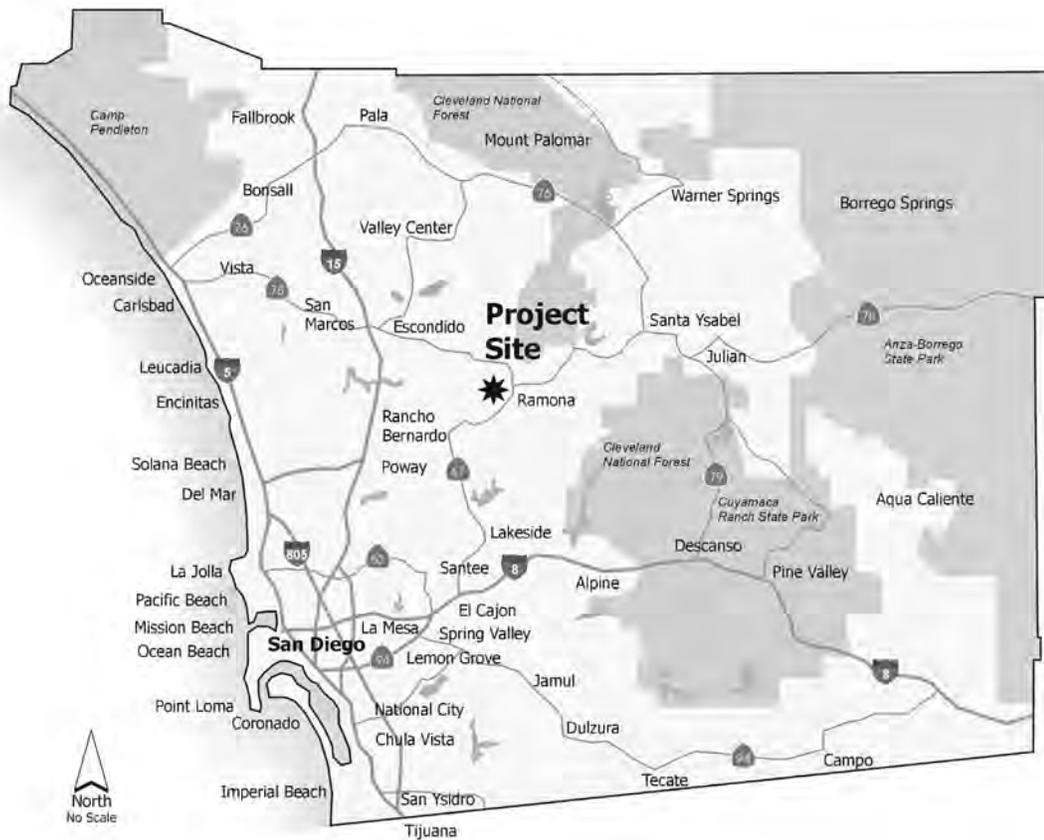


Figure 1-1 Regional Location Map

1.3 Planning Context

On August 4, 2011 the Board of Supervisors approved the County’s General Plan Update (GPU). The General Plan Update removed the projects previous General Plan designation of (21) Specific Plan, and replaced it with a mix of SR-2, SR-10 and RL-40 land use designations. It also removed project specific development criteria for the Cumming Ranch project site in the Ramona Community Plan.

More specifically, the General Plan Update assigned the following designations to the project site:

194.5-acres @ SR-2 designation (1 dwelling unit per 2-acres) = 97 units,

236.6 acres @ SR-10 designation (1 dwelling unit per 10-acres) = 23 units

251.5 acres @ RL-40 designation (1 dwelling unit per 40-acres) = 6 units

Total = 126 units

Based on this land use distribution, the total number of dwelling units allowed on the project site would be 126 units. Therefore, the 125-unit Cumming Ranch project is consistent with the residential densities that are allowed under the General Plans updated land use map.

1.4 Policy Framework

The San Diego County General Plan, Regional Land Use Element, Ramona Community Plan and the Natural Communities Conservation Plan (NCCP) make up the overall policy framework for the Cumming Ranch SPA. The Cumming Ranch Specific Plan explains how the project promotes the long-term survival of sensitive plant and animal species as outlined in the NCCP. In addition to the adopted regulatory documents, there are other policies and concepts that influence the development of the SPA.

On June 1, 2000 the Ramona Community Planning Group approved a conceptual plan for the Ramona Grasslands Greenbelt (Ramona Grasslands Project). The concept envisions the purchase of approximately 5,000 acres of privately owned lands in the western area of Ramona for the purpose of establishing a grasslands preserve. Funds from governmental agencies and conservation groups were named as the source of funding for the project.

On November 1, 2000 County Supervisor Dianne Jacob presented a proposal to the County of San Diego Board of Supervisors to direct County staff to seek potential funding sources for the Ramona Grasslands Project. The Board of Supervisors unanimously endorsed this concept, with the provision that all purchases be from willing sellers. Portions of the Cumming Ranch are located within the conceptual boundaries of the Ramona Grasslands Project.

In July 2002, the County Department of Planning and Land Use prepared a draft white paper that addressed the importance of the Ramona Grasslands as a preserve and the challenge of balancing the needs between planned growth and preservation.

The white paper stressed the need for the integration of ongoing major planning activities in the area, including the North County Multiple Species Conservation Program (MSCP) and the process to update the County of San Diego General Plan (GP 2020). Efforts of conservation groups and others to obtain funds are a part of the proposed integrated planning approach. The concept was discussed for designating “hard line” boundaries of areas for conservation and for development in the Ramona Grasslands. Additionally, the white paper outlined proposed processes for funding and acquisitions.

An additional plan that influences the Cumming Ranch SPA is the conceptual plan for the Santa Maria River Park. On March 3, 2000 the Ramona Community Planning Group approved the conceptual plan for the Santa Maria River Park. The plan envisions a linear park along the Santa Maria Creek that would connect various parks, keys business areas within the Town Center and the planned intergenerational center. It would include a series of pathways and hiking trails. In July of 2001, the County of San Diego Board of Supervisors endorsed the plan

and directed the Chief Administrative Officer to work with interested parties to identify and obtain funding to acquire land along the Santa Maria Creek to implement the plan.

The following discussions within this section describe issues and policies from the Land Use Element, the Ramona Community Plan and other relevant County of San Diego polices and ordinances affecting the Cumming Ranch SPA.

Land Use Element

On August 4, 2011 the Board of Supervisors approved the County's General Plan Update (GPU). The General Plan Update removed the projects previous General Plan designation of (21) Specific Plan, and replaced it with a mix of SR-2, SR-10 and RL-40 land use designations. Land within the Semi-Rural (SR) designation is intended for lower-density residential neighborhoods, recreation, agricultural and commercial uses that support rural communities.

The Land Use Element of the County General Plan states that in Semi-Rural Lands the *higher densities within the allowable range should be located near Village areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space or agricultural operations are encouraged.*

The Land Use Element describes Rural Lands as a category that is applied to *large open space and very-low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation... .*

Within the Cumming Ranch project site, there are approximately 194.5 acres designated as SR-2, 236.6 acres designated as SR-10 and 251.5 acres designated as RL-40.

Ramona Community Plan

The Community Character goal of the Ramona Community Plan is:

“The rural atmosphere of the Ramona community is preserved and enhanced, while encouraging a balance of land uses that are compatible with a country lifestyle.” The Ramona Community Plan includes policies to ensure that new development integrates with the existing community and enhances the community’s vision.

Project specific objectives, policies and recommendations for implementation of the Cumming Ranch SPA are contained within the various elements of this Specific Plan in order to ensure consistency and compatibility with the Ramona Community Plan.

Other Relevant Policies and Ordinances

In addition to the San Diego County General Plan and the Ramona Community Plan, there are a number of other polices and ordinances implemented by the County of San Diego that provide guidelines or standards that influence the design and implementation of the Cumming Ranch SPA. These relevant policies and ordinances include the following:

- *The County Zoning Ordinance* – The Zoning Ordinance is applicable to all of the unincorporated areas of San Diego County. Within the Cumming

Ranch SPA, all land and all structures and the construction, reconstruction, alteration, expansion, or relocation of any structure must conform to all regulations established in the Zoning Ordinance.

- *The County Subdivision Ordinance* – The Subdivision Ordinance establishes regulations for the subdivision of land within the unincorporated areas of San Diego County, pursuant to the State of California’s Subdivision Map Act. The ordinance addresses procedures, design standards, agreements and improvement requirements for all subdivided land.

- *The Natural Communities Conservation Program (NCCP)* - The NCCP is a regional program that plans for the long-term survival of sensitive plant and animal species found in the NCCP Planning Area. The NCCP requires that loss of natural habitat be consistent with the following findings:
 1. The proposed habitat loss is consistent with the interim loss criteria in the Conservation Guidelines and with any subregional process if established by the subregion.
 - a. The habitat loss does not cumulatively exceed the 5% guideline.
 - b. The habitat loss will not preclude connectivity between areas of high habitat values.
 - c. The habitat loss will not preclude or prevent the preparation of the subregional NCCP.
 - d. The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the NCCP Process Guidelines.

2. The habitat loss will not appreciably reduce the likelihood of the survival and recovery of listed species in the wild.
3. The habitat loss is incidental to otherwise lawful activities.

As part of the NCCP, the County of San Diego's Planning Department envisions that the preparation and approval of three MSCP Subarea plans upon completion will provide Endangered Species Act coverage for the entire unincorporated area. The Cumming Ranch SPA is located within the North County planning area.

- *The Biological Mitigation Ordinance (BMO)* – The BMO establishes mitigation standards for discretionary projects that are located outside of biological core areas in order to achieve the conservation goals set forth in the Subarea Plan for the Multiple Species Conservation Plan.
- *Dark Skies Ordinance (Light Pollution Code)* – The County of San Diego has established the Light Pollution Code to regulate outdoor lighting in order to minimize the potentially detrimental effects of light pollution on astronomical research at the Palomar Observatory and Mount Laguna Observatory. The Cumming Ranch SPA is located approximately 35 miles west of the Mont Laguna Observatory and approximately 25 mile south of the Palomar Observatory.
- *Board of Supervisors Policy I-116* – Policy I-116 establishes criteria for the acquisition, development, operation and maintenance of non-motorized trails and pathways. The County Trails Program has recently completed the Draft Community Trails Master Plan (CTMP). The scope of

the draft CTMP includes the unincorporated areas of the County of San Diego. While the plan provides an overview of the whole County Trails Program, its main focus is on development and management guidelines that can be applied to community level trail systems. The Cumming Ranch SPA lies within the Ramona segment of the draft CTMP.

2.0 Project Description

2.1 Location

The 683-acre Cumming Ranch is located immediately west of the Ramona Town Center and approximately ¼ mile north of the intersection of Highway 67 and Highland Valley Road in the community of Ramona in the County of San Diego. Highland Valley Road traverses the southern portion of the project site. Ingress and egress are via Highland Valley Road. The eastern boundary of the property is contiguous to the Ramona Town Center. The Ramona Airport borders the site to the north. The Santa Maria Sewer Treatment Plant of the Ramona Municipal Water District is located on a parcel that is inset along the eastern boundary of the site (see Figure 2-1, *Vicinity Map*).

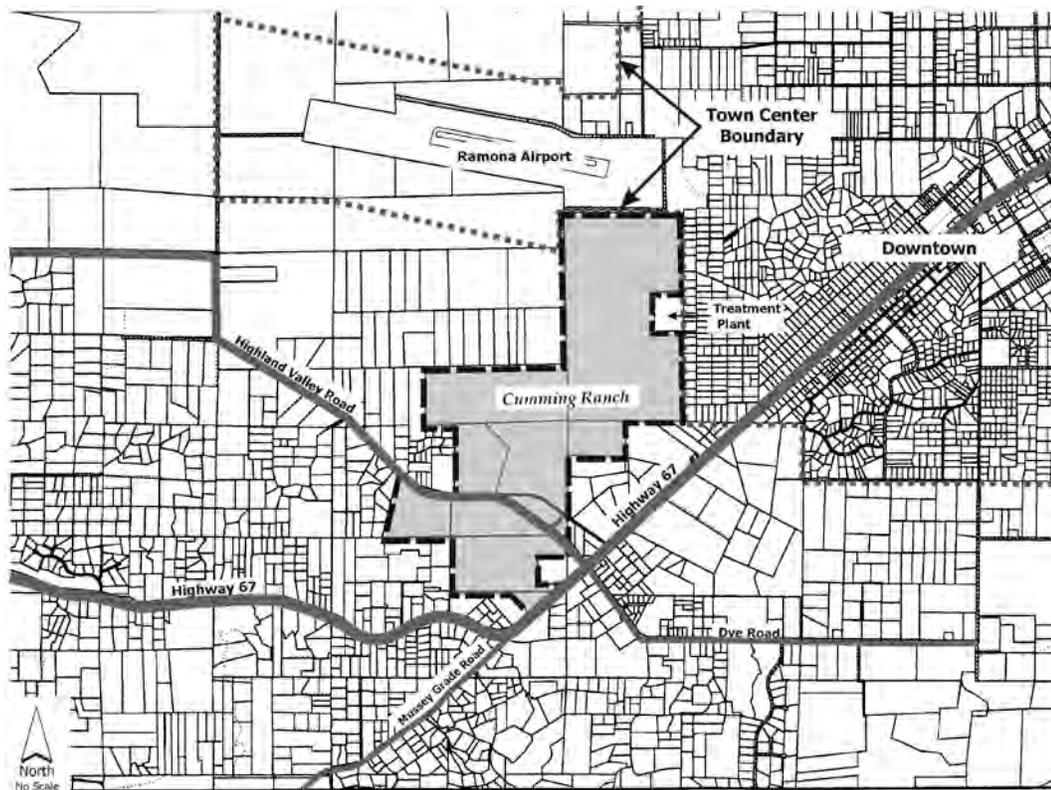


Figure 2-1 Vicinity Map

2.2 Physical Features

The physical features of the Cumming Ranch SPA naturally divide the property into three distinct areas. Area A is located in the southern portion of the site and encompasses the area from the southern boundary northerly to an unnamed drainage just south of Etcheverry Creek. The area between Area A and the Santa Maria Creek is referred to as Area B with the remaining land north of Santa Maria Creek referred to as Area C (see Figure 2-2, *Project Area Map*).

The topography of the southern portion of the property (Area A) is diverse, consisting of rolling uplands interspersed with rocky outcrops and drainages. Small stands of Engelmann and Coast oak are scattered within portions of the area. A ridgeline of steeper hillsides in the northeasterly portion of the area accentuates the diversity. Elevations in the southern area vary from 1,368 feet to 1,576 feet. Highland Valley Road bisects the southern portion of the property. A small amount of frontage on Highway 67 is located in the southwest corner of the property (see Figure 2-3, *Existing Topographic Map*).

The topography in the central area (Area B) consists mostly of a wide-open plain area, extending from just south of Etcheverry Creek to the eastern boundary of the property. Elevations range from 1,359 feet to 1,392 feet. The central area is considered highly developable because of its level terrain and proximity to the Town Center.

The northern area of the property (Area C) is located between the Santa Maria Creek and Airport Road. About 50% of this area consists of creek area, wetlands and shallow drainage areas (vernal swales). The remainder of the area consists of



Figure 2-2 Project Area Map

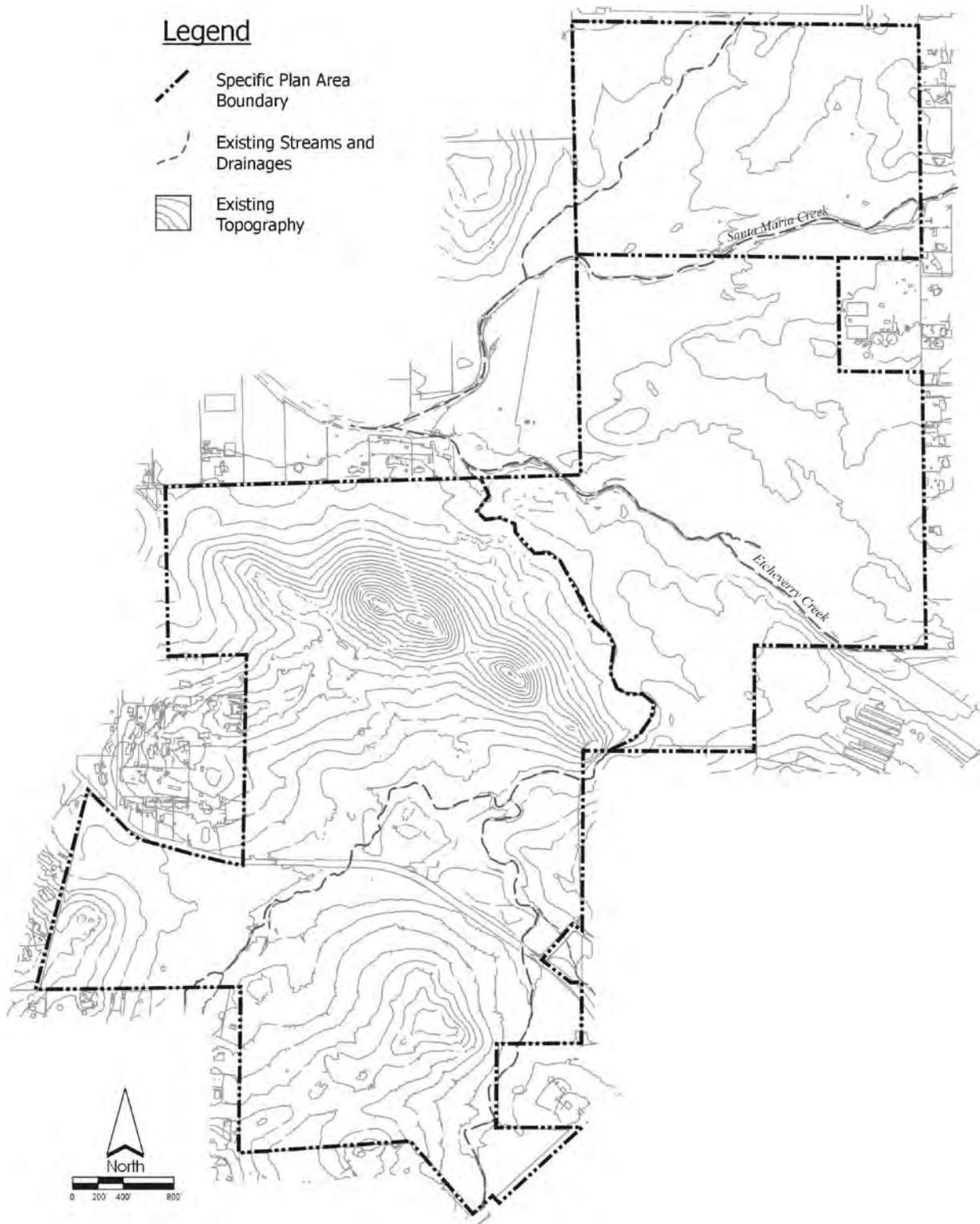


Figure 2-3 Existing Topographic Map

non-native grasslands. A unique clustering of large boulders and rock outcroppings appear along the eastern boundary. Elevations in the northern area range from 1,365 feet to 1,400 feet with the higher elevations being in the north, along Airport Road.

The primary drainages on the site are the Santa Maria Creek located in the northern portion of the site and Etcheverry Creek through the central portion of the site. These two creeks drain from the east to the west. Two smaller unnamed drainages occur in the southern portion of the site, flowing northward and ultimately join the Santa Maria Creek. Two shallow drainages running north to south provide drainage for the north area of the property. The property contains approximately one half of a mile of frontage on the Santa Maria Creek. These drainages are shown on Figure 2-3.

