



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 20, 2018

TO: Planning Commission

FROM: Mark Wardlaw, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Six-Year Time Extension for Tentative Map 5456, Cielo de Lusardi (District: 5)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Cielo de Lusardi Tentative Map (TM 5456) to allow completion of the Final Map. If approved, this will be the final time extension permitted. The Time Extension does not propose, nor does the applicant request, any changes or revision to TM 5456 or to the conditions in the Resolution of Approval.

The Director's decision will become final and effective unless the Planning Commission takes action to schedule the Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Time Extension.

BACKGROUND

The Board of Supervisors (Board) approved TM 5456 on April 16, 2014 (1) to subdivide 270 acres into 18 single-family lots and one condominium lot with 19 units. The single family lots range in size from 1 to 72 acres. The project site is located east of Via Dora and south of Cerra del Sol and Avenida Barranca in the Rancho Cielo Specific Plan within the San Dieguito Community Plan Area. The Board approved TM 5456 for three years, with an expiration date of April 16, 2017.

The applicant filed a request on March 15, 2017 for a six-year Time Extension to allow more time to satisfy the conditions of approval to obtain the Final Map for the property. The new expiration date would be April 16, 2023. The applicant cited time constraints associated with finalizing the map as the project was delayed by approximately one year due to litigation.

The litigation has been resolved, and the applicant is in process of completing the project conditions of approval. Staff considered these circumstances in their analysis for the Time Extension, and supports the request for a six-year Time Extension. Section 81.313(b) of the County of San Diego Subdivision Ordinance allows a maximum extension of the tentative map of up to 72 months (6 years). If the Director's Decision becomes final, TM 5456 would not be eligible for additional time extensions under this section of the ordinance. On March 15, 2017, as required by the County of San Diego Subdivision Ordinance, properties within 300 feet of the exterior boundaries of the project site were notified that the application for a Time Extension for TM 5456 was filed.

The Director reviewed the application for a Time Extension with considerations to the following requirements: conformance with all Federal, State, and County regulations, including the County General Plan, Community Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA). No significant changes were found to density, zoning, or CEQA requirements. The Time Extension was found to comply with the originally certified CEQA document. The project is required to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations. In addition, the Director reviewed the conditions of approval and justification from the subdivider including permit streamlining goals including the reduction of processing time and cost. A revised Stormwater Management Plan has been reviewed and approved for the project. There are no changes to circumstances associated with the project that would preclude approval of the Time Extension request and no changes to the project conditions are warranted.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the July 10, 2018 Notice of Preliminary Decision of the Director of Planning & Development Services to Approve Tentative Map Time Extension PDS2017-TM-5456TE (Attachment B) has been issued and filed with the Planning Commission as an Administrative Item.

The San Dieguito Community Planning Group recommended approval of the Time Extension with a vote of 9-0-0-4 (Ayes -9; Noes -0; Abstain -0; Vacant/Absent -4) on October 12, 2017.

Two letters of opposition were received as a result of the public notification on March 15, 2017 and are included in Attachment A. Staff provided additional information in response to the inquiries. The issues raised in the letters included consistency with applicable General Plan, Community Plan and Specific Plan, adequacy of the Environmental Impact Report (EIR), slope failure, traffic, fire protection, and project density.

The issues raised were analyzed as part of the Addendum to the Rancho Cielo Specific Plan EIR and the review of TM 5456. There have been no changes in any applicable plans, codes or ordinances, including the General Plan, Community Plan and Specific Plan. The Stormwater regulations have changed and a revised Stormwater Management Plan has been reviewed and approved for the project.

A Geotechnical Report was reviewed as part of the previous CEQA review. A condition was added to the project to mitigate rock fall hazards which will be required prior to issuance of a grading permit. In addition, a Geotechnical Study must be prepared by a Registered Civil or Geotechnical Engineer, and submitted for approval by the PDS Building Division prior to issuance of building permits.

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Notice of Preliminary Decision of the Director of Planning & Development
Services and Final Notice of Action of the Planning Commission Approving a
Time Extension for PDS2017-TM-5456TE

Attachment C – Environmental Documentation

Attachment A – Planning Documentation

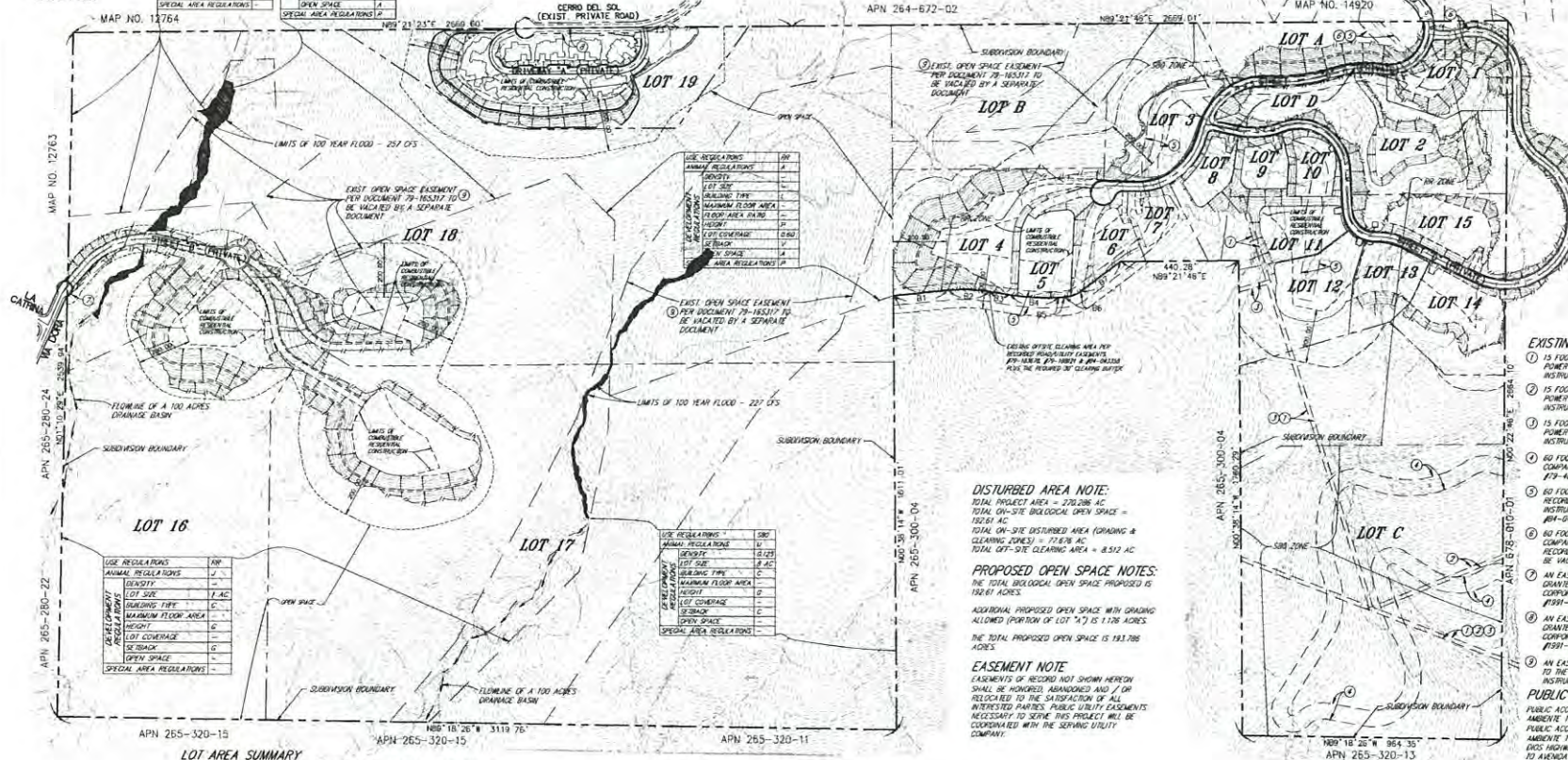
COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2

A 19 LOT SUBDIVISION - LOTS 1-18 AS TO SINGLE FAMILY RESIDENTIAL
LOT 19 (THE COLONY AT CIBOLA) AS A CONDOMINIUM LOT FOR 19 AIR SPACE UNITS



SCALE 1" = 200'

USE REGULATIONS	AP	USE REGULATIONS	AP
ANNUAL REGULATIONS	1	ANNUAL REGULATIONS	1
DENSITY	1	DENSITY	1
LOT SIZE	1	LOT SIZE	1
BUILDING TYPE	1	BUILDING TYPE	1
MAXIMUM FLOOR AREA	1	MAXIMUM FLOOR AREA	1
HEIGHT	1	HEIGHT	1
LOT COVERAGE	1	LOT COVERAGE	1
SETBACK	1	SETBACK	1
OPEN SPACE	1	OPEN SPACE	1
SPECIAL AREA REGULATIONS	1	SPECIAL AREA REGULATIONS	1



EXISTING EASEMENTS

- 15 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC POWER AND TELEPHONE FACILITIES RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-40274 O.R. PORTION TO BE VACATED.
- 15 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC POWER AND TELEPHONE FACILITIES RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-40275 O.R. TO REMAIN.
- 15 FOOT WIDE EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC POWER AND TELEPHONE FACILITIES RECORDED JUNE 8, 1980 AS INSTRUMENT #80-00302 O.R. PORTION TO BE VACATED.
- 60 FOOT WIDE EASEMENT FOR ROAD, WATERLINES, UTILITIES, AND UTILITY COMPANY ACCESS RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-40270 O.R. TO REMAIN.
- 60 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES RECORDED MAY 4, 1979 AS INSTRUMENT #79-18378 MAY 8, 1979 AS INSTRUMENT #79-18377 AND FEBRUARY 3, 1984 AS INSTRUMENT #84-04358 O.R. TO BE VACATED.
- 60 FOOT WIDE EASEMENT FOR ROAD, WATERLINES, UTILITIES, AND UTILITY COMPANY ACCESS RECORDED SEPTEMBER 26, 1979 AS INSTRUMENT #79-40271 O.R. TO BE VACATED.
- AN EASEMENT FOR PRIVATE ROAD AND PUBLIC UTILITY PURPOSES GRANTED TO PACIFIC CIELO DEVELOPMENT, INC., A CALIFORNIA CORPORATION, RECORDED OCTOBER 10, 1990 AS INSTRUMENT #90-00001 O.R. TO REMAIN.
- AN EASEMENT FOR PRIVATE ROAD AND PUBLIC UTILITY PURPOSES GRANTED TO PACIFIC CIELO DEVELOPMENT, INC., A CALIFORNIA CORPORATION, RECORDED OCTOBER 10, 1990 AS INSTRUMENT #90-00002 O.R. TO REMAIN.
- AN EASEMENT FOR OPEN SPACE & RECREATIONAL PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO, RECORDED APRIL 23, 1979 AS INSTRUMENT #79-16537 O.R. TO BE VACATED.