The majority of the Cumming Ranch SPA has been disturbed by agricultural operations. Natural vegetation occurs on portions of the site that were not conducive to agricultural use. Natural vegetation occurs on the central ridge on the site and interspersed throughout the site in and around the rock outcroppings and on steeper slopes.

2.3 Existing Land Uses

Existing Specific Plan Area

Existing land uses on the project site and within the surrounding area are shown on Figure 2-4. The Cumming Ranch SPA has historically been used primarily for cattle grazing and dry-land farming of oat hay. There are no

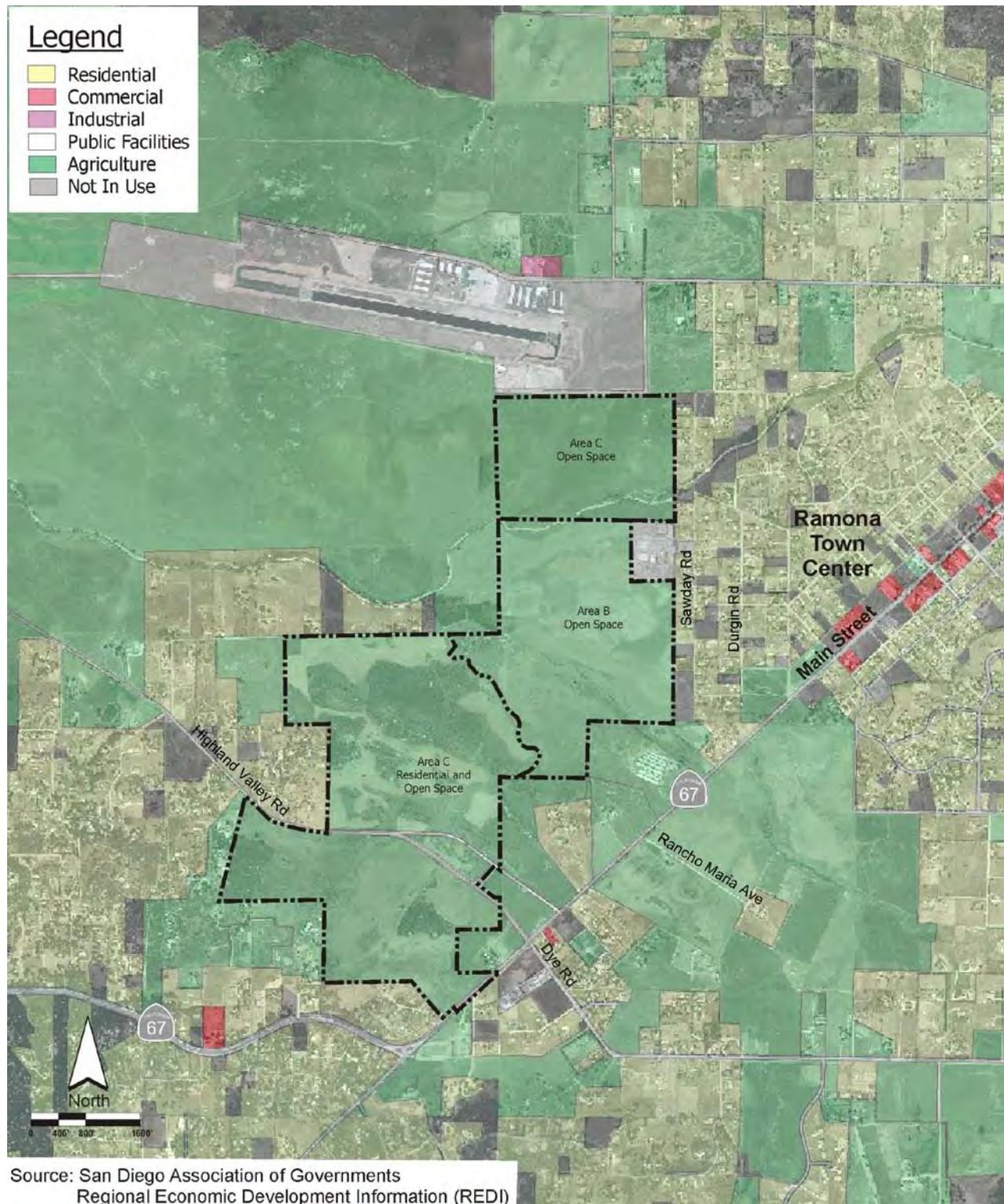


Figure 2-4 Existing Land Uses in the Project Vicinity

buildings or structures on the site with the exception of two windmills and remnants of cattle corrals. The liability of running cattle at this location, coupled with the economics of dry farming, limits continued agricultural uses.

Approximately 56 acres in the northern portion of the Cumming Ranch SPA are managed and operated as a mitigation bank for the sale of conservation credits, primarily for vernal pools and wetland habitats. To date, approximately 22 acres of mitigation credits have been sold and are protected by conservation easements. These 22 acres are commonly referred to as the Ramona Vernal Pool Reserve.

Surrounding Properties

Located adjacent to the Cumming Ranch site to the east are single-family homes on lots typically one to two acres in size. To the south and west of the site is residential development on lots averaging from two to five acres in size. North of the Area A boundary are homes on lots generally 5 acres and larger. The Ramona Airport is located north of Area C.

2.4 Project Design

The Cumming Ranch SPA is intended to accommodate the Ramona Grasslands Project and still retain a modest level of residential development that is compatible with the rural character of the existing Ramona community. Approximately 67 percent of the SPA is designated as common open space with residential land use designated on the balance (approximately 32 percent) of the property. The plan also provides for associated infrastructure and public pedestrian and equestrian trails.

The Cumming Ranch SPA accommodates 125 dwelling units within Area A of the SPA. Areas B and C are designated as open space. The overall density of the Cumming Ranch SPA is 0.18 dwelling units per acre.

Area A consists of approximately 358.7 acres. Within Area A, approximately 215.4 acres are designated for residential lots and internal streets and approximately 143.3 acres are designated as open space. A maximum of 125 dwelling units are allowed within Area A.

Area B, consisting of approximately 201.0 acres, will be made available for purchase to the Ramona Grasslands Project under the terms of an option agreement negotiated between the owner and the buyer. Area B is considered to be within one of the key corridors to the Ramona Grasslands Project, providing critical north/south connectivity with other grassland areas.

Area C, consisting of approximately 113.1 acres, is designated as Open Space and will be donated by the property owner in fee title, at no cost, to the Ramona Grasslands Project. Area C, like Area B, is considered to be located within a main corridor to the proposed Ramona Grasslands Project.

This donation will be an environmentally significant component of the Ramona Grasslands Project. The overall size of the preserve as a component of the Ramona Grasslands Project ensures the long-term viability of the habitats and the preservation of the Federally-listed San Diego Fairy Shrimp.

3.0 Project Description

3.1 Purpose of the Specific Plan

The Cumming Ranch Specific Plan guides the development of a master planned community. The Specific Plan systematically implements the General Plan by further defining land use, residential density, development standards and essential infrastructure facilities. It is a tool to help ensure the community is a high quality living environment with specific attention to the natural environment of the site and overall character of the surrounding properties. The Specific Plan serves as a regulatory document, setting forth the required zoning and standards for the development of Cumming Ranch.

3.2 Land Use Plan

Development within the Cumming Ranch SPA is designed to seamlessly integrate with the designated open space within the SPA and to be compatible with the surrounding properties. The land use plan is designed to preserve biological and cultural resources within the SPA and to maintain the rural character of the surrounding area. The distribution and density of the Cumming Ranch SPA land uses are shown on Figure 3-1, *Land Use Plan*. A larger version of this exhibit is also provided as an attachment to this document.

In addition to the division of the property into Areas A, B, and C for general land use categories, Planning Area A is further divided into several subareas. The subareas are divided based on physical site characteristics, open space design and grading and infrastructure requirements. Development standards for the individual

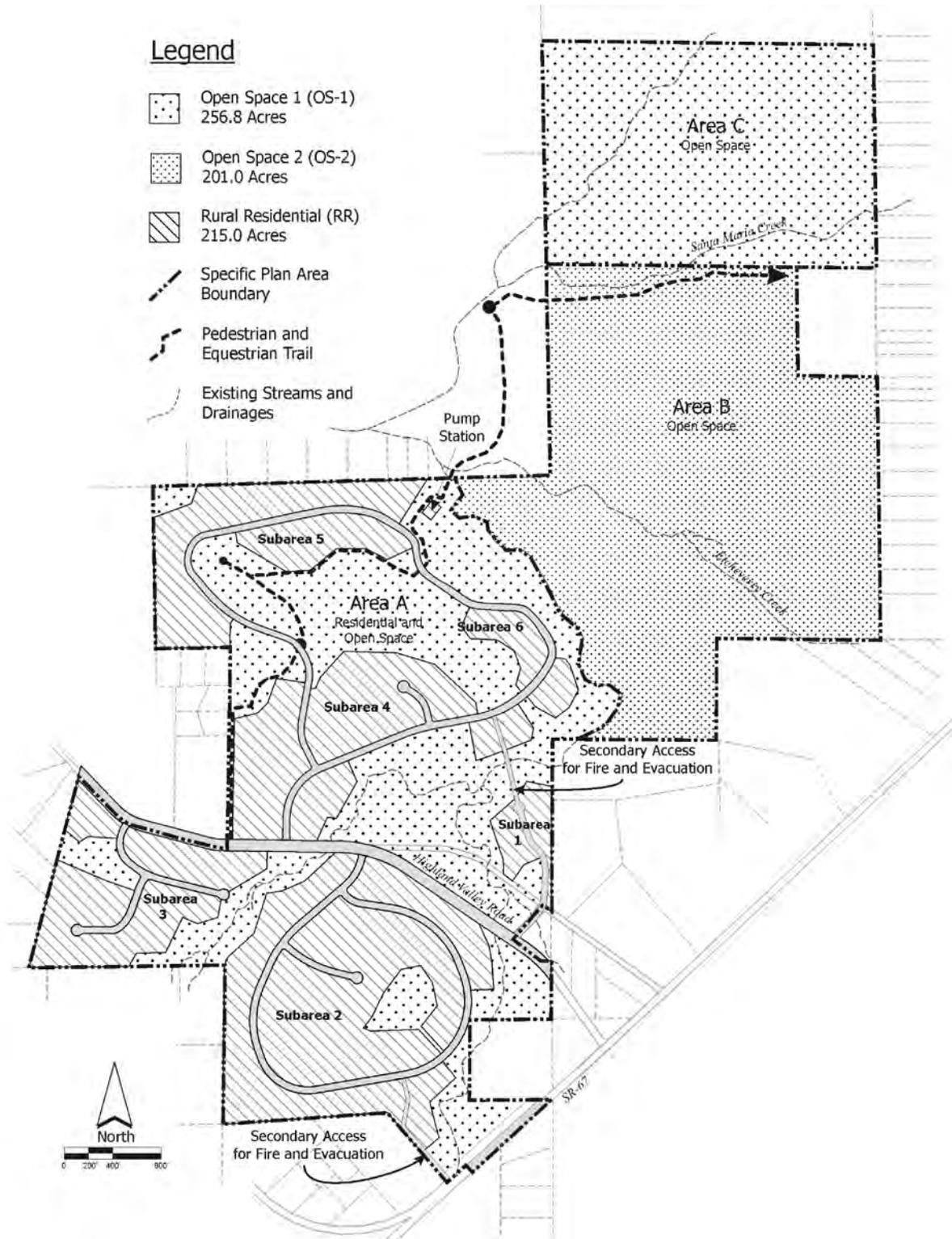


Figure 3-1 Land Use Plan

subareas are provided in Section 3.7, Development Program & Phasing. A detailed summary of the development areas is provided in Table 3-1, *Development Summary*. Categories of land use designations include Open Space and Rural Residential. The designated land uses will be implemented via various discretionary permits or agreements as detailed in the Development Program section of this report. The following sections provide descriptions of the land use designations.

Open Space

The Open Space land use designation is described in detail in Section 3.3 of this document. The Cumming Ranch SPA establishes Open Space for those lands that contain sensitive resources, protect aesthetic resources, provide connections to on-site and off-site open space corridors and integrate with the Ramona Grasslands Preserve. Approximately 457.8 acres or 67% of the Cumming Ranch SPA is designated Open Space. Two Open Space land use designations are established.

Open Space 1 (OS-1) lands are those lands set aside for permanent preservation. Development is not allowed within OS-1 with the exception of trails, limited infrastructure and/or necessary public utilities. Approximately 256.8 acres or 38% of the Cumming Ranch SPA is designated as OS-1.

The Open Space 2 (OS-2) designation is a specific designation applied to Area B of the Cumming Ranch SPA. The OS-2 designation allows trails, infrastructure and public utilities. The intent of the OS-2 designation as applied to Area B of the Cumming Ranch SPA is to provide an opportunity for the Ramona Grasslands Project or similar conservation group or agency to

Table 3-1
Development Summary

Area "A"					
<i>Subarea</i>	<i>Dwelling Units</i>	<i>Acreage</i>	<i>Average Lot Size</i>	<i>Density</i>	
1	4	5.5	1.4	0.73	
2	54	73.6	1.4	0.73	
3	18	29.6	1.6	0.61	
4	27	39.6	1.5	0.68	
5	16	32.0	2.0	0.50	
6	6	7.9	1.3	0.76	
Residential Lots	125	188.2	1.5	0.66	
Internal Streets	---	24.3	---	---	
HOA Lots		2.1		---	
RMWD Lot		0.4		---	
Residential Subtotal		215.0		---	
Open Space Lots		143.7	---	---	
Total Area "A"	125	358.7	1.5	0.35	
Area "B"	Open Space	0	201.0	---	0.00
Area "C"	Open Space	0	113.1	---	0.00
Other					
	ROW - Highway 67		2.9	---	---
	ROW - Highland Valley		6.9	---	---
	Total Other		9.8		
Total Project Area		125	682.6		0.18
				<i>% of Project</i>	
Total Residential		125	215.0	---	31.5%
Total Open Space		---	457.8	---	67.1%
Total Other		---	9.8	---	1.4%
			682.6		100.0%

acquire the property for permanent preservation. The existing agricultural uses would be allowed to continue on Area B until the property is acquired for open space. Necessary infrastructure and public utilities, trails and related improvements are the only other uses allowed within lands designated OS-2. Access to Area B will be through Area A on the existing dirt roads that are currently used to access that portion of the site. Approximately 201.0 acres or 29% of the Cumming Ranch SPA is designated as OS-2.

Rural Residential

The Cumming Ranch SPA provides for the development of 125 dwelling units on lots ranging from 1.0 to 3.1 acres in size within Area A. The overall residential density of the 683-acre Cumming Ranch SPA is 0.18 dwelling units per acre (du/ac) or one dwelling unit per 5.46 acres. The density of the residential development area within Area A is 0.35 du/ac with an average lot size of 1.5 acres.

The distribution of lot sizes is governed by the densities established for each development subarea. Table 4-1 designates the acreage, number of lots and specific density designators for each subarea. Lots located south of Highland Valley Road have slightly higher densities and smaller lot sizes than those areas located north of the road. Larger sized lots are designated for Subarea 5, located in the northern portion of Area A, adjacent to larger sized lots located to the north of the SPA.

The Cumming Ranch Specific Plan proposes 41 less residential dwelling units than what was previously allowed in the Ramona Community Plan, before the General Plan Update was adopted in August 2011. Prior to the General Plan

Update, the Ramona Community Plan allowed a total of 166 residential dwelling units. The Cumming Ranch Specific Plan proposes 125 residential dwelling units, which is consistent with the County's updated General Plan, and it utilizes a range of lot sizes in order to tailor the development to the unique features of the site and to retain larger areas of open space in common lots. This approach provides greater control of the open space resources, minimizes the potential for development encroachment and greater ease in long-term management over individual easements on private lots.

3.2.1 Land Use Goal, Objectives and Policies

Goal

Provide for the orderly development of the Cumming Ranch SPA that is sensitive to the natural resources, seamlessly integrates with the Ramona Grasslands Project and is reflective of Ramona's rural character and country lifestyle.

Objective LU-1

Provide for the preservation of significant natural resources within designated open space in cooperation with the establishment of the Ramona Grasslands Project.

Policy LU-1.1

Concurrent with the approval of the Tentative Map, the lands designated as Open Space shall be zoned with the S-88 Specific Plan Use Regulation. This designation will defer to the Specific Plan for the determination of appropriate uses, which are all open space in character. The building type, lot size and density designators shall not permit residential development.

Policy LU-1.2

Prior to or concurrent with the approval of Final Maps and prior to issuance of grading permits or improvement plans, open space easements shall be granted over those portions of Area A designated as OS-1.

Objective LU-2

Provide for Rural Residential development that is consistent with the existing density established in the Ramona Community Plan, is sensitive to the environmental resources and is compatible with the surrounding community.

Policy LU-2.1

Concurrent with the approval of the Tentative Map, the lands designated as Rural Residential shall be zoned with the S-88 Specific Planning Area Use Regulation. This designation will defer to the Specific Plan for the determination of appropriate uses, which are all residential in character. The primary uses within the Rural Residential land use are Residential Use Types and Family Residential.

Policy LU-2.2

The lands designated as Rural Residential shall be limited to the development of 125 dwelling units within 6 subareas consistent with the densities established in Table 4-1.

Policy LU-2.3

Future discretionary approvals for residential development shall comply with the Community Design Element (Section 3.6) as applicable to ensure compatibility with surrounding land uses.

Objective LU-3

Provide necessary public services and facilities required to meet the needs of the Cumming Ranch SPA.

Policy LU 3-1

A sewer pump station shall be constructed in accordance with the requirements of the Ramona Municipal Water District. The pump shall be located within the OS-1 area of Area A.

Policy LU 3-1

Contribute fire mitigation fees, school fees and in-lieu parkland fees in accordance with the applicable requirements to ensure provision of necessary services and facilities.

3.3 Conservation and Open Space

The Cumming Ranch Specific Plan has been formulated based on a comprehensive analysis of the natural resources and unique features that exist on the project site. The initial studies included biological surveys, cultural resource surveys, floodplain analysis, slope analysis and watershed analysis. The results of these initial studies were used in the creation of the land use plan to concentrate development in areas of less sensitivity and to ensure the protection of the property's natural resources. A complete analysis of the property's environmental resources is included in the Draft Environmental Impact Report for the Cumming Ranch Project, available at the County of San Diego Department of Planning and Land Use. A summary of these resources is included below.

Biological Resources

The development area for the Cumming Ranch SPA is dominated by agricultural land as the result of historic and on-going agricultural activities on the property. However, overall, a total of sixteen vegetation communities are located on the site. Native habitats are generally found on hilltops, among rock outcroppings and within the drainages on the site, or within the northern “preserve” portion of the site. These habitats include coastal sage scrub, oak woodlands, chaparral and vernal pools. A detailed description of all of the on-site habitats and the distribution of the habitats on the site is discussed in Biological Technical Report for the Cumming Ranch SPA, an appendix to the Draft Environmental Impact Report.

Focused studies were also conducted on the property for the Arroyo Southwestern Toad, Coastal California Gnatcatcher, Stephen’s Kangaroo Rat and the Quino Checkerspot Butterfly. None of these species have been found to occur on the property. The site includes foraging habitat for golden eagles and other raptors. A summary of these studies is also provided in the Biological Technical Report.

A large collection of vernal pools exists in the northernmost portion of the Cumming Ranch SPA. The pools are primarily clustered along two shallow type drainage areas (vernal swales and basins) that slope towards the Santa Maria Creek. Focused studies have confirmed the presence of the San Diego Fairy Shrimp (*Branchinecta sandiegonensis*) in certain pools. The San Diego Fairy Shrimp is a Federally listed endangered species, but no vernal pools will be impacted by the project.