PUBLIC ACCESS STATEMENT

PUBLIC ACCESS TO STREET "X" IS FROM DEL CIBOLA HIGHWAY TO CALLE AMBIENTE TO VIA AMBIENTE TO VIA RANCHO DEL CIBOLA TO CIBOLA CIRCLE. PUBLIC ACCESS TO STREET "Y" IS FROM DEL CIBOLA HIGHWAY TO CALLE AMBIENTE TO VIA AMBIENTE TO VIA RANCHO DEL CIBOLA TO CIBOLA CIRCLE. PUBLIC ACCESS TO STREET "Z" IS FROM DEL CIBOLA HIGHWAY TO CALLE AMBIENTE TO VIA AMBIENTE TO VIA RANCHO DEL CIBOLA TO CIBOLA CIRCLE.

DISTURBED AREA NOTE:

TOTAL PROJECT AREA = 270,287 AC
TOTAL ON-SITE BIOLOGICAL OPEN SPACE = 193,708 AC
TOTAL ON-SITE DISTURBED AREA (GRAZING & CROPPING) = 17,618 AC
TOTAL OFF-SITE CLEARING AREA = 8,512 AC

PROPOSED OPEN SPACE NOTES:

THE TOTAL BIOLOGICAL OPEN SPACE PROPOSED IS 193,708 ACRES.
ADDITIONAL PROPOSED OPEN SPACE WITH GRAZING ALLOWED (PORTION OF LOT "Y") IS 1,126 ACRES.
THE TOTAL PROPOSED OPEN SPACE IS 193,708 ACRES.

EASEMENT NOTE

EASEMENTS OF RECORD NOT SHOWN HEREON SHALL BE HONORED, ABANDONED AND / OR RELOCATED TO THE SATISFACTION OF ALL INTERESTED PARTIES. PUBLIC UTILITY EASEMENTS NECESSARY TO SERVE THIS PROJECT WILL BE COORDINATED WITH THE SERVING UTILITY COMPANY.

GENERAL NOTES

- CROSS AREA WITHIN SUBDIVISION BOUNDARY: 270,287 ACRES.
- GROSS AREA OF LOT 19 IS 3.40 ACRES & NET AREA IS 3.15 ACRES.
- LOT 19 OF THE PROJECT IS FOR 19 AIR SPACE UNITS CONDOMINIUMS.
- PROJECT IS WITHIN THE SAN DIEGO COUNTY PLAN AREA.
- LAND USE DESIGNATION: COUNTRY ESTATES, OPEN SPACE AND PLANNED DEVELOPMENT PER RANCHO CIBOLA SPECIFIC PLAN CAT. 21.
- POLICE PROTECTION PROVIDED BY THE COUNTY OF SAN DIEGO SHERIFF'S DEPARTMENT.
- SETBACKS TO CONFORM TO ZONE REGULATIONS.
- THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81-401(a) SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SF OF UNOCCUPIED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- NO SPECIAL ASSESSMENT PROCEEDING PROPOSED AT THIS TIME.
- PARK IN LIEU FEES TO BE PAID.
- THIS PROJECT SHALL COMPLY WITH THE STREET LIGHTS REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- PROJECT IS NOT SUBJECT TO 100-YEAR FLOODPLAIN.
- SEE GRADING EXHIBIT FOR DETAILED GRADING CONCEPT PROPOSED.
- TOTAL OPEN SPACE TO BE VACATED IS 193,708 ACRES.
- TOTAL OPEN SPACE TO BE GRANTED IS 193,708 ACRES.

LEGAL DESCRIPTION

THE NORTHWEST QUARTER AND A PORTION OF NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOURCE OF TOPOGRAPHY

AERIAL PHOTOGRAPHY BY ANALYTICAL PHOTOGRAMMETRIC SURVEYS, INC. DATED MARCH 15, 2002.

ASSESSOR'S PARCEL NUMBERS

APN 300-02, 03 & 05

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONSIDERED OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR REMAINING PORTION OF MAP.

OWNER / DEVELOPER

DELTA, LLC
1500 LINDA VISTA DRIVE
SAN MARCOS, CA 93369

Walter C. Schmitt
WALTER C. SCHMITT
MANAGING MEMBER

CONDOMINIUM MAP STATEMENT (FOR LOT 19 ONLY)

LOT 19 OF THIS MAP IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1300 OF THE STATE OF CALIFORNIA CIVIL CODES. THE MAXIMUM NUMBER OF DWELLING UNITS IS 19.

NO.	DELTA/BEARING	RADIUS	LENGTH
01	N84°15'27"E	204.74	
02	N14°52'25"E	600.00	155.76
03	N00°52'00"W		75.29
04	S12°27'07"E	840.00	182.56
05	N66°40'45"E		22.49
06	S3°27'25"E	110.00	64.23
07	N03°13'19"E		185.77

LOT AREA SUMMARY

LOT NO.	LOT AREA (ACRES)	PERCENT	PERCENT
1	2.772	2.872	12.438.82
2	6.408	6.206	30.881.18
3	2.718	2.718	23.602.76
4	5.689	5.689	63.044.85
5	1.774	1.774	57.828.05
6	1.424	1.193	26.110.48
7	1.285	1.285	21.044.61
8	1.552	1.552	30.210.71
9	1.004	1.004	21.518.59
10	1.019	1.019	30.322.68
11	2.289	2.289	30.291.66
12	1.446	1.446	21.018.50
13	1.552	1.552	31.094.72
14	2.611	2.611	31.404.20
15	2.735	2.735	36.515.85
16	31.352	30.032	38.042.43
17	21.394	22.122	102.180.07
18	69.842	69.432	65.498.83
19	9.399	9.150	30.291.66
A	1.169	1.169	
B	64.412	10.412	
C	32.102	32.102	
D	2.854	2.854	

TOTAL 170.208

100% IS TO BE A 19 UNIT CONDOMINIUM LOT.

SEE CONDOMINIUM STATEMENT AT RIGHT.



EXCEL
ENGINEERING

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11000 - 11000
11000 - 11000

SHEET INDEX

SHEET 1 TITLE SHEET
SHEETS 2 & 3 TENTATIVE MAP
SHEET 4 EASEMENT DIMENSIONS

EARTHWORK QUANTITIES

TOTAL CUT: 48,500 CY

TOTAL FILL: 48,500 CY

PUBLIC UTILITIES & DISTRICTS

SEWER - RANCHO CIBOLA SANITATION DISTRICT
WATER - OLVERMAN MUNICIPAL WATER DISTRICT
GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC
TELEPHONE - PACIFIC BELL TELEPHONE COMPANY
SCHOOLS - RANCHO SANTA FE ELEM. PROTECTION DISTRICT
ESCONDIDO UNION HIGH SCHOOL DISTRICT
AND ESCONDIDO UNION SCHOOL DISTRICT.

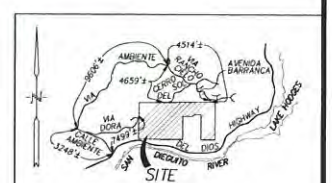
SURVEYOR OF WORK

EXCEL ENGINEERING
11000 - 11000
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VICINITY MAP
NOT TO SCALE

SDG PDS RCVD 03-15-17

TMS456TE

TITLE SHEET
SHEET 1 OF 5

APN 264-672-02

MAP NO. 14920

60 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES
RECORDED MAY 4, 1979 AS INSTRUMENT #79-18078, MAY 8, 1979
AS INSTRUMENT #79-18071 AND FEBRUARY 3, 1984 AS
INSTRUMENT #84-043358 D R TO BE VACATED

SEE SHEET 3

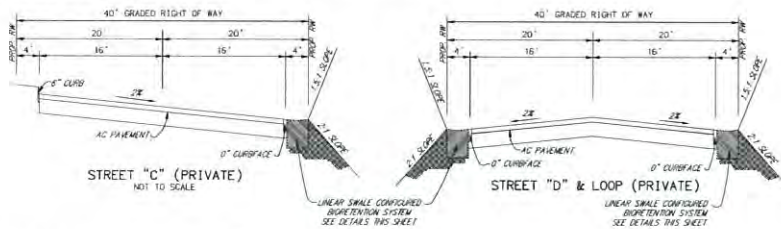
APN 678-010-01

APN 265-300-04

APN 265-320-13

EXISTING OUTSIDE CLEARING AREA PER
RECORDED ROAD/UTILITY EASEMENTS
#79-18078, #79-18071 & #84-043358
PLUS THE REQUIRED 35' CLEARING BUFFER

60 FOOT WIDE EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES
RECORDED MAY 4, 1979 AS INSTRUMENT #79-18078, MAY 8, 1979
AS INSTRUMENT #79-18071 AND FEBRUARY 3, 1984 AS
INSTRUMENT #84-043358 D R TO BE VACATED



EXCEL
ENGINEERING

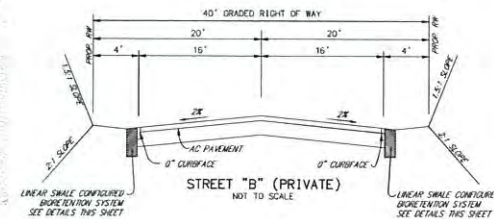
LAND PLANNING - CONSTRUCTION - SURVEYING
1400 WEST 10TH STREET, SUITE 100
SAN ANTONIO, TEXAS 78204-1100
(214) 545-8111 (214) 545-1800