Cultural Resources

An initial archaeological reconnaissance of the Cumming Ranch SPA was conducted in 1995. The results of that survey were utilized in the initial project design in order to minimize impacts to sensitive cultural resources. The property was formally surveyed for cultural resources in July and August of 2003. As a result of this more detailed survey, some of the previous sites were combined and additional milling sites were located, resulting in a total of 27 sites. In 2004, these sites were recorded and mapped and those that were within potential development areas were tested. The majority of these sites are milling features and are not considered significant. There are three sites located within open space areas that are considered significant. One site located within the development area is considered significant and requires subsequent mitigation.

The Cultural Resources Survey Report is included as an appendix to the Environmental Impact Report for the Cumming Ranch Project.

Floodplains

Floodways and 100-year floodplains have been mapped by the County of San Diego Department of Public Works Flood Control Division for the portions of Santa Maria Creek and Etcheverry Creek that occur within the Cumming Ranch SPA. The Federal Emergency Mapping Agency (FEMA) also has mapped floodplains for these creeks. The County of San Diego's Resource Protection Ordinance (RPO) regulates development of property affected by floodplains. Development is also subject to FEMA regulations.

A Preliminary Drainage Study has been completed for the Cumming Ranch SPA to assess potential issues related to drainage and flood hazard. The Preliminary Drainage Study is included as an appendix to the Environmental Impact Report for the Cumming Ranch SPA.

Slopes

The Resource Protection Ordinance defines steep slopes as “*All lands having a slope with natural gradient of 25% or greater and a minimum rise of 50 feet, unless said land has been substantially disturbed by previous legal grading. The minimum rise shall be measured vertically from the toe of slope to the top of slope within the project boundary*”. Steep slopes within the Cumming Ranch SPA are limited due to the gentle nature of the existing topography. The only areas of steep slopes within the SPA are located on the ridgeline in the central portion of Area A.

Aesthetics/Visual Resources

The Santa Maria Valley is a unique visual resource within the Ramona community. The broad valley with its open grasslands and agricultural areas creates a strong sense of the rural character of the community. Areas B and C lie within the Santa Maria Valley and contribute to the sense of openness within the area. The open agricultural fields along Highway 67 and Highland Valley Road within Area A also contribute to the rural character and sense of openness. While not topographically unique or regionally significant, the ridgeline on the north side of Highland Valley Road and the isolated hill on the south side are considered to be visually significant features of the site.

The Conservation And Open Space Element designates Highway 67 as part of the County Scenic Highway System. The Ramona Community Plan also addresses the importance of scenic resources and highways by stating on Page 36, “*designation of selected major scenic routes through the Ramona Community Planning Area will preserve the scenic integrity of the visual corridors of these routes*”.

3.3.1 Conservation and Open Space Plan

The initial formulation of the Cumming Ranch Specific Plan began with a thorough assessment of the existing environmental resources that were located on the property. This information was compiled and analyzed in combination with other factors such as aesthetics, availability of utilities, existing roadways and the relation of the property to the surrounding properties as well as the overall community.

Figure 3-2, *Open Space Plan*, identifies the proposed open space areas within the Cumming Ranch SPA. The majority of the open space is designated as Open Space 1 (OS-1). OS-1 property will be placed in permanent open space upon implementation of the project. The OS-1 land within Area C will be donated in fee title by the owner to the Ramona Grasslands Preserve. Lands designated as OS-1 within Area A will have open space easements granted to the County of San Diego. All of Area B is designated as Open Space 2 (OS-2). The owner will make Area B available to the Ramona Grasslands Preserve or other conservation entity under an option to purchase. The existing agricultural operations in Area B will be allowed to continue until the property is acquired for open space use. Access to Area B will be through Area A on the existing dirt roads that are currently used to access that portion of the site.

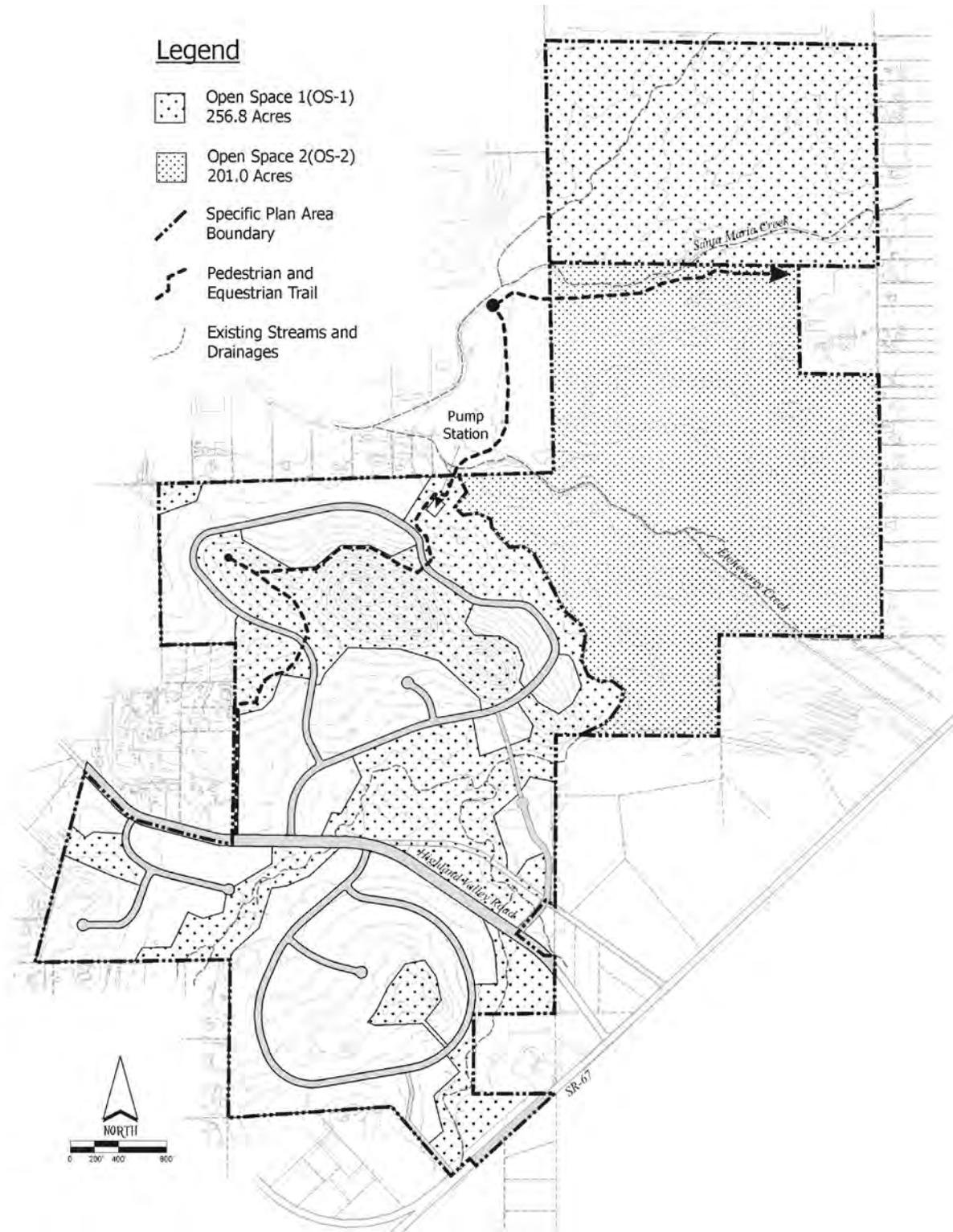


Figure 3-2 Open Space Plan

With the implementation of the Specific Plan, approximately 457.4 acres, or 67 percent of the SPA will be preserved.

The distribution of sensitive biological resources within the Cumming Ranch SPA was a primary factor in the design of the open space plan. Development areas and roadways were specifically designed to avoid sensitive biological resources wherever possible. All vernal pools within the project site are protected by open space. The majority of the sensitive habitat areas have been preserved by inclusion in designated open space.

The Cumming Ranch SPA has been designed to avoid encroachment in the floodplains of Santa Maria Creek and Etcheverry Creek. All floodways and major floodplains within the SPA are preserved within open space. No concrete channelization or concrete bank protection is proposed. All existing creek and drainage banks will be left in their natural condition.

Preservation of viewsheds from surrounding roadways and preservation of visually significant features of the project site was considered as part of the overall land use design for the Cumming Ranch SPA. The extensive open space within Areas B and C preserve and maintain the unique visual character of the Santa Maria Valley. Buffers have been incorporated into the project design along Highway 67 and Highland Valley Road to maintain the visual character of those roadways. All steep slope areas within the Cumming Ranch SPA are preserved within open space. Significant aesthetic resources of the site within Area A have been preserved in open space. Preservation of the drainages, ridgelines and rock outcrops serve to not only maintain the

aesthetics and visual quality of the site but also protect and preserve the biological and cultural resources associated with those areas. Riparian planting will be provided at selected locations along the creeks and drainages to enhance those habitats and add visual interest.

Certain natural features located within development areas such as significant rock outcroppings will be protected by the designation of “building restricted areas” on the Site Plan for the project site and will be required to be integrated into the project design in compliance with the Design Guidelines developed for the Cumming Ranch SPA. “Building restricted areas” will also be implemented by the project’s Covenants, Conditions and Restrictions (CC&R’s).

An additional factor that was analyzed in the initial assessment of the property was the role of the Cumming Ranch SPA with respect to the Ramona Grasslands Project. The Ramona Grasslands Project is a concept that envisions the purchase of approximately 5,000 acres of privately owned lands in the western area of Ramona for the purpose of establishing a grasslands preserve. This concept has been endorsed by the County Board of Supervisors with the condition that all property acquisitions are from willing sellers. The owners of the Cumming Ranch SPA support the concept of the Ramona Grasslands Project and are willing participants in the process.

In addition to the assessment of resources located within the Cumming Ranch SPA, the relation of the SPA to the surrounding grasslands areas was also analyzed. Existing and proposed open space, habitat types, ownership patterns and acquisition potential were assessed.

The result of these efforts was the creation of an open space network that is consistent with the intent of the Ramona Grasslands Project, preserves the majority of the sensitive habitats, landforms and drainages on site while maintaining a portion of the property for residential development that will be compatible with the onsite open space network, the neighboring properties and the rural character of the community.

3.3.2 Conservation and Open Space Goal, Objectives and Policies

Goal

Create open space for the conservation of significant environmental resources including sensitive habitats, floodplains, steep slopes, cultural resources and visual resources.

Objective COS-1

Accommodate the Ramona Grasslands project by active participation to ensure that the grasslands preserve concept becomes a reality.

Policy COS-1.1

Prior to or concurrent with the approval of Final Maps and prior to issuance of grading permits or improvement plans, Area C shall be granted in fee title to the Ramona Grasslands Preserve or other conservation entity. The dedication shall provide for the installation of facilities and improvements as specified in the Cumming Ranch Specific Plan.

Policy COS-1.2

Prior to the approval of Final Maps and prior to issuance of grading permits or improvement plans, the owner shall enter into an option agreement with the Ramona Grasslands Preserve or other conservation entity for the sale of Area B as open space.

Objective COS-2

Protect designated Open Space areas in their natural state while permitting limited compatible uses of the open space areas.

Policy COS-2.1

Concurrent with the approval of the Tentative Map, the lands designated as Open Space shall be zoned with the S-88 Specific Planning Area Use Regulation. This designation will refer to the Specific Plan for the determination of appropriate uses, which are all open space in character. The building type, lot size and density designators shall not permit residential development.

Policy COS-2.2

Prior to or concurrent with the approval of Final Maps and prior to issuance of grading permits or improvement plans, open space easements shall be granted over those portions of Area A designated as OS-1.

Policy COS-2.3

Prior to or concurrent with the approval of Final Maps and prior to conveyance of any portion of the Open Space to the Ramona Grasslands Preserve or other entity, easements for the pedestrian

and equestrian trails shall be dedicated to the County of San Diego with an easement to the Ramona Trails Association.

Objective COS-3

Minimize encroachment into biologically sensitive areas, floodplains and steep slopes.

Policy COS-2.2

Implementing discretionary permits shall be reviewed for conformance with the Cumming Ranch Specific Plan, Open Space Plan.

3.4 Circulation

Regional access to the Cumming Ranch SPA is via State Route 67 (SR-67). Local roadways that serve the SPA include Highland Valley Road and Dye Road. RCE Traffic and Transportation Engineering prepared a Preliminary Traffic Study for the Cumming Ranch SPA in order to evaluate potential transportation related issues associated with the project. The study analyzes the existing roadway system and traffic conditions within the project vicinity and evaluates potential issues associated with the project. The following sections provide a brief summary of the issues addressed within the traffic study. The complete traffic study and a more detailed discussion of potential impacts and mitigation measures are included in the Environmental Impact Report for the Cumming Ranch Project.

The following sections detail the existing roadways and intersections within the project vicinity. The current roadway configuration and level of service (LOS) for these facilities is shown on Figure 3-3, *Existing Roadway Conditions*.

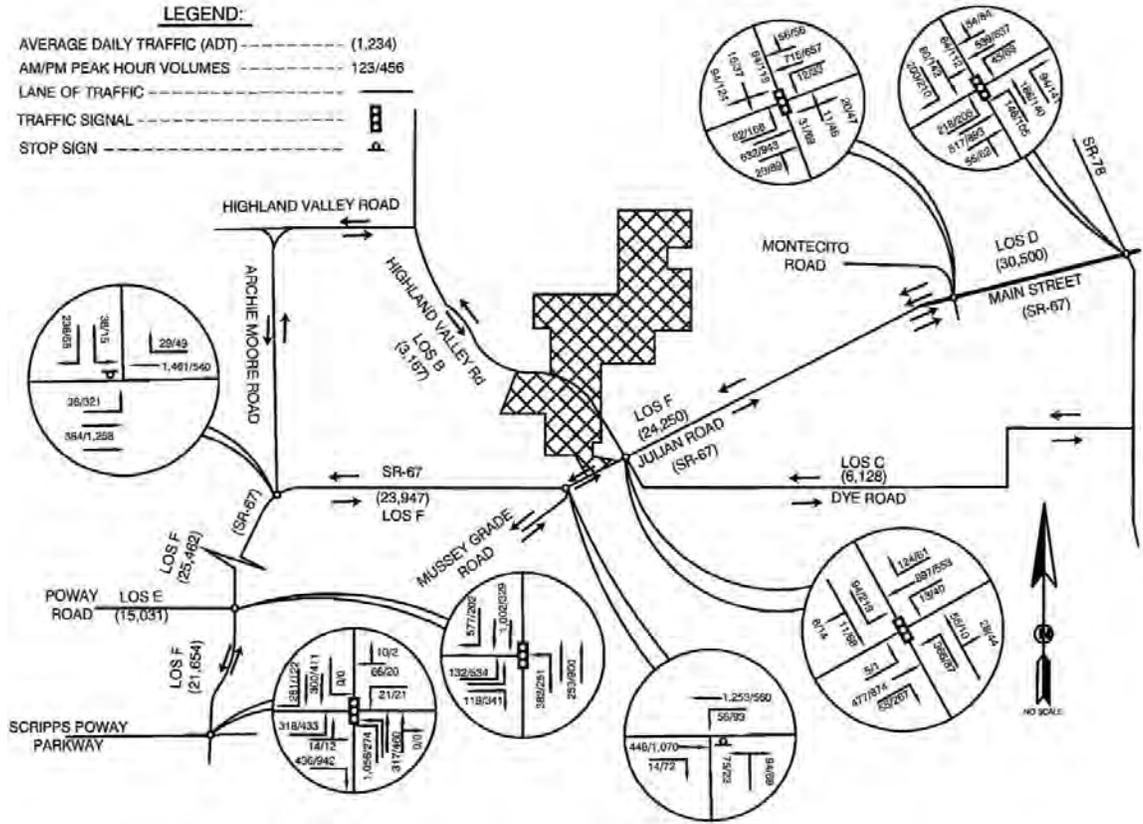


Figure 3-3 Existing Roadway Conditions

State Route 67 (SR-67)

SR-67 is a Mobility Element roadway classified as a “Major Road” from the County boundary to 11th Street in the County of San Diego’s General Plan and is included in the bicycle network system. SR-67 is also a State Highway and is classified by Caltrans as a “four-lane conventional highway”. SR-67 provides

access to the Lakeside and Poway areas west of Ramona and Julian east of Ramona. The roadway within the study area is developed with two through lanes and shoulders and currently operates at level of service (LOS) F.

Highland Valley Road

Highland Valley Road is a two-lane roadway that is classified as a “Community Collector” in the County Mobility Element and is also included in the bicycle network system. Highland Valley Road provides access to SR-67 for the properties located to the north. The portion of the roadway within the study area is currently improved to two lanes with shoulders with a pavement width of 36 to 40 feet and operates at LOS B.

Dye Road

Dye Road is classified as a “Community Collector” (2.1C) in the County Mobility Element and is also included in the bicycle network system. Dye Road currently provides access to the San Diego Country Estates development as well as the Barona Indian Reservation. Dye Road is included in the Ramona Community Plan as a major component to the proposed “south bypass” to provide alternatives to Julian Road and Main Street. The roadway within the study area is currently improved to a two-lane facility with a pavement width of approximately 40 feet and operates at LOS C.

Intersections

The County of San Diego has set standards for adequate traffic flow through an existing intersection or roadway segment at LOS D or better. If the delay along an existing roadway or intersection declines to LOS E (unstable flow) or worse, it is considered an unacceptable condition by the County.

The intersection of SR-67 and Highland Valley Road currently operates at LOS E during the AM peak hour and LOS D in the PM peak hour.

Non-Vehicular Transportation

Bike Lanes: All Mobility Element roadways in the study area are open to travel by bicycle and many connect to the County of San Diego bicycle network system. The project proposes to improve Highland Valley Road adjacent to the project site to provide “Community Collector” standards with bike lanes.

Public Transportation: Bus service is provided for the Ramona area to Escondido, via SR-78 and to El Cajon, via SR-67. No bus stops are currently located in the project area. Development of this project as proposed will not adversely affect the current bus service.

Trails: There are currently no dedicated trails located within the Cumming Ranch SPA. The Cumming Ranch SPA lies within the Ramona segment of the Community Trails Master Plan titled Ramona Community Trails and Pathway Plan. Within the Ramona Community Trails and Pathway Plan, the Trails and Pathways for Ramona Map (County of San Diego 2004) shows portions of two community trails and one pathway within or adjacent to the Cumming Ranch SPA. The proposed alignments of the trails as part of the Cumming Ranch project are similar to the location of the trails on the Trails and Pathways for Ramona Map. The Cumming Ranch community trail system is expected to interconnect and become part of a future regional trail system.

3.4.1 Circulation Plan

Regional Circulation

The intent of the circulation plan for the Cumming Ranch SPA is to provide for a safe and convenient circulation system based on the proposed land use plan and addresses existing circulation issues within the region.

The Mobility Element of the San Diego General Plan and the Ramona Community Plan has established a regional circulation network of roadways to accommodate the buildout of the Ramona community.

Implementation of the Cumming Ranch SPA is anticipated to generate 1,500 average daily trips (ADT) based on a generation rate of 12 ADT per dwelling unit with 8% AM and 10% PM peak hour trips. The net increase of traffic to the street system during the AM peak is 120 trips and during the PM peak is 150 trips.

Internal Circulation

Vehicular circulation within the Cumming Ranch SPA will be accomplished by implementation of an internal roadway network (shown on Figure 3-4, *Internal Circulation Plan*) to be implemented in conjunction with development of the residential portion of the SPA. The internal roadways will be constructed as public streets with either 52 or 56 feet of right-of-way. All internal project roadways will be constructed to rural development standards with asphalt berms instead of concrete curbs and gutters. In keeping with the rural character of the area, concrete sidewalks are not proposed. Pathways will be provided along one side of all internal streets. Secondary emergency access

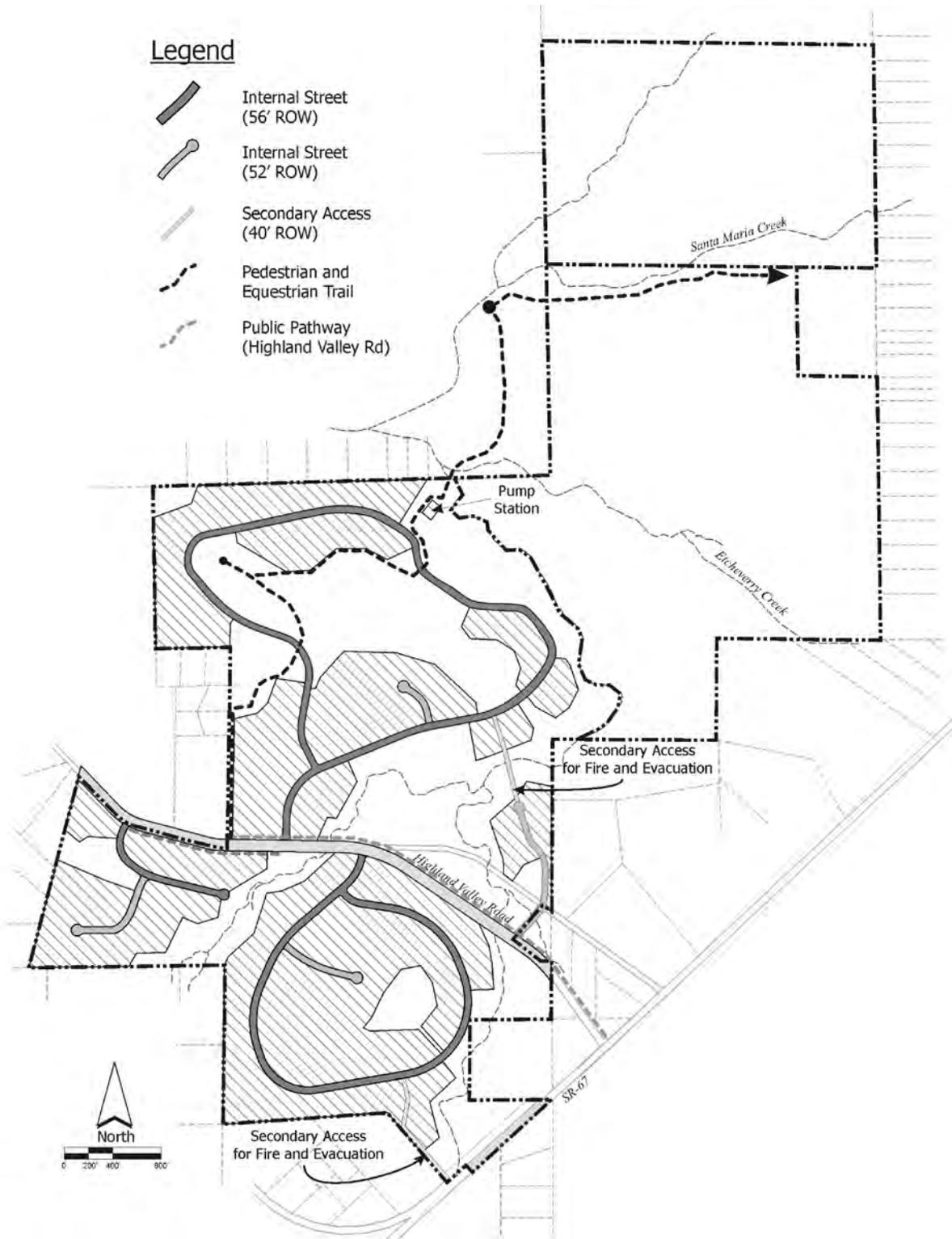


Figure 3-4 Internal Circulation Plan

is provided at two locations in order to comply with fire department access requirements.

Non-Vehicular Circulation

Bike Lanes: Improvements to Highland Valley Road within the SPA boundary will include bike lanes as required by the Mobility Element and the Ramona Community Plan.

Public Transportation: There are no public transportation facilities existing or proposed within the Cumming Ranch SPA. Implementation of the SPA will not adversely affect the availability of public transportation.

Trails and Pathways: The design of a scenic and meaningful trail system is one the major objectives of the Cumming Ranch SPA. The Cumming Ranch SPA designates a 2.9-mile public trail network as shown on Figure 3-4, *Internal Circulation Plan*. A portion of the Cumming Ranch trail system is expected to interconnect and become a part of the regional trail system, including the trail system envisioned within the Santa Maria River Park plan. The trail system has been established in consultation with the Transportation and Trails Subcommittee of the Ramona Community Planning Group and the Ramona Trails Association.

In addition to the designated pedestrian and equestrian trails, pathways will be provided along one side of all internal streets. A community pathway will also be provided along the north side of Highland Valley Road, through the project site and off site to the intersection with Highway 67. This pathway will be designed to meander within the shoulder of the roadway and may venture

outside the existing right-of-way where appropriate in order to create greater separation from vehicular traffic and a more pleasing experience to users of the pathway.

3.4.2 Circulation Goal, Objectives and Policies

Goal

Develop a comprehensive circulation network that will efficiently serve the future residents of the Cumming Ranch SPA, the existing community of Ramona and the transportation needs of the region and minimizes impacts to sensitive resources and retains the rural character of the community.

Objective C-1

Provide a road network that minimizes grading and impacts to sensitive resources.

Policy C-1.1

All internal roads shall be designed to minimize impacts to sensitive habitats and existing natural features and shall be generally consistent with the alignments shown in the Cumming Ranch Specific Plan Circulation Element.

Policy C-1.2

All internal roads shall be designed to be consistent with the County of San Diego Public Road Standards and the County of San Diego Standards for Private Streets, as applicable.

Objective C-2

Provide an internal circulation network that minimizes impacts to adjoining residents.

Policy C-2.1

Access to Highland Valley Road shall be limited to the four public street intersections as shown in the Circulation Element. Two additional points of emergency egress/access are provided as required by the Fire Marshal.

Policy C-2.2

Direct driveway access to Highland Valley Road is prohibited.

Objective C-3

Provide a meaningful and usable non-vehicular circulation system that includes a public trail system based on the input from the local community.

Policy C-3.1

Prior to or concurrent with the approval of Final Maps and prior to conveyance of any portion of the Open Space to the Ramona Grasslands Preserve or other entity, easements for the pedestrian and equestrian trails shall be dedicated to the County of San Diego.

Policy C-3.2

Plans for the required improvements to Highland Valley Road shall include bicycle lanes in accordance with the requirements of the Ramona Community Plan and County standards for public streets.

Policy C-3.3

Plans for the required improvements to Highland Valley Road shall include a public pathway located on the north side of the road. The pathway shall be non-contiguous and meander to the extent feasible in order to create a pleasurable experience for the user.

Objective C-4

Work with County staff and the community to contribute to the resolution of regional traffic issues.

Policy C-4.1

Future discretionary permits shall be conditioned to participate in mitigation programs such as the Traffic Impact Fee program.

3.5 Public Facilities

Water Facilities

The Cumming Ranch project site is located within Phase 1 of the RMWD Downtown Operational Storage Zone. Phase 1 encompasses the facilities within the southwestern downtown area and Phase 2 within the northeastern downtown area. Based on the outcome of the ongoing studies and engineering, it is likely that the planned improvements to the Downtown Operational Storage Zone would combine Phases 1 and 2 into a single storage zone and water would be delivered to the project from a new reservoir located southwest of the intersection of SR 67 and Dye Road. It is anticipated that the new reservoir would have a total capacity of 3 million gallons and would consist of two above ground storage tanks

constructed in two phases, with the first phase being completed within the next 5 years.

Existing water facilities in the vicinity of the Cumming Ranch project site include a 20-inch-diameter pipeline located in SR 67. Bringing water from the west, this pipeline transitions to a 16-inch-diameter main east of the intersection of Mussey Grade Road. A 10-inch-diameter pipeline in the original alignment of Highland Valley Road extends through the Cumming Ranch site and connects with the pipeline in SR 67, a few hundred feet east of the property boundary.

Sewer Service

Sewer service is also provided to the project area by the RMWD. Sewage from the Cumming Ranch SPA will be transported to and treated at the Santa Maria Wastewater Treatment Plant (SMWWTP), located adjacent the site to the immediate east of the SPA at the northeast corner of Area B. The SMWWTP is currently at or above capacity. The SMWWTP is currently designed and rated for 1.0 MGD. The facility's capacity and spray fields for discharge are insufficient during periods of heavy rainfall when the Average Dry Weather Flow (ADWF) can approach or exceed the 1.0 MGD capacity. Heavy rainfall increases the amount of wastewater entering the system and at the same time decreases the efficiencies of the holding ponds and spray fields.

Actions have been taken by the RMWD Board of Directors to upgrade and expand the SMWWTP facilities. RMWD's Board of Directors authorized the awarding of a design services contract for Santa Maria Sewer Service Area Facility Improvements. The Final Supplemental EIR (SEIR) for the expansion of the SMWWTP from 1.0 MGD to 1.47 MGD was certified on May 25, 2010.

According to the SEIR, the three-phase expansion is described as follows: Phase 1 would expand the plant to 1.14 MGD, which would provide service to the 4,087 EDUs connected as of June 30, 2005. Phase 2 would expand the plant to 1.28 MGD and provide treatment capacity for an additional 608 EDUs. Phase 3 would expand the plant to 1.47 MGD, which would serve an additional 608 EDUs for a total of 1,216 EDUs. The project would also construct two new wet weather storage ponds located west of the existing ponds. The existing spray fields east of Rangeland Road will be reconfigured as evaporation terraces.

The Cumming Ranch SPA is not within the Latent Sewer Powers Service area of the RMWD and is not within the District's Sphere of Influence. Sewer service is expected to be available to serve the SPA upon completion of the required studies and approval of the Local Agency Formation Commission (LAFCO) expansion of latent sewer powers to include the SPA. Improvement requirements will be established by RMWD based on the completion of a detailed study.

Fire

The Cumming Ranch SPA lies within the service area of the Ramona Fire Department. The Ramona Fire Department is a division of the Ramona Municipal Water District. The Ramona Fire Department operates under contract with the California Department of Forestry (CDF) who provides fire and paramedic personnel to the District. There are three fire stations located in Ramona. Station 82 is located to the immediate south of the Cumming Ranch SPA on Dye Road. The Ramona Fire Department and the San Pasqual Volunteer Fire Department have an Automatic Aid Agreement; in the event of an emergency, both agencies have agreed to respond.

The Ramona Fire Department has indicated that they are in an extreme budget crisis and would not be able to adequately serve the project and continue to maintain an appropriate level of service and protection for the rest of the community.

Schools

The Ramona Unified School District (RUSD) provides school services to students in Ramona. The RUSD provides school for grades kindergarten through high school at five elementary schools, one middle school, two high schools and one alternative school. The Cumming Ranch SPA lies wholly within the service area of the RUSD.

Due to overcrowded conditions at schools within the area, the District is not able to identify specific schools that students residing within the Cumming Ranch SPA will ultimately attend. Students generated by the SPA will cause additional impacts to the RUSD and mitigation will be required to offset those impacts.

Recreational Facilities

The Ramona Community Plan sets forth the goal to develop a comprehensive plan of local, neighborhood, community and regional park facilities. Existing recreational opportunities for the Ramona community include Collier Park, a local park located within the Ramona Town Center; the 166-acre Ramona Community Park located on RMWD land approximately 4.0 miles east of the project site; and the Holly Oaks Equestrian staging area, a 42-acre park located on Dye Road.

3.5.1 Public Facilities Plan

Prior to or concurrent with implementation of the residential land uses proposed in the SPA, the various public facility and service providers will require necessary improvements to facilities and infrastructure. These improvements may include water, sewer, fire facility and school facility improvements or upgrades. This element of the Specific Plan establishes objectives and policies to ensure the timely provision of necessary improvements.

Copies of the County's Project Facility Availability Forms (DPLU #399) for each of the above service providers are provided as an Appendix to this report. Additional analysis is required by the service agencies before specific conditions can be provided for implementation of the Cumming Ranch SPA.

Water Facilities

The water demand for the build-out of the SPA is projected to average 69,250 gallons per day (gpd), with a maximum daily demand of 207,750 gpd. The proposed on-site water distribution system is shown on Figure 3-5, *Water Facilities Plan*. The proposed system would connect to a future 16-inch diameter pipeline in Highland Valley Road. Water would be distributed throughout the development area via new 8 and 12-inch diameter pipes located within the project roadways. As required by RMWD, the onsite pipelines would be looped to provide redundancy in supply, improve water quality by avoiding dead end mains, and to meet fire flow demands and pressures by providing water from two directions to supply hydrants.

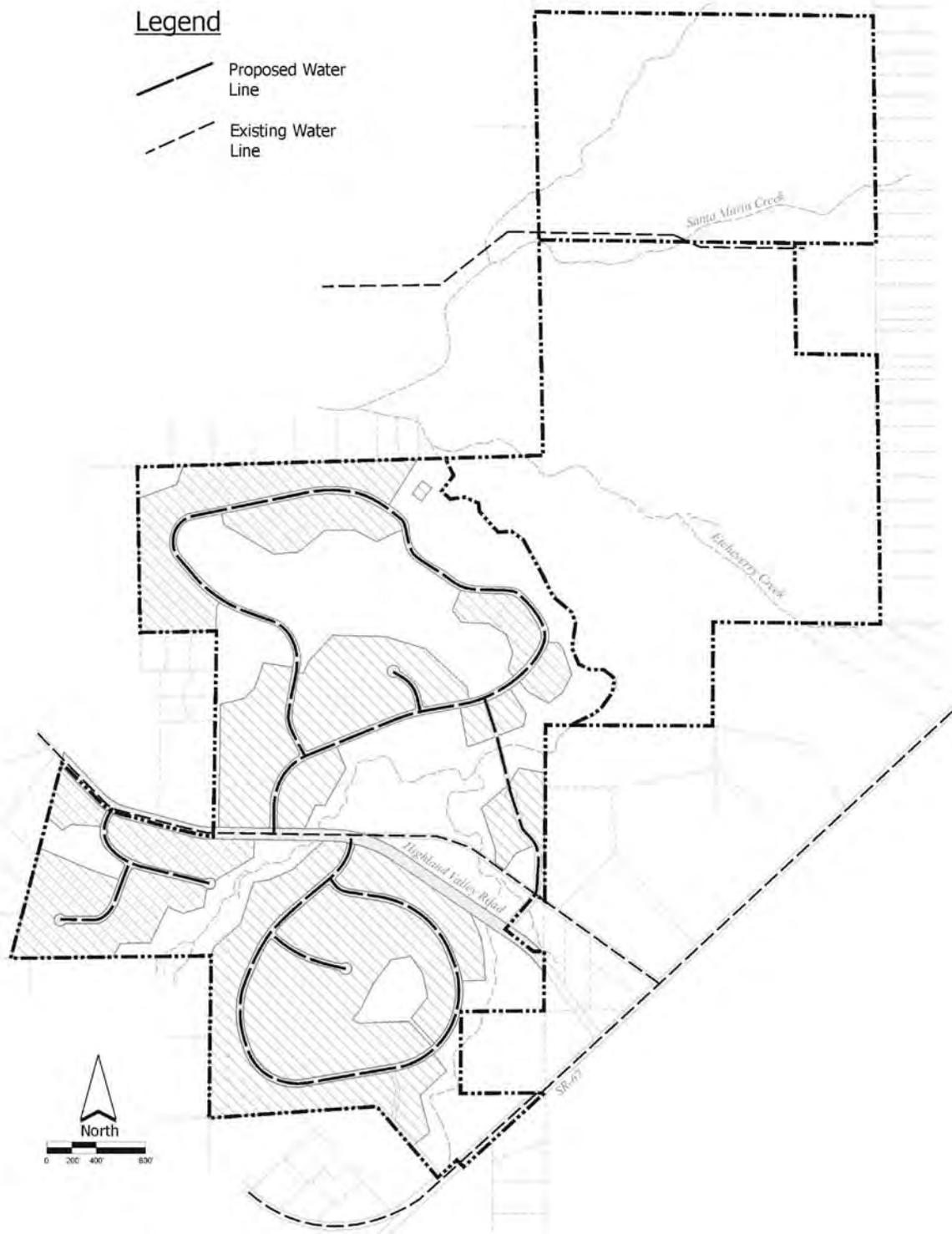


Figure 3-5 Water Facilities Plan

Water for the immediate project vicinity is currently provided from the Mount Woodson Terminal Storage Reservoir; however, there is a limitation on the quantity of water that can be delivered under the currently configured system. RMWD is currently planning a new reservoir (consisting of two 1.5-million-gallon tanks) that would serve the southwestern area (Phase I) of the Downtown Operational Storage Zone. The Downtown Operational Storage Zone would be served via the West End Terminal Storage Zone. The Cumming Ranch project is expected to receive its water from the new reservoir. The water demand described in this section would be within that anticipated and planned by RMWD and would not require the installation of additional facilities beyond those already planned by RMWD. Although these facilities are currently in the planning stage, it is reasonable to anticipate these facilities would be operational within 5 years.

Sewer Facilities

Sewage generated by the proposed home within the Cumming Ranch SPA would be transported to and treated at the SMWWTP, located adjacent to the project site east of Area B.

The proposed on-site sewer collection system is shown on Figure 3-6, *On-site Sewer System*. Sewer mains would be installed throughout Area A to collect effluent from the proposed homesites. The mains would not always be installed in the project roadways but instead would follow the natural contours of the existing terrain. Portions of the sewer mains are located within the common open space lots. This design of the sewer collection system greatly reduces the required grading for the future lots and provides a more rural appearance to the overall development.