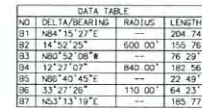
SCALE 1" = 100'



60 FOOT WIDE EASEMENT FOR
ROAD, WATERLINES, UTILITIES,
AND UTILITY COMPANY ACCESS
RECORDED SEPTEMBER 26, 1979 AS
INSTRUMENT #79-402710 D R TO
REMAIN



6-18

EASEMENT NOTES

1. THREE (3) LEGAL OPEN SPACE LOTS ARE PROPOSED IN THIS MAP. THESE ARE LOTS "A", "B" & "C".
2. PORTIONS OF OPEN SPACE LOTS "B" & "C" ARE WITHIN THE ALLOWABLE CLEARING AREA.
3. GRADING FOR THE PURPOSE OF BUILDING STREET "C" IS PROPOSED TO BE ALLOWED WITHIN OPEN SPACE LOT "A".
4. OPEN SPACE EASEMENTS ARE PROPOSED WITHIN LOTS 3, 4, 12, 16, 17, 18 & 19.
5. THE EXISTING OPEN SPACE NOTED IN THE FEDERAL REGISTER FOR COLD CREEK & RANCHO CROCE DE LOSAÑOS SITES IS 51,200 ACRES AND THE MAGUARA HAS 142 ACRES FOR A TOTAL OF 133,200 ACRES.
6. THIS TENTATIVE MAP PROPOSES A TOTAL OF 193,768 ACRES OF OPEN SPACE. THIS IS A 4,506 ACRES IN EXCESS OF THE AREA SHOWN IN THE FEDERAL REGISTER FOR THE SITES.

OPEN SPACE EASEMENT SHEET
SHEET 4 OF 5

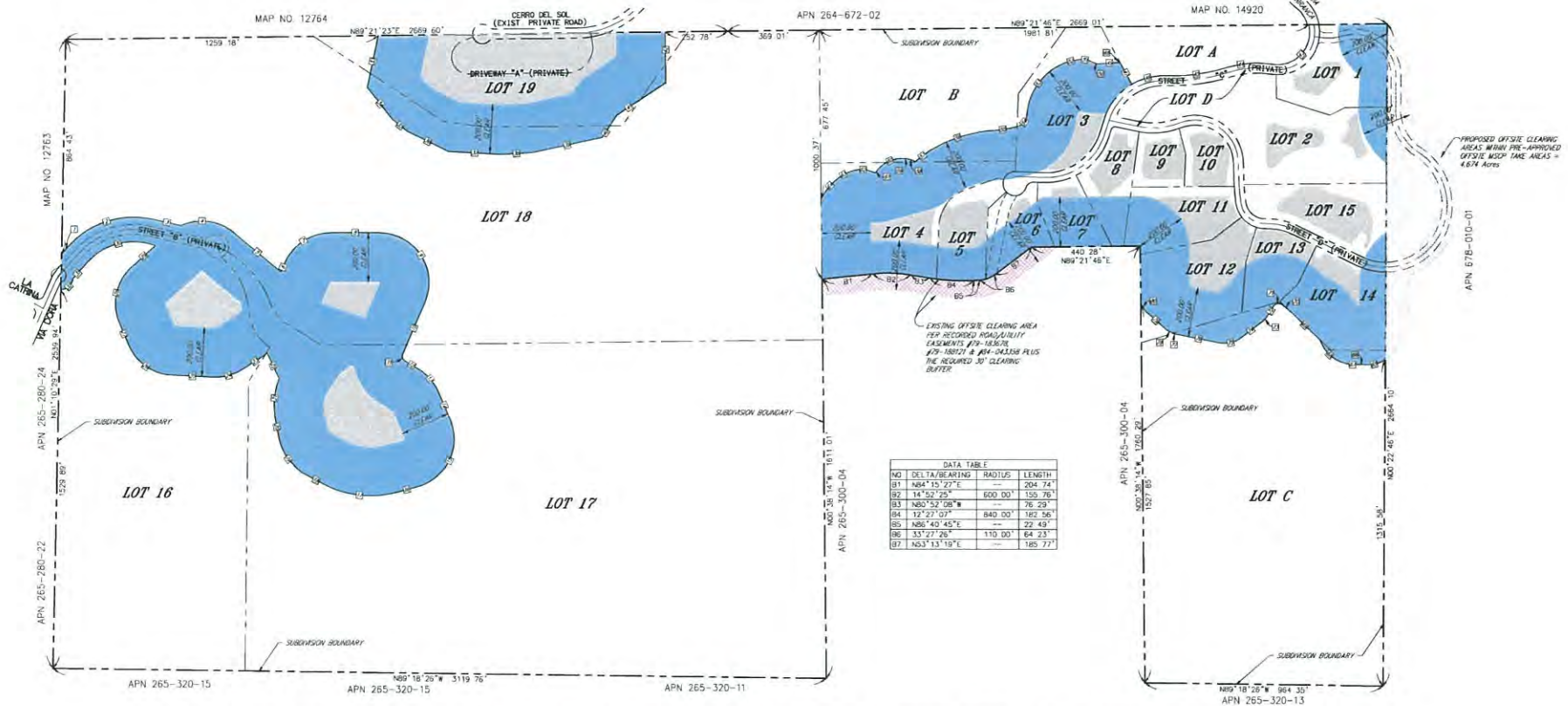
OPEN SPACE EASEMENT DATA				
NO	DELTA/BORG	RADIUS	LENGTH	REMARK
01	N55°21'46"W	---	39.88'	**
02	S-58°01'22"	25.00'	42.77'	**
03	N15°36'52"E	---	41.73'	**
04	S-21°40'08"	100.00'	37.62'	**
05	N51.71°00"E	---	110.60'	**
06	S-6°47'42"	100.00'	83.42'	**
07	N78°51'56"W	---	129.63'	**
08	S-19°13'51"	100.00'	36.11'	**
09	N65°33'39"W	---	39.35'	**
10	N48°29'23"W	---	110.60'	**
11	N31°25'24"W	---	34.21'	**