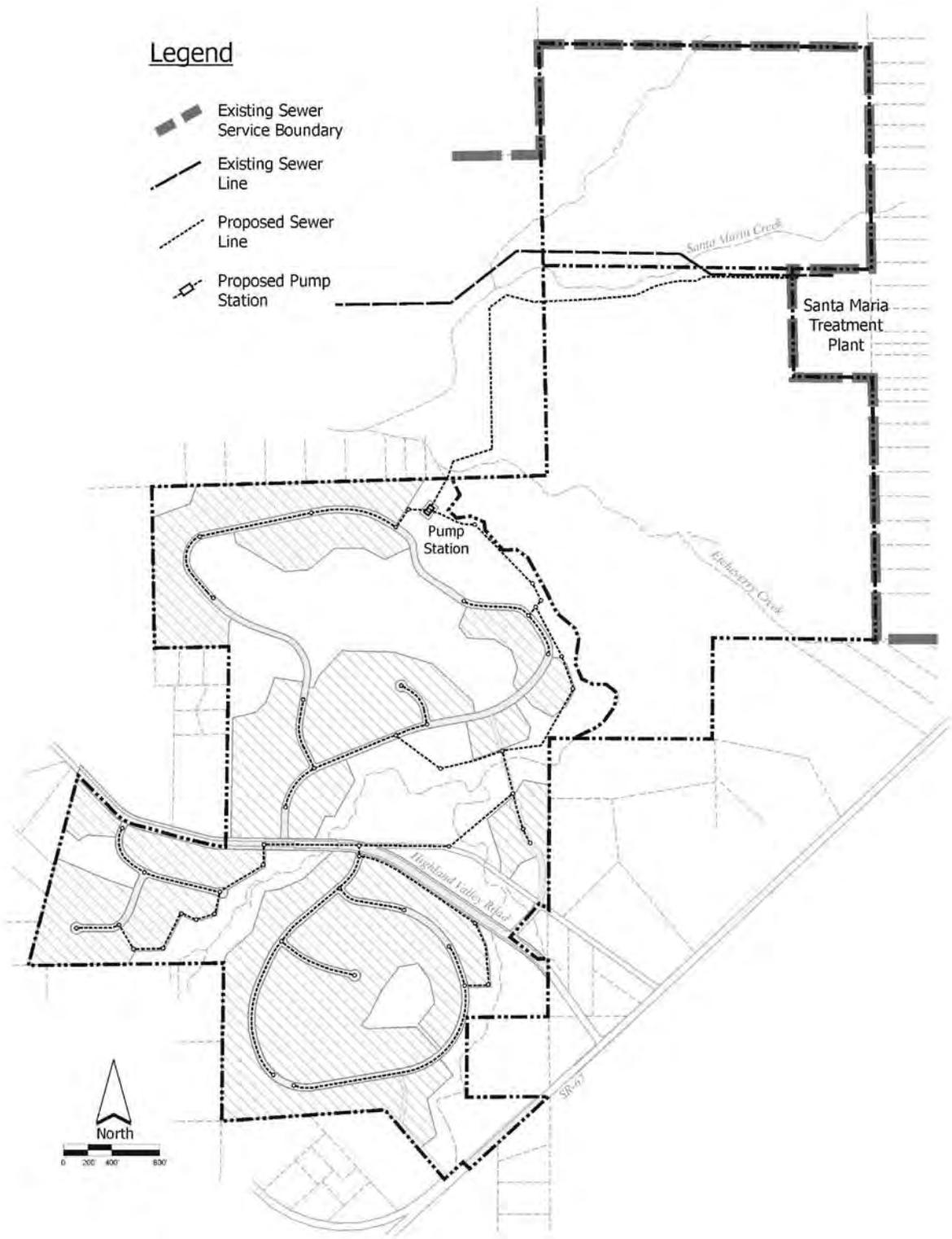


Figure 3-6 Sewer Facilities Plan

The existing SMWWTP is at a higher elevation than the residential land in the northern portion of Area A, therefore it is necessary to pump the effluent to reach the plant. As shown on Figure 3-6, the sewer mains would converge at a sewer pump station located at a low point within the northern portion of Area A. From there, the effluent will be pumped through force mains located within existing off-site easements then within the trail alignment south of Santa Maria Creek to the SMWWTP.

The SMWWTP is currently at or above capacity. RMWD is currently planning major improvements and expansion of the SMWWTP, which would increase the capacity of the facilities from 1.0 MGD to 1.47 MGD in three phases. This expansion of wastewater service for over 1,216 additional EDUs would adequately provide service for the Cumming Ranch project, which would add 125 dwelling units. RMWD has completed the CEQA environmental review process required for implementation of the necessary improvements to the SMWWTP and their spray fields to accommodate future demand, including the Cumming Ranch project. The wastewater demand resulting from the proposed project would be within that anticipated by RMWD and would not require the installation of additional facilities beyond those already planned by RMWD.

Fire Facilities

The Ramona Fire Department will provide fire protection and paramedic service to the Cumming Ranch SPA primarily from its existing Station 82 located just south of the SPA on Dye Road. Response times are not expected to be significantly altered as a result of implementation of the land use plan.

The Ramona Fire Department, in conjunction with the County of San Diego's Fire Code Specialist, provide fire protection standards including roadway design standards, access requirements, water flow requirements, fire hydrant location and spacing and brush management standards. These standards have been considered in the initial land use planning and will be implemented as required by conditions of approval for future discretionary actions. The Cumming Ranch project will be required to participate in a Community Facilities District as conditioned by the Ramona Fire Department. The project developer shall be required to pay all fees and meet all requirements of the Community Facilities District to the satisfaction of the Ramona Fire Department.

School Facilities

As discussed above, the existing facilities of the RUSD are operating at or above capacity resulting in overcrowded conditions. The District has indicated that additional students generated by the Cumming Ranch SPA will further impact these facilities. Impact fees will be required in accordance with Government Code Sections 53080 and Section 65970 prior to issuance of building permits for residential development within the Cumming Ranch SPA.

Recreational Facilities

The County of San Diego's General Plan Recreational Element recommends the standard of 15 acres of local parks and 15 acres of regional parks per 1,000 persons. The Cumming Ranch project would ultimately be expected to generate 418 persons to the Ramona community and would generate the need for an additional 6.3 acres of local park land and 6.3 acres of regional park land.

In order to address the timely provision of park land, the County has established the Park Lands Dedication Ordinance. The ordinance requires either the dedication of park land or the payment of in-lieu fees as a condition of all proposed development. No public parks are proposed to be located within the Cumming Ranch SPA and it is anticipated that future implementing approvals would be conditioned to pay in-lieu fees.

In addition to the passive recreational opportunities provided by the dedication of open space, recreational opportunities would also be provided within the Cumming Ranch project by the dedication of 2.9 miles of public pedestrian and equestrian trails.

3.5.2 Public Facilities Goal, Objectives and Policies

Goal

Provide for adequate public services and facilities to serve the permitted land uses within the Cumming Ranch SPA.

Objective PF-1

Ensure that water service and facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-1.1

Prior to approval of any Tentative Map for residential uses within the Cumming Ranch SPA, a system evaluation analysis for water facilities shall be prepared and submitted to RMWD for review and approval.

Policy PF-1.2

Prior to approval of Final Maps or improvement plans, a water service commitment letter shall be obtained from RMWD to ensure provision of adequate water service by the district.

Objective PF-2

Ensure that sewer treatment and disposal facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-2.1

Prior to approval of any Tentative Map for residential uses within the Cumming Ranch SPA, a system evaluation analysis for sewer facilities shall be prepared and submitted to RMWD for review and approval.

Policy PF-2.2

Prior to approval of Final Maps or improvement plans, the residential portion of the Cumming Ranch SPA shall be annexed into Latent Sewer Powers Service area of the RMWD.

Policy PF-2.3

Prior to approval of Final Maps or improvement plans, a sewer service commitment letter shall be obtained from RMWD to ensure provision of adequate water service by the district.

Objective PF-3

Ensure that adequate fire services and facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-3.1

Prior to approval of any Tentative Map for residential uses within the Cumming Ranch SPA, the proposed development shall be reviewed to ensure provision of fire protection standards including roadway design standards, access requirements, water flow requirements, fire hydrant location and spacing and brush management standards.

Policy PF-3.2

Prior to approval of Final Maps or improvement plans, the fire marshal shall establish minimum flow rates for fire hydrants within the project. The RMWD shall provide verification that the proposed facilities are designed to deliver the minimum fire flow required.

Policy PF-3.3

Prior to approval of Final Maps, the project shall participate in a Community Facilities District as conditioned by the Ramona Fire Prevention Bureau. The project developer shall be required to pay all fees and meet all requirements of the Community Facilities District to the satisfaction of RMWD.

Policy PF-3.4

Prior to issuance of building permits for any residential development within the Cumming Ranch SPA, fire mitigation fees shall be paid to the satisfaction of the Director of the Department of Planning and Land Use.

Objective PF-4

Ensure that adequate school services and facilities are available to the Cumming Ranch SPA concurrent with demand.

Policy PF-4.1

Prior to issuance of building permits for any residential development within the Cumming Ranch SPA, appropriate school fees shall be paid to the Ramona Municipal School District for mitigation of school facilities impacts.

Objective PF-5

Ensure that adequate recreational services and facilities are available to the future residents of the Cumming Ranch SPA.

Policy PF-5.1

Prior to issuance of building permits for any residential development within the Cumming Ranch SPA, required park in-lieu fees shall be paid to the satisfaction of the Director of Parks and Recreation.

3.6 Community Design

The Cumming Ranch SPA is characterized by its agricultural fields on broad valleys and rolling hillsides dotted with rock outcroppings and scattered oak trees. Topographic variation within the SPA is minimal with the overall elevations on site ranging from a low of approximately 1,360 feet at the western point of Etcheverry Creek to approximately 1,576 feet at the peak of the ridgeline located in the central portion of Area A. Steep slopes are limited to the upper slopes of the central ridgeline and a small area located on the isolated hill in the southern

portion of the SPA. The dominant landform on the site is the broad plain of the Santa Maria Creek in the northern portion of the site at the border of Areas B and C.

The overriding design theme established in the Ramona Community Plan and carried forward in the Cumming Ranch SPA is to preserve and enhance the existing rural character of the community. This is to be accomplished by the preservation of floodways, ridgelines, oak groves, rock outcroppings and other natural features.

3.6.1 Community Design Plan

The preservation and protection of the property's many natural features is a principal goal. This goal is achieved by both the allocation of lands between development and preservation, and by careful integration of these important elements into the overall plan and design.

The purpose of the Design Guidelines is to provide a visual cohesiveness within the SPA by maintaining the natural features of the project site as a visual focal point. The Guidelines are intended to provide a flexible guide or framework that will successfully integrate the project with the neighboring uses and retain the visual quality and linkages to the Ramona Grasslands Project.

Implementation of the Design Guidelines will be twofold. The first level of implementation will be through the review of subsequent discretionary permits and approvals. The implementation of design elements within the tentative maps, site plan, grading plans, improvement plans and landscape

plans will provide the basis for the project design. The second phase of implementation will be through the review and approval of site-specific plans for individual lots. Review of lot development plans will be implemented via the Homeowner's Association Architectural Review Board. Specific development procedures and guidelines will be established in the project Covenants, Conditions and Restrictions (CC&R's) and will be recorded against all residential lots. A typical lot development incorporating many of the following design guidelines is shown in Figure 3-7, *Typical Lot Development*.

3.6.2 Community Design Guidelines

General Guidelines

- The design and construction of homes within the residential areas shall maintain a consistent quality of design and materials that is compatible with the rural character of the community.

- All new homes shall be sited on the individual lots to compliment adjacent buildings and the visual setting.

- The unique natural features of the site shall be retained and incorporated into the site planning of individual lots.

- Homes shall be oriented to take advantage of existing vistas without impacting views from adjacent properties.

- Outdoor storage or work areas shall be sited to preserve the visual quality of the area and not impact adjacent properties.

Circulation

- Access points to the SPA shall be sited to minimize disruption of traffic flow on Highland Valley Road.

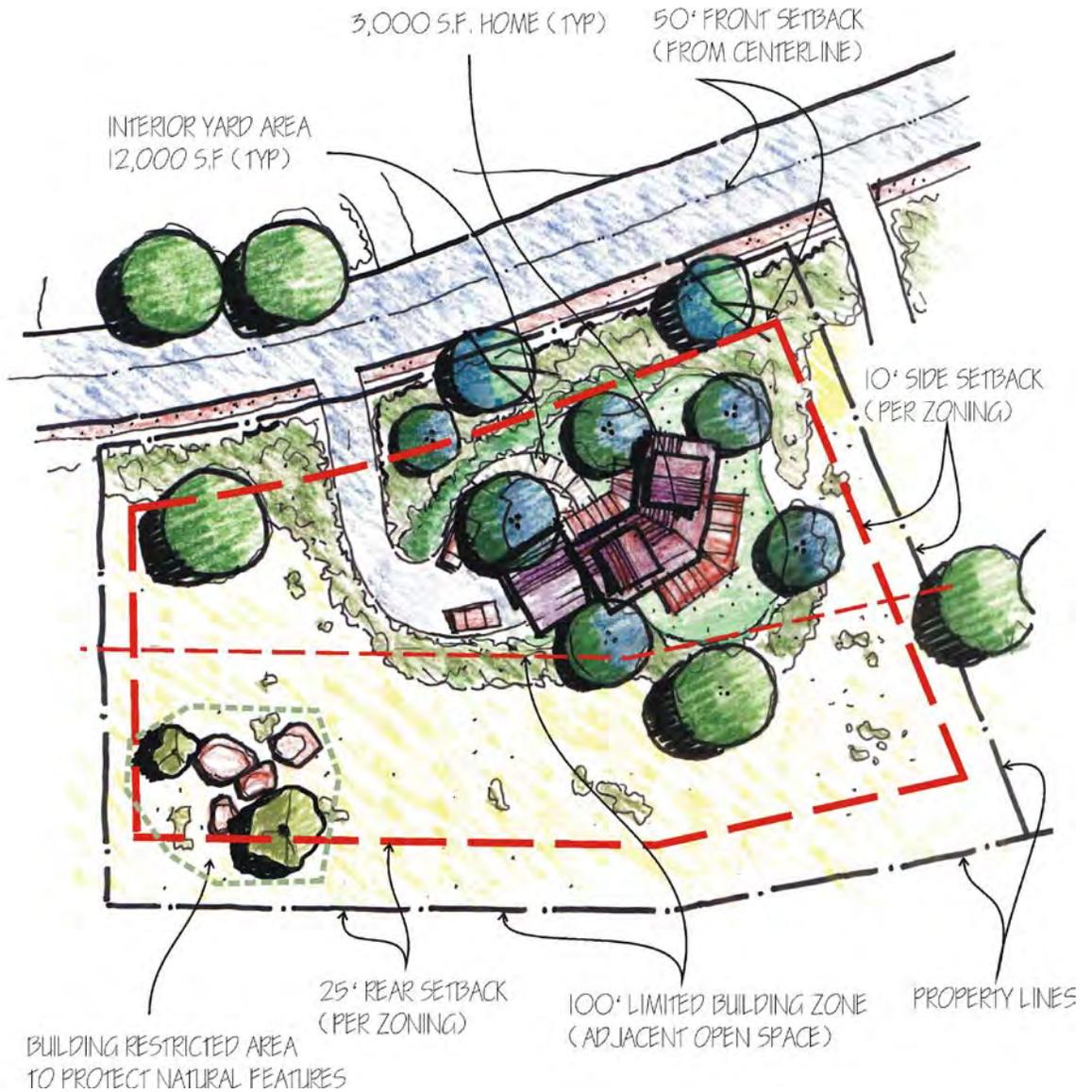


Figure 3-7 Typical Lot Development

- Connections to the existing local roadway system shall be minimized to reduce project traffic on local streets.

- Pedestrian circulation shall be separated from vehicular traffic to the extent feasible through the use of separated pathways within the right-of-ways.

- A public trail system shall be provided as established in consultation with the Transportation and Trails Subcommittee and the Ramona Trails Association.

Landform Modification

- The grading design shall retain to the greatest extent feasible the character of the existing landform.

- Contour grading techniques shall be the dominant grading method used to develop the project site. Contour grading is a method that creates artificial slopes with rounded forms and varied slope ratios designed to simulate the appearance of the natural terrain.

- Grading and development shall be limited to below the top of major ridgelines in order to maintain natural terrain lines.

- Disturbance of steep slopes, as defined by the Resource Protection Ordinance, shall be minimized.

- The design of internal roadways shall be compatible with the existing terrain and minimize grading. Roadways shall be designed to maximize aesthetic and environmental considerations.

- The preservation of natural habitats and aesthetic resources such as rock outcroppings, mature trees and ridgelines shall be encouraged.

Architectural Character and Detailing

- Architectural detailing and material selection is essential to character definition. It is not intended to define a specific architectural style or building type for the residential area but the intent of the Design Guidelines is to establish a level of quality and consistency that is compatible with the rural character and country lifestyle of Ramona.

- Materials and colors shall be compatible with the natural setting.

- Rear of side elevations of buildings that are visible from public vantages shall be finished in a quality, color and material that is similar to the principal elevations.

- All accessory buildings shall be designed to be compatible with the primary structures.

- All mechanical equipment, including propane tanks and air conditioning units shall be screened from public view.

Lighting Design

- In order to maintain the rural character of the area, street lighting is not proposed.
- All exterior lighting shall be adequately controlled or screened to prevent glare and spillover to adjacent properties. All lighting shall conform to the requirements of the County's Dark Sky Policy.
- Night lighting shall be directed away from open space areas.

Landscaping Guidelines

- Landscaping will be informal and rural in nature.
- Landscaping shall utilize natural materials such as stone, wood rail fences, boulders and drought-tolerant plant species.
- The use of expansive lawn areas and water-intensive landscaping shall be discouraged.

- All landscape areas shall use a variety of plant species selected from the conceptual landscape plan.
- Fencing types shall be consistent with those established in the conceptual landscape plan.
- Brush Management Zones shall be provided and maintained in accordance with the requirements of the Ramona Fire Department.

3.6.3 Community Design Goal, Objectives and Policies

Goal

Create and maintain a high quality image for the Cumming Ranch SPA to ensure the visual compatibility with the surrounding community and natural environment.

Objective CD-1

Preserve the visual quality of the site through retention of unique natural features, sensitive grading design and landscape designs that integrates with the surrounding open space.

Policy CD-1.1

Sensitive ridgelines, drainages and natural habitats shall be preserved in open space in accordance with the Open Space Element.

Policy CD-1.2

Tentative maps for future residential lots shall identify unique natural features within the lots and identify those areas as a

“Building Restricted Area”. The Building Restricted Areas shall be identified within the CC&R’s and be incorporated into the design of the lot.

Policy CD-1.3

Tentative maps for future residential lots shall incorporate a roadway design that is compatible with the existing terrain and minimizes grading.

Policy CD-1.4

Tentative maps and grading plans for residential lots shall incorporate contour grading and variable slope ratios to blend the development with the surrounding terrain.

Policy CD-1.5

Prior to approval of Final Maps, CC&R’s shall be recorded against all residential lots that include establishment of the Homeowner’s Association Architectural Review Board and implementation of the Design Guidelines.

3.7 Development Program & Phasing

3.7.1 Development Phasing

Phasing of development within the Cumming Ranch SPA is primarily dependant on market factors. While it is possible that the entire SPA be developed in a single phase, the project may be developed in phases. Certain infrastructure improvements will be required to be in place prior to, or concurrent with each individual phase. Phasing in not required to be consistent with the numeric sequence of the subareas identified on the land use plan.

3.7.2 Development Approvals Required

In addition to the approval of this Specific Plan, other discretionary and ministerial permits will be required in order to implement the Cumming Ranch SPA. These additional entitlements are discussed below.

Tentative Subdivision Map

A tentative map (TM) will be required to implement the Cumming Ranch Specific Plan. A TM, pursuant to the County of San Diego Subdivision Ordinance (Title 8, Division 1 of the Code of Regulatory Ordinances) is required for all major subdivisions. The TM will show the general subdivision design and such specific items such as lot areas, grading, street improvements, drainage systems, utilities and necessary or required easements. Implementation of the Cumming Ranch Specific Plan may be accomplished with a single TM or may be accomplished with multiple TMs.

Rezone

A zone reclassification is required to implement the changes to the zoning designation of the project site. While the base S-88 zone will remain unchanged, the development regulations depicted in the zoning box will be revised to accurately reflect the intended development and/or preservation of the SPA. Areas designated as Open Space in the SPA will have development regulations that are consistent with that designation and do not allow further development. The residential areas of the project will have an established lot size, density and setback requirement that is consistent with the requirements of the SPA. The proposed zoning designations are shown below in Section 3.7.3.

Annexation to Sewer Service Area

Prior to approval of the first final subdivision map, the Ramona Municipal Water District will be required to receive approvals from the Local Agency Formation Commission (LAFCO) for expansion of its sewer latent powers authority.

Minor Use Permit

A Minor Use Permit is required to implement performance standards for the sewer pump station as specified in the Environmental Impact Report for the Cumming Ranch SPA.

Site Plan Approval

A Site Plan is required for the overall site to implement certain development standards for future construction on the lots including compliance with sustainable building practices, implementation of energy conservation measures, adherence to fire-safe construction practices and preservation of natural features within the lots. A single Site Plan will address development standards for all lots within the project. Individual lots are not required to obtain approval of a separate Site Plan for development of the lot.

Final Map, Grading and Improvement Plans

Approval of Final Maps and Improvement Plans are required for implementation of the land use plan. Final subdivision maps and improvement plans are prepared subsequent to the approval of the TM and are subject to the requirements and provisions of the Subdivision Ordinance. Final maps are

engineered drawings that contain detailed title and legal information pertaining to the lots that are created. Grading, landscaping, existing and new utilities, roadway construction and all other specific elements necessary for project implementation are shown on the grading and improvement plans.

Army Corps of Engineers Permit

The proposed development may be subject to issuance of a Section 404 Permit by the Army Corps of Engineers. This permit, required pursuant to the Clean Water Act (33 U.S.C. 1344), is required for projects that propose to discharge dredged or fill materials into Waters of the United States. While the land use plan has been designed to avoid impacts to wetlands and other sensitive habitats, some limited filling of minor drainage areas will be necessary to implement the project.

California Department of Fish and Game Agreement

A 1600 series agreement is required by the California Department of Fish and Game for any project that impacts specified drainage areas.

Building Permits

Building permits are required for the construction of all structures on the property.

3.7.3 Permitted Uses

Generalized zoning for the Cumming Ranch SPA is shown on Figure 3-8, *Generalized Zoning Map*. The existing S-88 zone will be retained subject to the following use regulations for each of the zoning districts.

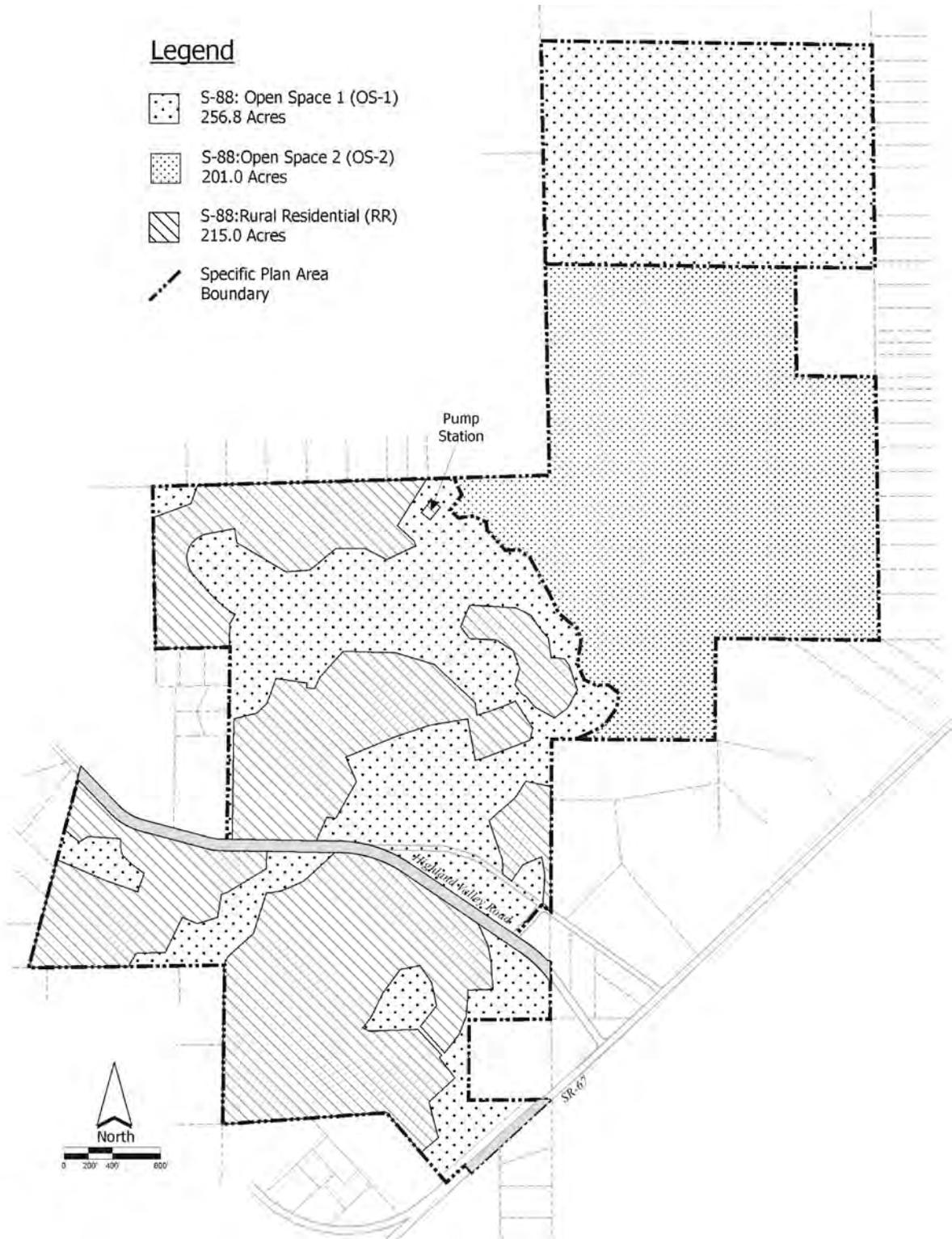


Figure 3-8 Generalized Zoning Map

Rural Residential (RR)

The following regulations shall apply to the designated RR Zoning District:

USE REGULATIONS		S-88
NEIGHBORHOOD REGULATIONS		L
DEVELOPMENT REGULATIONS	DENSITY	0.66
	LOT SIZE	1 AC.
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	G
	LOT COVERAGE	---
	SETBACK	H
OPEN SPACE	---	
SPECIAL AREA REGULATIONS		B, C

The Cumming Ranch Specific Plan designates approximately 215.0 acres as Rural Residential within the S-88 zone, allowing an overall density of 0.66 with a minimum lot size of 1.0 acre. The “B” Special Area Regulation will require each one of the 125 residential lots to comply with the greenhouse gas reduction measures and other lot development regulations identified on the approved Site Plan 10-007. Individual lots are not required to obtain approval of a separate Site Plan for development of the lot.

Allowable uses shall be consistent with the RR Use Regulations (§2180-2185). Accessory uses shall be the same as those allowed by the Residential Use Types (§6156). Permitted buildings, structures, and projections into required yards shall be the same as set forth by Section 4835 for residential use regulations.

Open Space (OS-1)

The following regulations shall apply to the designated OS-1 Zoning District:

USE REGULATIONS		S-88
NEIGHBORHOOD REGULATIONS		---
DEVELOPMENT REGULATIONS	DENSITY	---
	LOT SIZE	---
	BUILDING TYPE	A
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	---
	LOT COVERAGE	---
	SETBACK	---
	OPEN SPACE	---
SPECIAL AREA REGULATIONS		C, POR F

The Cumming Ranch Specific Plan designates approximately 256.8 acres as Open Space 1 (OS-1) within the S-88 zone, which does not allow any residential development. This zone designation applies to lands that are intended to be preserved and maintained as permanent open space. No development is allowed in these areas except pedestrian and equestrian trails and necessary public facilities.

Open Space (OS-2)

The following regulations shall apply to the designated OS-2 Zoning District:

USE REGULATIONS		S-88
NEIGHBORHOOD REGULATIONS		---
DEVELOPMENT REGULATIONS	DENSITY	---
	LOT SIZE	---
	BUILDING TYPE	A
	MAXIMUM FLOOR AREA	---
	FLOOR AREA RATIO	---
	HEIGHT	---
	LOT COVERAGE	---
	SETBACK	---
	OPEN SPACE	---
SPECIAL AREA REGULATIONS		C, POR F

The Cumming Ranch Specific Plan designates approximately 201.0 acres as Open Space 2 (OS-2) within the S-88 zone, which does not allow any residential development. This zone designation applies to lands that are intended to be preserved and maintained as permanent open space. In addition to the allowable land uses within OS-1, the OS-2 land allows continued agricultural use of the land until it is acquired for open space use. Access to the OS-2 lands shall be via the existing dirt roads that are currently used to access that portion of the site.

4.0 General Plan Conformance

The Cumming Ranch Specific Plan has been developed based on the goals and polices set forth in the County of San Diego General Plan and the Ramona Community Plan. This section addresses the conformance of the Cumming Ranch Specific Plan with the applicable goals and policies of County of San Diego General Plan and the Ramona Community Plan.

4.1 Land Use Element

The Land Use Element of the County of San Diego General Plan is a framework that provides maps, goals and policies as to how lands are to be conserved and developed in the unincorporated County.

***Policy LU-1.2:** Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.*

Project Conformance: The Cumming Ranch SPA is located immediately west of the Ramona Town Center boundary and along major transportation corridors. The overall density of the proposed project is 0.18 dwelling units per acre (or one dwelling unit per 5.46 acres) which is not a Village density level.

Policy LU-1.3: *Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.*

Project Conformance: The character of the Cumming Ranch project is specifically designed to be consistent with the country lifestyle of Ramona. The residential lot density and design and significant open space areas are all characteristic of a rural setting. Various design elements, which will be incorporated into the project, will reinforce the rural theme of the project and enhance the sense of community.

Policy LU-1.8: *Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when appropriate and consistent with the applicable Community Plan and approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation.*

Project Conformance: The density proposed for the Cumming Ranch SPA is consistent with the land use designations established in the San Diego County General Plan and the Ramona Community Plan. The project utilizes the Specific Plan to allocate density within the SPA to maximize the protection of sensitive resources and enhance the project design.

Policy LU-2.3: *Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.*

Project Conformance: The overall density of the proposed project is consistent with rural development. The minimum lot size established by the project will provide a transition in land use intensity from the more densely developed

properties to the east within the Ramona Town Center to the larger lot sizes located to the west.

Policy 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.*

Project Conformance: The Cumming Ranch project site includes three separate Land Use Designations. The General Plan designates 194.5 acres of the project site with an SR-2 designation (1 dwelling unit per 2-acres), 236.6 acres with an SR-10 designation (1 dwelling unit per 10-acres), and the remaining 251.5 acres with an RL-40 designation (1 dwelling unit per 40-acres). Based on this land use distribution, the total number of dwelling units allowed on the project site would be 126 units. Therefore, the 125-unit project is consistent with the General Plan land use designations. The proposed allocation of the development areas within the project site is also consistent with the proposed land use designations with the majority of the development concentrated in the southern portion of the site.

Policy 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.*

Project Conformance: The Cumming Ranch Specific Plan has been designed to maximize the preservation and protection of natural resources occurring on the project site. Approximately 67% of the project area is designated as open space in order to protect natural vegetation, wildlife habitat, watercourses and significant landforms or features of the site.

Policy LU-6.6: *Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.*

Project Conformance: One of the primary goals of the project is to preserve the unique natural features of the site. The significant landforms, drainages and natural habitats are preserved in the designated open space. Implementation of the design guidelines will ensure that significant natural features within the individual lots will be preserved.

Policy LU-6.7: *Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.*

Project Conformance: The designated open space areas within the Cumming Ranch SPA have been designed to minimize impacts to sensitive habitat areas, provide continuous corridors throughout the project, preserve unique landforms and vistas and integrate with adjoining open space systems.

Policy LU-6.8: *Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:*

- 1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or*
- 2) Transferred into public ownership of an agency that manages preserved open space.*

The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that

correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County.

Project Conformance: The project EIR includes a Draft Resource Management Plan that details how the proposed open space will be managed in perpetuity. The plan describes the ownership, management responsibilities, operations and financial responsibility for maintaining all project open space.

4.2 Mobility Element

Policy M-2.1: *Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.*

Project Conformance: The proposed density for the Cumming Ranch is less than that allowed by the General Plan and Ramona Community Plan. All project generated traffic was anticipated and analyzed during the General Plan Update process. Development of the Cumming Ranch will be required to provide necessary roadway improvements to achieve or maintain the required levels of service on all Mobility Element roads.

Policy M-2.2: *Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.*

Project Conformance: The Cumming Ranch project does not allow direct driveway access to either Highland Valley Road or State Route 67. Project roadway intersections with Highland Valley Road have been minimized to the extent feasible while providing access to the development areas without creating impacts to sensitive habitats.

Policy M-2.3: *Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.*

Project Conformance: The proposed roadway system follows the natural terrain and minimizes grading and impacts to natural resources. None of the proposed project roads will be located within existing floodplain habitats. The existing drainage facilities on Highland Valley Road will be increased in size to adequately convey drainage and will be large enough to accommodate wildlife movement.

Policy M-3.1: *Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and*

Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.

Project Conformance: The proposed Cumming Ranch project will provide the dedication of public rights-of-way for Highway 67 and Highland Valley Road in accordance with the requirements of the Mobility Element, Ramona Community Plan and the project traffic study. In addition, the project proposes dedication of ___ miles of public trail easements.

Policy M-3.2: *Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.*

Project Conformance: Tentative maps for the development of the Cumming Ranch project will be conditioned to contribute its fair share toward financing of transportation facilities.

Policy M-4.3: *Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character.*

Project Conformance: The proposed roadway network for the Cumming Ranch Specific Plan will utilize a rural road standard with asphalt berms and pathways along the shoulders instead of standard concrete curb, gutter and sidewalks.

Policy M-11.8: *Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.*

Project Conformance: The proposed trails and pathways plan for Cumming Ranch has been designed to be in conformance with the Ramona Community Trails Master Plan. The Transportation and Trails Subcommittee of the Ramona Community Planning Group and the Ramona Trails Association were also consulted in the design of the trails and pathways system.

Policy M-12.4: *Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.*

Project Conformance: Dedications for trails and pathways will be made conditions of approval on tentative maps within the Cumming Ranch Specific Plan.

4.3 Conservation and Open Space Element

Policy COS-2.1: *Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.*

Project Conformance: The proposed Cumming Ranch land use plan designates a total of 457.8 acres of open space, or approximately 67 percent of the property. The design of the open space system is intended to preserve natural habitat areas,

provide continuous corridors throughout the project, preserve unique landforms and vistas and integrate with adjoining open space systems.

Policy COS-2.2: *Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.*

Project Conformance: Residential land uses within Cumming Ranch have been designated primarily in areas that have been previously disturbed by historic agricultural use of the project site in order to minimize impacts to natural habitats and drainage areas.

Policy COS-3.1: *Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.*

Project Conformance: All significant drainage courses and wetland areas are preserved by the proposed land use plan. Appropriate buffers to wetland habitats are incorporated into the project design.

Policy 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.*

Project Conformance: The Cumming Ranch project does not propose the use of wells or rely on groundwater resources. Existing wells on the site will be abandoned as a condition of approval of the tentative map. Future development of homes will be required to incorporate green building practices in accordance with the California Green Building Code.

Policy COS-7.1: *Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.*

Project Conformance: The Cumming Ranch project has been designed to avoid potential impacts to identified archaeological resources within the project site. Appropriate mitigation will be required for any archaeological site where impacts cannot be avoided.

Policy COS-11.1: *Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.*

Project Conformance: The Cumming Ranch project includes open space buffers along major roadways and preservation of unique natural features for the protection of scenic resources. The major landform feature of the site, the central ridgeline through the central portion of the site is preserved in open space.

Policy COS-11.3: *Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:*

- *Creative site planning*
- *Integration of natural features into the project*
- *Appropriate scale, materials, and design to complement the surrounding natural landscape*
- *Minimal disturbance of topography*
- *Clustering of development so as to preserve a balance of open space vistas, natural features, and community character.*
- *Creation of contiguous open space networks*

Project Conformance: The Cumming Ranch project has been carefully designed to maintain the scenic qualities of the project site and minimize visual impacts through the use of minimal grading techniques, preservation of unique visual features, preservation of an extensive contiguous open space system and siting of individual homesites to minimize the impacts to natural habitats, rock outcroppings and mature trees.

Policy 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.*

Project Conformance: The Cumming Ranch project incorporates numerous green and sustainable practices and features to conserve energy, water, open space and natural resources. These features include the provisions of trails and pathways, a conceptual landscape design with a natural landscape palette, and the requirement for a Site Plan that requires all future development to comply with California Green Building Code requirements, onsite energy generation, reduction in outdoor water consumption and use of solar water heaters in all proposed homes.

4.4 Housing Element

Policy H-1.3: *Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.*

Project Conformance: The Cumming Ranch project site is located near the intersection of two major roadways. No off site extension of roadways are necessary to serve the project. The site is located contiguous to the Ramona Town

Center and all required public services and infrastructure are available to serve the site.

Policy H-1.8: *Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.*

Project Conformance: The proposed lot sizes within the Cumming Ranch project will be established with the tentative map for the proposed development. In order to maintain the rural character of the area, a minimum lot size of one acre is established by the Cumming Ranch Specific Plan. The total area designated for residential use is over 188 acres which provides an opportunity for a range of lot sizes for the 125 residential lots.

Policy H-2.1: *Development That Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element.*

Project Conformance: The overriding design theme established in the Cumming Ranch Specific Plan is to preserve and enhance the existing rural character of the community. This is to be accomplished by the project density, preservation of floodways, ridgelines, oak groves, rock outcroppings and other natural features. The project design includes significant open space, no street lights, the keeping of horses and other large animals, agricultural use, preservation of significant hills, drainages, and other natural features such that the community will view mostly open rural space from public viewpoints.

4.5 Safety Element

Policy S-3.1: *Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.*

Project Conformance: The EIR for the Cumming Ranch project includes a Fire Protection Plan that includes a catastrophic wildland fire analysis and provides measures and requirements to reduce the potential for wildfire damage to the project site. All measures contained in the Fire Protection Plan would be incorporated into the proposed project. The plan addresses fuel management zones, planting recommendations, structural fire protection, project access, secondary access/egress and water supply.

Policy S-3.4: *Service Availability. Plan for development where fire and emergency services are available or planned.*

Project Conformance: Fire and emergency services are provided to the project site through the Ramona Fire Department (RFD) and California Department of Forestry and Fire Protection (CAL FIRE). Participation in a Community Facilities District to adequately fund facilities, equipment and staff to serve the project will be a condition of approval of the tentative map.

Policy S-3.5: *Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.*

Project Conformance: All project roadways have designed in accordance with County of San Diego Public Road Standards and the Consolidated Fire Code to provide for the safe access of emergency equipment and civilian evacuation.

Policy 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.*

Project Conformance: All future homes within the project area will be required to comply with all applicable regulations of the County of San Diego Consolidated Fire Code.

Policy S-6.1: *Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.*

Project Conformance: The water system for the Cumming Ranch project is required to comply with the fire flow demands and pressures and all other water supply standards of the San Diego Consolidated Fire Code.

Policy S-6.3: *Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.*

Project Conformance: The Cumming Ranch will be required to contribute to the Fire Mitigation Fee program, which would provide for fairshare funding of facilities and other capital improvements. In addition, the Cumming Ranch project shall participate in a Community Facilities District as required by the Ramona Fire Prevention Bureau. The project developer shall be required to pay all fees and meet all requirements of the Community Facilities District to the satisfaction of RMWD.

Policy S-9.2: *Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.*

Project Conformance: The Cumming Ranch project has been designed to avoid development within floodplains. A small portion of residential development areas will be located within the delineated 100-year flood hazard area; however, no building pads will be allowed within the limits of the lines of inundation. As part

of the final map requirements, flowage easements would be placed over the portion of these lots within the 100-year flood hazard area. These flowage easements would restrict the construction of any facility or structure that could impede the flow of water through the area during a flood.

Policy S-10.5: *Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.*

Project Conformance: All necessary on- and off-site drainage facilities will be made conditions of approval of the tentative map. Future development of the project site will be required to conform to the applicable stormwater management standards.

Policy S-15.3: *Hazardous Obstructions within Airport Approach and Departure. Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.*

Project Conformance: No potentially hazardous obstructions or other hazards to flight are anticipated. All future development will be required to conform to Federal Regulation Title 14, Part 77 which establishes standards and notification requirements for objects affecting navigable airspace.

4.6 Noise Element

Policy N-1.1: *Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in*

determining the acceptability of exterior and interior noise for proposed land uses.

Project Conformance: The Noise Element of the County's General Plan sets a standard for exterior noise levels at noise sensitive land uses (NSLUs) of 60 dBA CNEL for single family residences. Noise protection easements will be required for any residential lot where the projected noise level would exceed the standards. The easement will require verification that there is a reasonable area of outdoor use adjacent to each residence that is below the 60 dBA CNEL threshold.