SCALE 1" = 200'



COUNTY OF SAN DIEGO TRACT NO. 5456-RPL2



DATA TABLE

NO	DELTA/Bearing	RADIUS	LENGTH
B1	N84°15'27"E	---	204.74'
B2	N4°52'25"E	600.00'	155.76'
B3	N80°52'08"W	---	76.29'
B4	N12°27'07"E	840.00'	162.56'
B5	N80°40'45"E	---	22.49'
B6	S3°27'26"E	110.00'	64.23'
B7	N53°13'19"E	---	185.77'

OPEN SPACE EASEMENT DATA

NO	DELTA/Bearing	RADIUS	LENGTH	REMARK
1	N40°07'17"E	---	38.48'	**
2	S-62°25'46"	350.00'	379.33'	**
3	S-17°08'33"W	---	115.36'	**
4	S-64°54'27"	200.00'	226.57'	**
5	N49°52'44"W	---	248.28'	**
6	N03°58'51"E	---	42.72'	**
7	S-66°01'09"	200.00'	230.45'	**
8	N00°00'00"W	---	196.93'	**
9	S-11°30'43"	200.00'	394.60'	**
10	N12°04'43"E	---	236.40'	**
11	S-61°25'58"	20.00'	28.36'	**
12	N58°12'35"W	---	85.80'	**
13	S-34°45'46"	200.00'	171.55'	**
14	N23°26'42"W	---	130.61'	**
15	S-38°26'53"	200.00'	343.65'	**
16	N15°02'06"E	---	68.59'	**
17	S-47°43'51"	400.00'	298.32'	**
18	N62°16'01"W	---	74.25'	**
19	S-50°05'30"	230.00'	269.12'	**
20	N03°09'26"W	---	72.25'	**
21	S-31°13'27"	300.00'	363.53'	**
22	N04°51'14"W	---	112.80'	**
23	N06°52'31"E	---	118.94'	**

OPEN SPACE EASEMENT DATA

NO	DELTA/Bearing	RADIUS	LENGTH	REMARK
24	S-41°30'14"	200.00'	125.80'	**
25	N07°26'49"W	---	165.79'	**
26	S-64°21'43"	200.00'	254.42'	**
27	N22°45'30"W	---	98.01'	**
28	S-70°34'36"	200.00'	246.80'	**
29	N47°49'34"E	---	178.24'	**
30	S-69°39'54"	250.00'	301.88'	**
31	N00°47'17"E	---	82.85'	**
32	S-69°36'24"	60.00'	72.54'	**
33	N12°08'52"E	---	219.39'	**
34	N18°12'26"W	---	168.15'	**
35	N58°04'42"W	---	72.55'	**
36	N13°52'22"W	---	184.49'	**
37	N08°40'04"W	---	212.48'	**
38	N06°43'42"E	---	126.04'	**
39	N17°38'21"E	---	288.03'	**
40	N13°21'05"E	---	108.87'	**
41	N06°33'05"E	---	235.52'	**
42	N00°30'21"W	---	204.25'	**
43	S-11°01'33"	130.00'	251.18'	**
44	S-31°13'27"	400.00'	187.13'	**
45	S-18°38'42"	280.00'	251.81'	**
46	S-37°59'30"	250.00'	141.02'	**

OPEN SPACE EASEMENT DATA

NO	DELTA/Bearing	RADIUS	LENGTH	REMARK
47	N08°01'10"W	---	103.34'	**
48	N13°48'52"E	---	180'	**
49	S-64°54'32"	900.18'	77.23'	**
50	S-34°31'49"	50.00'	29.73'	**
51	S-39°52'20"	100.00'	69.59'	**
52	S-62°52'17"	930.19'	46.61'	**
53	S-65°21'01"	242.58'	276.82'	**
54	S-71°38'24"	50.00'	62.52'	**
55	S-13°42'36"	511.80'	122.49'	**
56	S-23°18'14"	616.68'	251.09'	**
57	S-14°41'15"	889.17'	72.09'	**
58	S-22°40'34"	100.00'	38.58'	**
59	N01°17'42"W	---	4.61'	**
60	S-58°05'58"	128.34'	125.65'	**
61	N13°28'13"E	---	15.06'	**
62	S-47°04'01"	123.85'	101.74'	**
63	S-22°13'34"	172.40'	66.88'	**
64	S-25°24'21"	225.12'	99.80'	**
65	S-17°11'31"	129.24'	91.42'	**
66	S-17°12'38"	19.80'	9.22'	**
67	S-25°31'52"	162.76'	68.07'	**
68	S-31°51'01"	148.30'	128.38'	**
69	N45°38'22"W	---	172.28'	**

OPEN SPACE EASEMENT DATA

NO	DELTA/Bearing	RADIUS	LENGTH	REMARK
70	N00°21'46"W	---	24.95'	**
71	S-48°01'21"	25.00'	42.72'	**
72	N01°36'52"E	---	41.73'	**
73	S-21°40'08"	100.00'	57.62'	**
74	N53°17'02"E	---	110.60'	**
75	S-47°47'42"	100.00'	83.42'	**
76	N18°55'19"W	---	179.83'	**
77	S-01°13'34"	100.00'	16.11'	**
78	N02°39'59"W	---	51.39'	**
79	N43°29'23"W	---	112.68'	**
80	N31°23'24"W	---	34.21'	**

- LEGEND
- LIMITED BUILDING ZONE
 - PROPOSED OFFSITE CLEARING AREAS WITHIN PRE-APPROVED OFFSITE WSDP TANK AREAS
 - EXISTING OFFSITE CLEARING AREA PER RECORDED ROAD/UTILITY EASEMENTS #79-183678, #79-188121 & #84-043358 PLUS THE REQUIRED 30' CLEARING BUFFER
 - LIMITS OF CONSTRUCTIBLE RESIDENTIAL CONSTRUCTION

EXCEL
ENGINEERING
LAND PLANNING • ENGINEERING • SURVEYING
AND STATE ROAD TECHNOLOGICAL OFFICES
11111 AVENUE 680111/501010 000

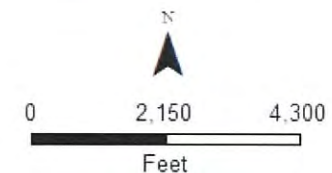
SCALE 1" = 200'