Policy N-1.3: *Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.*

Project Conformance: The distribution of residential use areas within the Cumming Ranch is intended to minimize the need for noise walls. Noise Protection Easements are required for lots where the exterior noise levels are projected to exceed the General Plan thresholds. If it is determined that noise walls are needed for individual lots, the Noise Protection Easement will include design standards for walls to ensure that they do not create visual impacts.

Policy N-4.9: *Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).*

Project Conformance: The portions of the project site that will be developed for residential uses are located approximately one mile south of the Ramona Airport. According to the Ramona Airport Land Use Compatibility Plan no residential uses would be located within the Ramona Airport's 55 dBA CNEL.

4.7 Ramona Community Plan

Policy LU-1.1.1: *Require future Specific Plans be compatible with appropriate guidelines and standards developed for the Ramona Community Plan.*

Project Conformance: The Cumming Ranch project has been designed to be compatible with the applicable guidelines and standards of the Ramona Community Plan as discussed in the following sections.

Policy LU-1.1.3: *Require the smallest net lot size not be less than 50% for Semi Rural 1 through Semi Rural 4 of the minimum lot size indicated in the General Plan designation, and 2.5 acres for Semi Rural 10 or lower, for clustered development projects.*

Project Conformance: The policy requires a 1-acre minimum lot size in SR-2 designated lands and a 2.5-acre minimum lot size in SR-10 designated lands for clustered projects. Although all of the proposed lots would be at least 1-acre in size, the proposed project is a Specific Plan and is not considered a “clustered project”. The project site is zoned S-88 (specific plan area) and has a minimum 1-acre lot size throughout the project site. The proposed project complies with the overall densities identified in the General Plan and Ramona Community Plan.

Policy 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.*

Project Conformance: The proposed Cumming Ranch land use plan designates a total of 457.8 acres of open space, or approximately 67 percent of the property.

The project design incorporates minimal grading techniques, preservation of unique visual features, preservation of an extensive contiguous open space system and siting of individual homesites to minimize the impacts to natural habitats, rock outcroppings and mature trees.

Policy LU-2.1.3: *Require subdivisions proposing rural residential lots shall be designed consistent with the topography of the site, to the maximum extent feasible.*

Project Conformance: The residential development areas of the Cumming Ranch project have been designed to be consistent with the topography of the site and minimize required grading. Unique natural features within the lots are required to be preserved and incorporated into the residential design.

Policy LU-2.1.4: *Require residential development to minimize grading. Streets, walkways, buildings, retaining walls, and other improvements shall not significantly alter the natural landforms.*

Project Conformance: The project roadways and utility systems have been designed to follow the existing contours of the site topography in order to minimize to amount of grading and landform alteration.

Policy LU-2.1.6: *Encourage proposed residential subdivisions to consider provisions for connecting to Ramona's non-motorized trail system as mapped in the County Trails Plan.*

Project Conformance: The project proposes to install and provide construction funding for community trails and pathways within the project site and off-site on Hardy Ranch.

APPENDIX A

Project Facility Availability Forms



COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE: Zoning

PROJECT FACILITY AVAILABILITY FORM, Water

Please type or use pen

805 Properties (619) 807-2483
 Owner's Name Phone
 7338 Turnford Drive
 Owner's Mailing Address Street
 San Diego, CA 92119
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

W

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. Major Subdivision (TM) Specific Plan or Specific Plan Amendment
 Minor Subdivision (TPM) Certificate of Compliance;
 Boundary Adjustment
 Rezone (Reclassification) from S-88 to S-88 zone.
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other Site Plan
- B. Residential Total number of dwelling units 125
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____
- C. Total Project acreage 682. Total number of lots 135
- D. Is the project proposing the use of groundwater? Yes No
 Is the project proposing the use of reclaimed water? Yes No

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

282-010-30,43	283-051-01
283-021-01,02	
283-022-01	
283-041-03,09	

Thomas Bros. Page 1172/1152 Grid B3/B7
 NW of SR67 at Highland Valley Road
 Project address Street
 Ramona 92065
 Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 4/25/11
 Address: 7338 Turnford Drive, San Diego, CA 92119 Phone: (619) 807-2483

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Ramona Municipal Water Dist. Service area _____

- A. Project is in the district.
 Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the district and is not within its Sphere of Influence boundary.
 The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached 1 (Number of sheets)
 Project will not be served for the following reason(s): Based on Water System Evaluation (See attached conditions)
- C. District conditions are attached. Number of sheets attached: 1
 District has specific water reclamation conditions which are attached. Number of sheets attached: 1
 District will submit conditions at a later date.
- D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. Expires: 5/17/2013

Authorized signature: [Signature: Phillip Dauben] Print name Phillip Dauben
 Print title Civil Engineer Phone 760-788-2260 Date 5/17/2011

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 by the district, applicant is to submit this form with application to:
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123



Conditions for Water Availability Letter (In District)

- a. Water facilities are reasonably expected to become available within five (5) years, if the following conditions are met:

A water commitment agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.

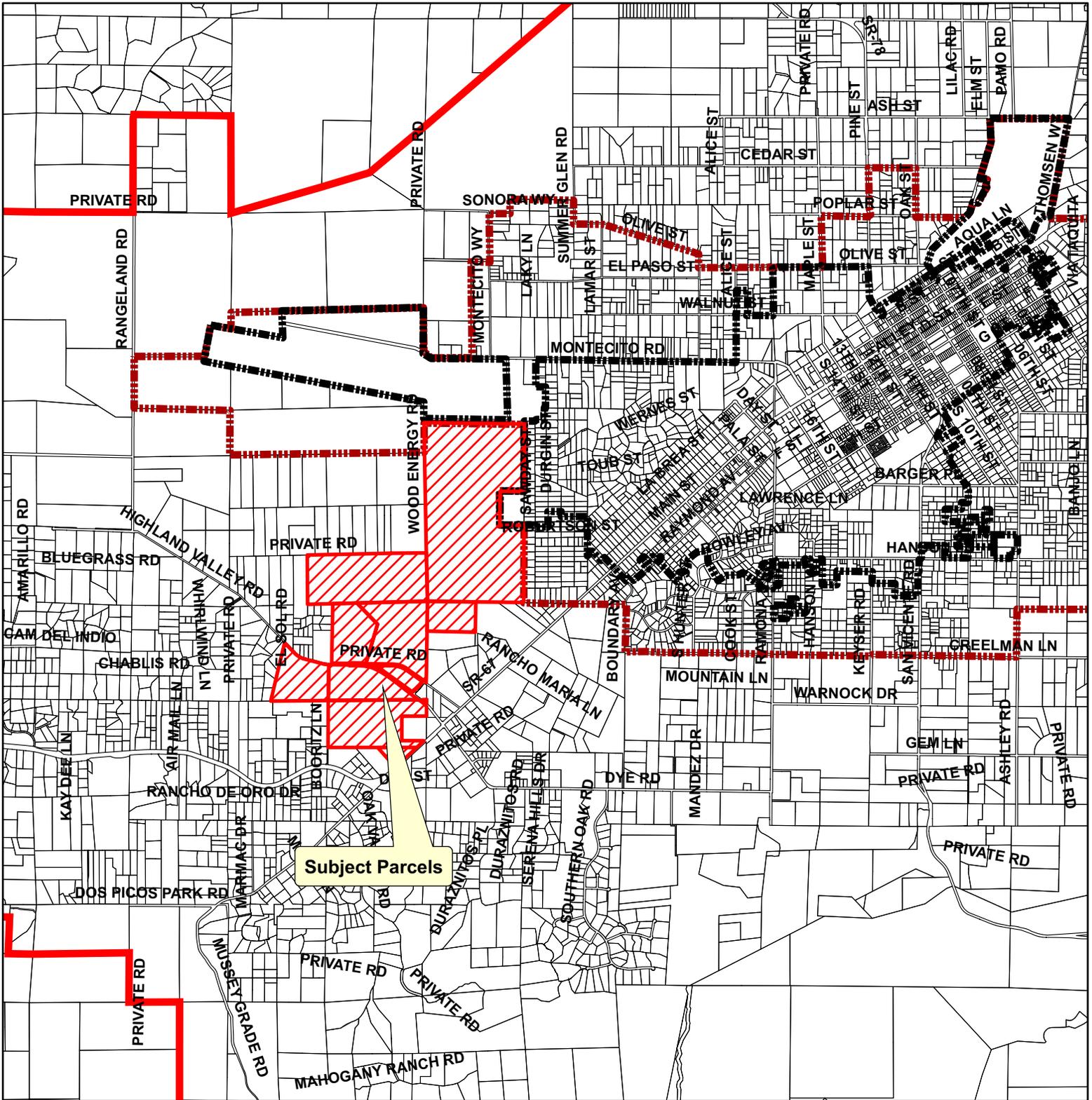
- b. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. System evaluations typically require 4 to 6 weeks to complete. ***The Water System Evaluation shall be completed and a Water Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***
- c. Water availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.***

Conditions for Reclaimed Water

It is the policy of the Ramona Municipal Water District that reclaimed water shall be used in designated areas within the jurisdiction wherever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment (LC 7.44.020). The conditions for reclaimed water use are as follows:

- A. A reclaimed water service agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.
- B. For each reclaimed water service area, an evaluation of whether greenbelt irrigation, commercial office buildings, filling of artificial lakes, or industrial process shall be limited the use of reclaimed water shall be made (LC 7.44.050). The District may mandate construction of reclaimed water distribution systems or other facilities in new developments for current or future reclaimed water use as a condition of any development.
- C. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project (LC 2.44.020 B). The amount of the deposit may vary depending on the project scope and additional deposits may be needed depending on actual costs. ***The Reclaimed Water System Evaluation shall be completed and a Reclaimed Water Service Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***
- D. Reclaimed water requirements and conditions are based on the current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for reclaimed water service.***

Vicinity Map
 Cumming Ranch
 Highland Valley Road & SR-67
 Owner: 805 Properties

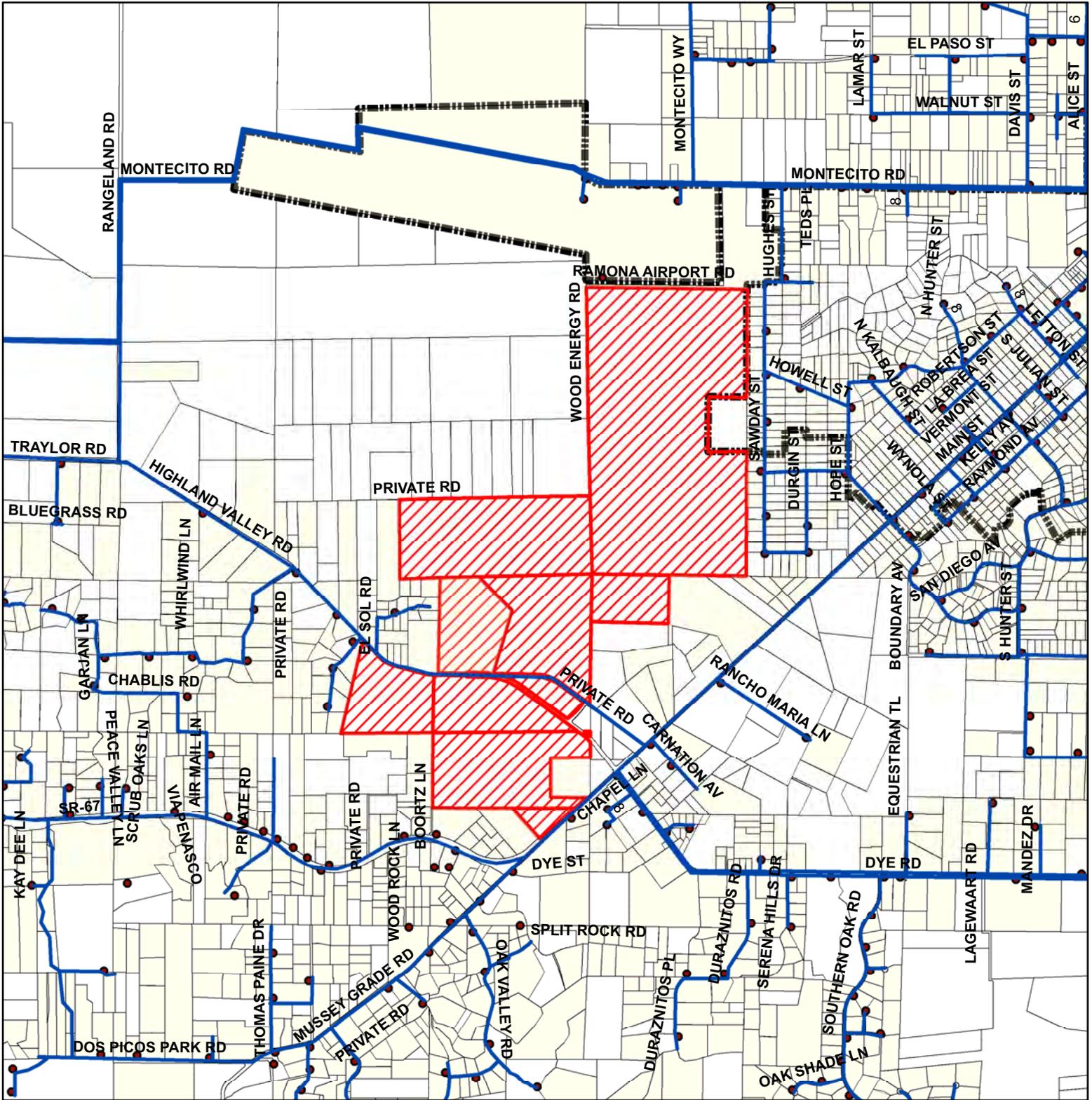


Legend

-  RMWD Boundary
-  Santa Maria Sewer Service Area
-  Active Latent Powers Boundary
-  Subject Parcel selection



Facility Map
Cumming Ranch
Highland Valley Road & SR-67
Owner: 805 Properties

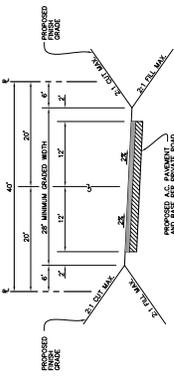
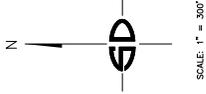


Legend

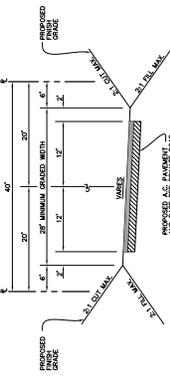
- RMWD Boundary
- Santa Maria Sewer Service Area
- Water System
- All Water Meters
- Subject Parcel selection
- Fire_Hydrants



COUNTY OF SAN DIEGO TRACT NO. 5344 RPL 4 CUMMING RANCH TENTATIVE MAP



TYPICAL SECTION - LOT C
"FIRE AND EVACUATION ONLY"
SECONDARY ACCESS ROAD



TYPICAL SECTION - LOT C
"FIRE AND EVACUATION ONLY"
SECONDARY ACCESS ROAD

- PRELIMINARY GRADING PLAN NOTES:**
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ACCURATE GEOGRAPHIC PLANNING. ALL ELEVATIONS ARE BASED ON THE 1988 NAVD83 DATUM. THE USER SHALL VERIFY ALL ELEVATIONS AND HORIZONTAL POSITIONS. THE USER SHALL OBTAIN A VALID GRADING PERMIT FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES AND OBTAIN A VALID GRADING PERMIT FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES AND OBTAIN A VALID GRADING PERMIT FROM THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.
 - ALL CUT / FILL SLOPES ARE 3:1 UNLESS OTHERWISE SHOWN.
 - ALL LOTS WILL HAVE ACCESS VIA A 14' WALKWAY CONCRETE DRIVEWAY.
 - ALL DRIVEWAYS SHALL BE CONSTRUCTED PER CDP-1 WITH A MINIMUM GRADE OF 2%.
 - ISLAND VALLEY ROAD. ALL VEHICLE DR-1 SITE IMPROVEMENT FOR S.S. 67 AND

SHEET INDEX
SCALE: 1" = 300'

ENGINEER OF WORK



Shipe-Dye Associates, Inc.
10000
Professional Engineer
10000



NO.	DATE	DESCRIPTION
1	10/29/03	PRELIMINARY GRADING PLAN
2	10/29/03	PRELIMINARY GRADING PLAN
3	10/29/03	PRELIMINARY GRADING PLAN
4	10/29/03	PRELIMINARY GRADING PLAN
5	10/29/03	PRELIMINARY GRADING PLAN
6	10/29/03	PRELIMINARY GRADING PLAN
7	10/29/03	PRELIMINARY GRADING PLAN
8	10/29/03	PRELIMINARY GRADING PLAN
9	10/29/03	PRELIMINARY GRADING PLAN
10	10/29/03	PRELIMINARY GRADING PLAN





COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE: Zoning
PROJECT FACILITY AVAILABILITY FORM, Sewer

Please type or use pen

805 Properties	(619) 807-2483				
Owner's Name	Phone	ORG	ACCT	ACT	TASK
7338 Turnford Drive		DATE	AMT \$		
Owner's Mailing Address	Street	S <i>DISTRICT CASHIER'S USE ONLY</i>			
San Diego, CA 92119					
City	State Zip				

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

A. Major Subdivision (TM) Certificate of Compliance: _____
 Minor Subdivision (TPM) Boundary Adjustment
 Specific Plan or Specific Plan Amendment
 Rezone (Reclassification) from S-88 to S-88 zone
 Major Use Permit (MUP), purpose: _____
 Time Extension... Case No. _____
 Expired Map... Case No. _____
 Other Site Plan

B. Residential Total number of dwelling units 125
 Commercial Gross floor area _____
 Industrial Gross floor area _____
 Other Gross floor area _____

C. Total Project acreage 682.6 Total lots 135 Smallest proposed lot 1.0 acre

D. Is the project proposing its own wastewater treatment plant? Yes No
Is the project proposing the use of reclaimed water? Yes No

Assessor's Parcel Number(s) (Add extra if necessary)	
282-010-30,43	283-051-01
283-021-01,02	
283-022-01	
283-041-03,09	

Thomas Bros. Page 1172/1152 Grid B3/B7
NW of SR67 at Highland Valley Road
Project address _____ Street _____
Ramona _____ 92065
Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: *Mark [Signature]* Date: 4/25/11
Address: 7338 Turnford Drive, San Diego, CA 92119 Phone: (619) 807-2483

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District name Ramona Municipal Water Dist Service area _____

A. Project is in the District. or within the Activated Sewer Powers
 Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
 Project is not in the District and is not within its Sphere of Influence boundary.
 Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Facilities to serve the project ARE ARE NOT reasonably expected to be available within the next 5 years based on the ~~capital facility plans of the district.~~ Explain in space below or on attached. Number of sheets attached: _____
 Project will not be served for the following reason(s):
Based on Sewer System Evaluation (See attached conditions)

C. District conditions are attached. Number of sheets attached: 1
 District has specific water reclamation conditions which are attached. Number of sheets attached: 1
 District will submit conditions at a later date.

D. How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted. Expires: 5/17/2013

Phillip Dauben Phillip Dauben
Authorized signature _____ Print name _____
Civil Engineer 760-788-2260 5/17/2011
Print title _____ Phone _____ Date _____

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, San Diego, CA 92123

Conditions for Sewer Availability Letter (Not in the Active Sewer Powers)

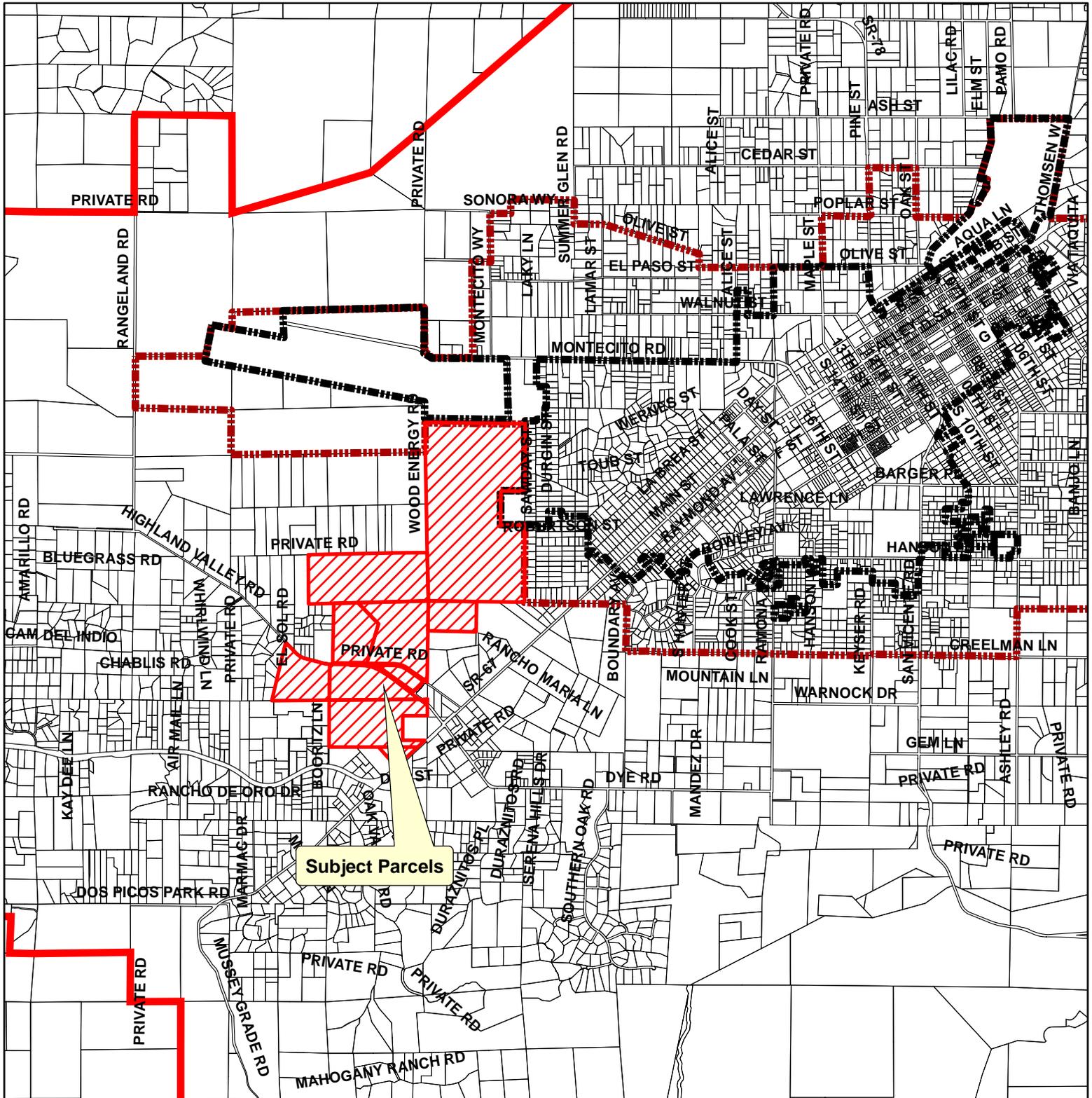
- a. The project is not within the Sewer Service Area and not within its Active Sewer Powers.
- b. Sewer facilities are not reasonably expected to become available within five (5) years unless the following conditions are met:
 - i. If a pre-annexation and/or pre-latent powers expansion agreement is signed by the owner/developer and approved by the District's Directors whereby the District will request consideration from LAFCO to expand the latent sewer powers to include the project area and the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, construction costs and the cost of a percentage of the value of the existing facilities, will be paid solely by the owner/developer in a timely fashion. The pre-annexation and/or pre-latent powers expansion agreement should state that the facilities required by the project will need to be completed before any connections shall be made.
 - ii. If the District adopts a resolution applying to LAFCO for expansion of its latent sewer powers to include the area.
 - iii. If LAFCO approves the annexation and/or the expansion of latent powers to include the area.
- c. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning, system evaluation, and annexation required by the District for addressing the facilities needed to serve this project. The amount of the deposit may vary depending on the project scope and additional deposit may be needed depending on actual costs. ***The Sewer System Evaluation shall be completed and a Sewer Service Agreement or Pre-Annexation Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***
- d. Sewer availability and commitment letters are based on current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for water service.***

Conditions for Reclaimed Water

It is the policy of the Ramona Municipal Water District that reclaimed water shall be used in designated areas within the jurisdiction wherever its use is financially and technically feasible, and consistent with legal requirements, preservation of public health, safety and welfare, and the environment (LC 7.44.020). The conditions for reclaimed water use are as follows:

- A. A reclaimed water service agreement is signed by the owner/developer and approved by the District that the owner/developer will assure the district that all actual costs of the facilities required by the project, including, but not limited to, administrative costs, design costs, and construction costs will be paid solely by the owner/developer in a timely fashion. The agreement shall state that the facilities required by the project will need to be completed before any connections shall be made.
- B. For each reclaimed water service area, an evaluation of whether greenbelt irrigation, commercial office buildings, filling of artificial lakes, or industrial process shall be limited the use of reclaimed water shall be made (LC 7.44.050). The District may mandate construction of reclaimed water distribution systems or other facilities in new developments for current or future reclaimed water use as a condition of any development.
- C. Developer shall make a deposit (minimum of \$2,000) with the District to cover all costs for any planning and system evaluation required by the District for addressing the facilities needed to serve this project (LC 2.44.020 B). The amount of the deposit may vary depending on the project scope and additional deposits may be needed depending on actual costs. ***The Reclaimed Water System Evaluation shall be completed and a Reclaimed Water Service Agreement executed before the Draft California Environmental Quality Act (CEQA) documents are prepared and before the District will sign a "Project Facility Commitment Form".***
- D. Reclaimed water requirements and conditions are based on the current ordinances, resolutions, rules, regulations, specifications, and guidelines of the District. ***Should these ordinances, resolutions, rules, regulations, specification, guidelines, and system conditions change from time to time, the applicant for shall be subject to the requirements in effect at the time of applying for reclaimed water service.***

Vicinity Map
 Cumming Ranch
 Highland Valley Road & SR-67
 Owner: 805 Properties

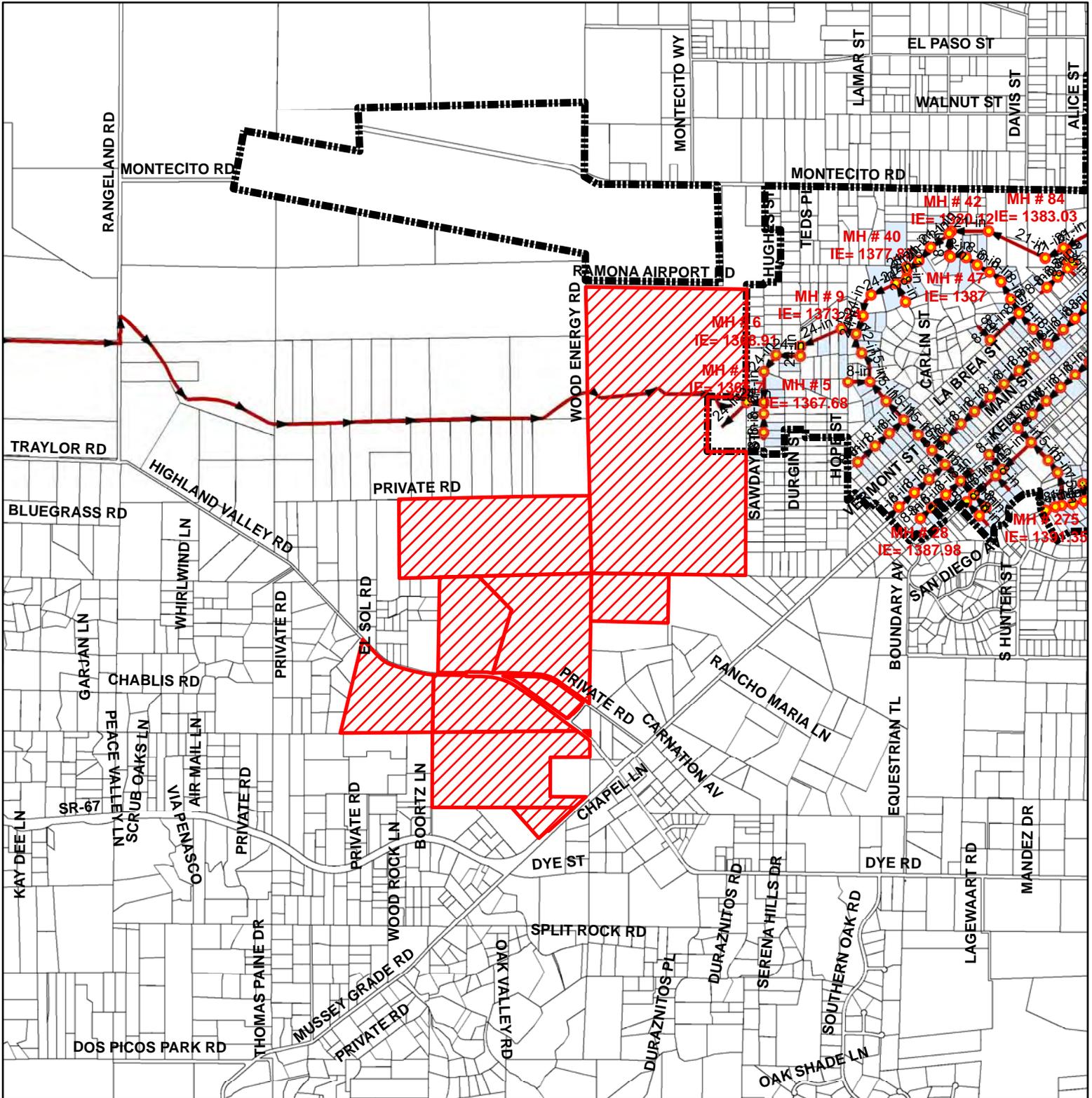


Legend

-  RMWD Boundary
-  Santa Maria Sewer Service Area
-  Active Latent Powers Boundary
-  Subject Parcel selection



Facility Map Cumming Ranch Highland Valley Road & SR-67 Owner: 805 Properties



Legend

- RMWD Boundary
- Santa Maria Sewer Service Area
- Sewer System
- Manholes
- Sewer EDUs
- Subject Parcel selection





COUNTY OF SAN DIEGO

DEPARTMENT OF PLANNING AND LAND USE: Zoning

PROJECT FACILITY AVAILABILITY FORM, Fire

Please type or use pen

805 Properties	(619) 807-2483	ORG _____	F
Owner's Name	Phone	ACCT _____	
7338 Turnford Drive		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego, CA 92119		DATE _____	
City	State	Zip	AMT \$ <u>75.00</u>

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION **TO BE COMPLETED BY APPLICANT**

<p>A. <input checked="" type="checkbox"/> Major Subdivision (TM) <input checked="" type="checkbox"/> Specific Plan or Specific Plan Amendment</p> <p><input type="checkbox"/> Minor Subdivision (TPM) <input type="checkbox"/> Certificate of Compliance: _____</p> <p><input type="checkbox"/> Boundary Adjustment</p> <p><input checked="" type="checkbox"/> Rezone (Reclassification) from <u>S-88</u> to <u>S-88</u> zone.</p> <p><input type="checkbox"/> Major Use Permit (MUP), purpose: _____</p> <p><input type="checkbox"/> Time Extension... Case No. _____</p> <p><input type="checkbox"/> Expired Map... Case No. _____</p> <p><input checked="" type="checkbox"/> Other <u>Site Plan</u></p> <p>B. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>125</u></p> <p><input type="checkbox"/> Commercial Gross floor area _____</p> <p><input type="checkbox"/> Industrial Gross floor area _____</p> <p><input type="checkbox"/> Other Gross floor area _____</p> <p>C. Total Project acreage <u>682</u> Total lots <u>135</u> Smallest proposed lot <u>1.0</u></p>	<p style="text-align: center;">Assessor's Parcel Number(s) (Add extra if necessary)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">282-010-30,43</td> <td style="width: 50%; text-align: center;">283-051-01</td> </tr> <tr> <td style="text-align: center;">283-021-01,02</td> <td></td> </tr> <tr> <td style="text-align: center;">283-022-01</td> <td></td> </tr> <tr> <td style="text-align: center;">283-041-03,09</td> <td></td> </tr> </table> <p>Thomas Bros. Page <u>1172/115</u> Grid <u>B3/B7</u></p> <p>NW of SR67 and Highland Valley Road</p> <p>Project address _____ Street _____</p> <p>Ramona _____ 92065</p> <p>Community Planning Area/Subregion _____ Zip _____</p>	282-010-30,43	283-051-01	283-021-01,02		283-022-01		283-041-03,09	
282-010-30,43	283-051-01								
283-021-01,02									
283-022-01									
283-041-03,09									

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 10/17/11

Address: 7338 Turnford Drive, San Diego, CA 92119 Phone: (619) 807-2483

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY **TO BE COMPLETED BY DISTRICT**

District name RAMONA MWD / Ramona Fire Department

Indicate the location and distance of the primary fire station that will serve the proposed project: Ramona fire station 82
3410 Dye Road, Ramona CA 92065. Travel distance 1.67 to furthest lot

A. Project is in the District and eligible for service.

Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.

Project is not in the District and not within its Sphere of Influence boundary.

Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

B. Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are ~~currently~~ adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is less than 3 minutes. per condition letter

Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.

C. District conditions are attached. Number of sheets attached: 7: Letter of Condition to Serve

District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

Within the proposed project 100' feet of clearing will be required around all structures.

The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

Expires 11/1/2013

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name and title: Saul G. Vasquez Fire Marshal Phone: 760-788-2244 Date: 11/9/2011

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



RAMONA MUNICIPAL WATER DISTRICT
In cooperation with the
CALIFORNIA DEPARTMENT OF FORESTRY
And FIRE PROTECTION

105 Earlham Street
Ramona, California 92065-1599

Telephone:
1-760-788-2244

RAMONA FIRE PREVENTION BUREAU

November 9, 2011

County of San Diego
Department of Planning and Land Use
5201 Ruffin Rd. Ste. "B"
San Diego, California 92123-1666

Attn: Larry Hofreiter Project Planner

Re: **Cumming Ranch TM 5344**

APN: 282-010-30, 43 283-021-1, 02 283-022-01
283-041-03, 09 283-051-01
NW of SR67 and Highland Valley Road
Ramona Ca. 92065

The Ramona Municipal Water District and Fire Services ("District") is faced with the rising cost of operating, water, sewer, and fire suppression services, along with declining water sales. The District is concerned that the Cumming Ranch (TM5344) ("Project"), along with planned development in the Western Ramona Area, would increase the need for fire and emergency medical services and impact the infrastructure and staff necessary to provide such services.

Thus, as a condition to providing fire suppression and emergency services to the Project, Cumming Ranch must establish and demonstrate sufficient funding for its fair share of the additional impact the Project would have on the District. The funding is necessary for the Project to satisfy certain fire suppression requirements, as further explained below, as a condition to the District's commitment to serve the Project.

Project Background

As described in the Fire Protection Plan ("FPP") dated January 4, 2010 prepared by Scott Franklin Consulting for the Project applicant, the Project would consist of 682.6 acres proposed for residential development located immediately west of the Ramona Town Center and about ¼ mile north of the intersection of Highland Valley Road and State Route 67. The Project would include 125 single-family residential lots/parcels ranging from 1.0 to 3.1 acres. Development would be located on approximately 215.4 acres, including all residential lots and internal streets. Approximately 457.4 acres would be preserved as open space.

The Project site would not be mass graded but would consist of individually graded pads for each lot, size commensurate with building footprint. Homes are expected to range in size from 2,700 sq. ft. to 4,500 sq. ft. All homes, including out buildings, would be sprinklered and built to "Enhanced Fire resistive Construction" requirements.

Current (pre-GPA/SP) Zoning is S88 and the General Plan indicates Estate Development on DPLU-GIS mapping. The Project is located primarily in "High" Fire Hazard Severity Zone North of Highland Valley Road, and a mix of "High" and "Moderate" south of Highland Valley Road. It is located in State Responsibility Area (SRA), as determined by CAL FIRE FRAP mapping.

Applicable Fire Safety Regulations

Applicable fire regulations for the Project include the Ramona Legislative Code, which incorporates expressly and by reference the applicable County Consolidated Fire Codes, the County Fire Codes, and State regulations. The District has reviewed the FPP (fourth FPP submittal dated January 4, 2010, prepared by Scott Franklin Consulting for the applicant) for consistency with the Ramona Legislative Code, the California Code of Regulations, Title 24 part 9 (California Fire Code), the County Fire Code which adopts and modifies the State Fire Code, and California Code of Regulations Title 14 (State Responsibility Area) Fire Safe Regulations as applicable.

Specific Conditions of Fire Service Availability

In accordance with Section 3.1 of the FPP, the nearest Fire Station 82, located to the south of the Project at 3410 Dye Road, is expected to provide structural, wildland, and emergency medical services related to the Project. The Project will increase the potential for additional emergency medical and fire services. Travel distance from Fire Station 82 to the furthest building lot on the Project site (lot 125) is 1.64 miles, and thus response time is less than 3 minutes. The Project meets emergency response objectives identified in the Public Facilities Element of the San Diego County General Plan. But the District anticipates needing additional staffing for Fire Station 82, for example, in order to adequately serve the Project and its residents. Additional daily staff may include 2.5 Engineer/Paramedics. The estimated cost is approximately \$298,000 (per year) including overtime pay.

Threshold for Additional Staffing

In order to properly serve the Project, there must be an incremental process to determine at what point additional staffing must be implemented. Under NFPA 1710 chapter 5, fire suppression services must have a community wide risk management model to properly identify services. The District, as the Fire authority having jurisdiction ("FAHJ") for the Project, must make that determination using the community model or a task analysis survey.

The District will identify the community build out within its boundaries in accordance with its plans and policies in order to determine the necessary infrastructure, equipment, and staffing to be funded through a Community Facilities District ("CFD") or other funding mechanism. For example, the 2010 California Fire Code and 2011 Consolidated Fire Code provide that the FAHJ must condition the Project to have water and hydrant infrastructure prior to construction, or some alternate means of water storage to be used by fire personnel should a fire arise.

Staffing levels on current emergency apparatus and stations may also be increased to help serve the project during the construction phase until adequate or permanent facilities and equipment are constructed and staffed. The appropriate trigger for implementing additional staffing should be addressed with the Project in concert with the assessment of necessary water infrastructure for the Project. RMWD Engineering Department has completed The water system evaluation.

Funding Mechanism

Policy S-6.3 of the Safety Element of the County of San Diego General Plan requires development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the Project. Consistent with this goal, as a condition to receiving fire suppression and emergency services from the District, prior to recording the Final Map and issuance of the first Building Permit in reliance upon P08-032 and P71-396-01, the Project must join an existing CFD or otherwise pay adequate developer fees to fund its fair share of the necessary conditions of fire service availability described above. Such funding is necessary to assist the District in planning and providing additional fire and emergency services to the Project site.

For questions or concerns regarding this letter of conditions for fire service availability for the Project please do not hesitate to contact the District.

Sincerely,



Saul Villagomez, Fire Marshal

Battalion Chief CAL FIRE/Ramona MWD Fire Prevention Services

ATTACHMENT

Cumming Ranch Specific Plan Map