Cielo de Lusardi TM Time Extension Vicinity Map

San Dieguito
Community Plan Area

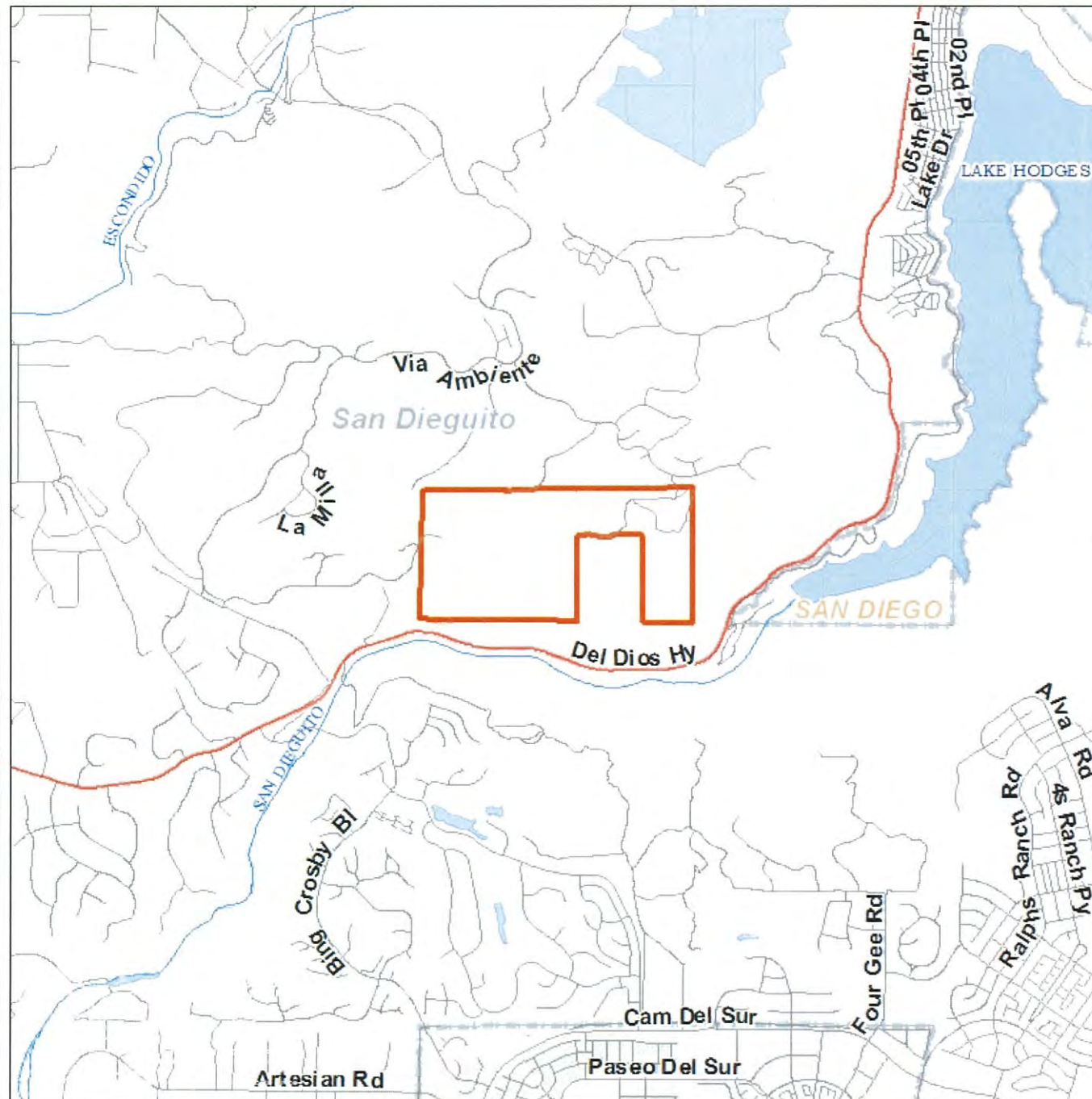


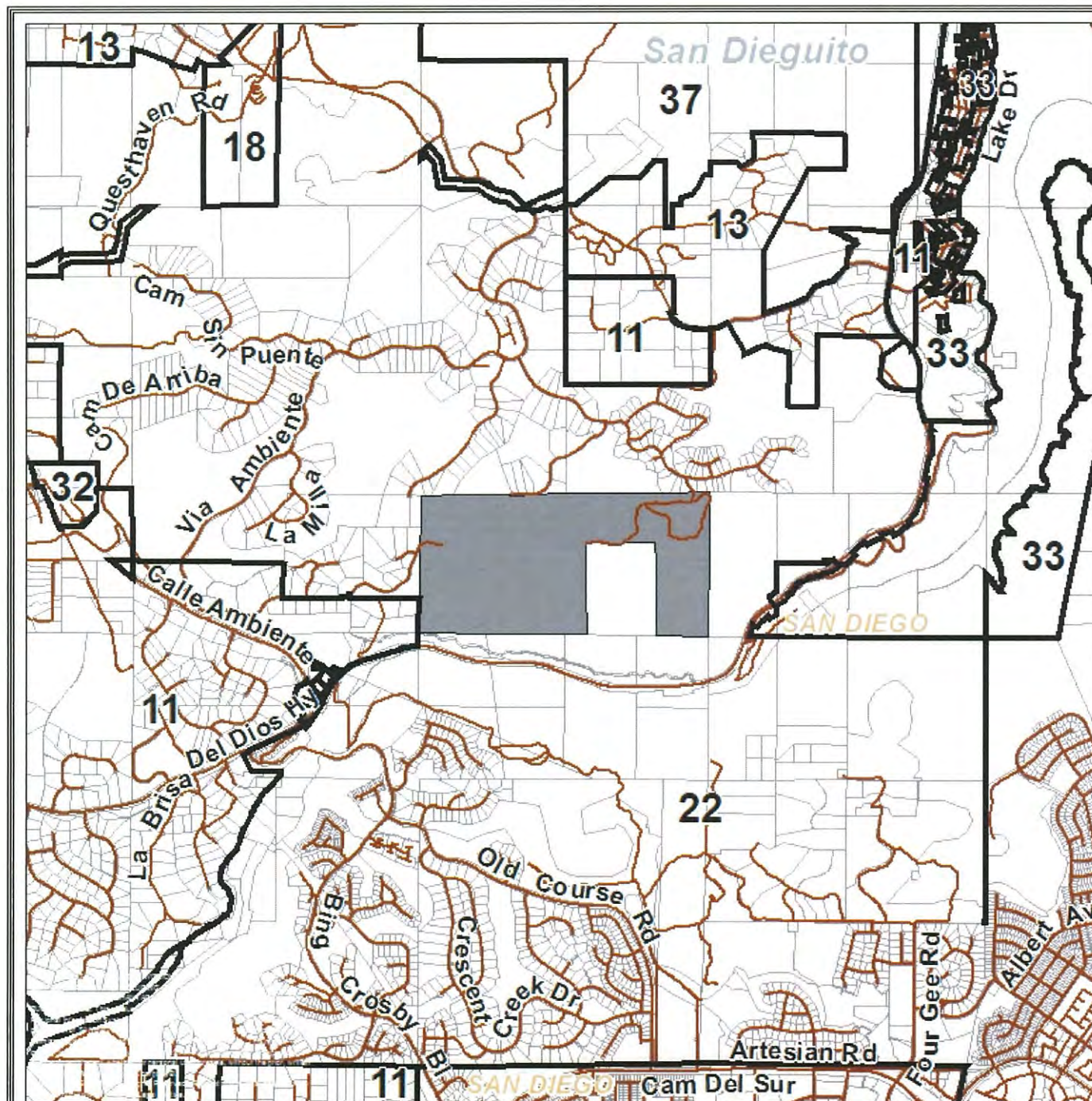
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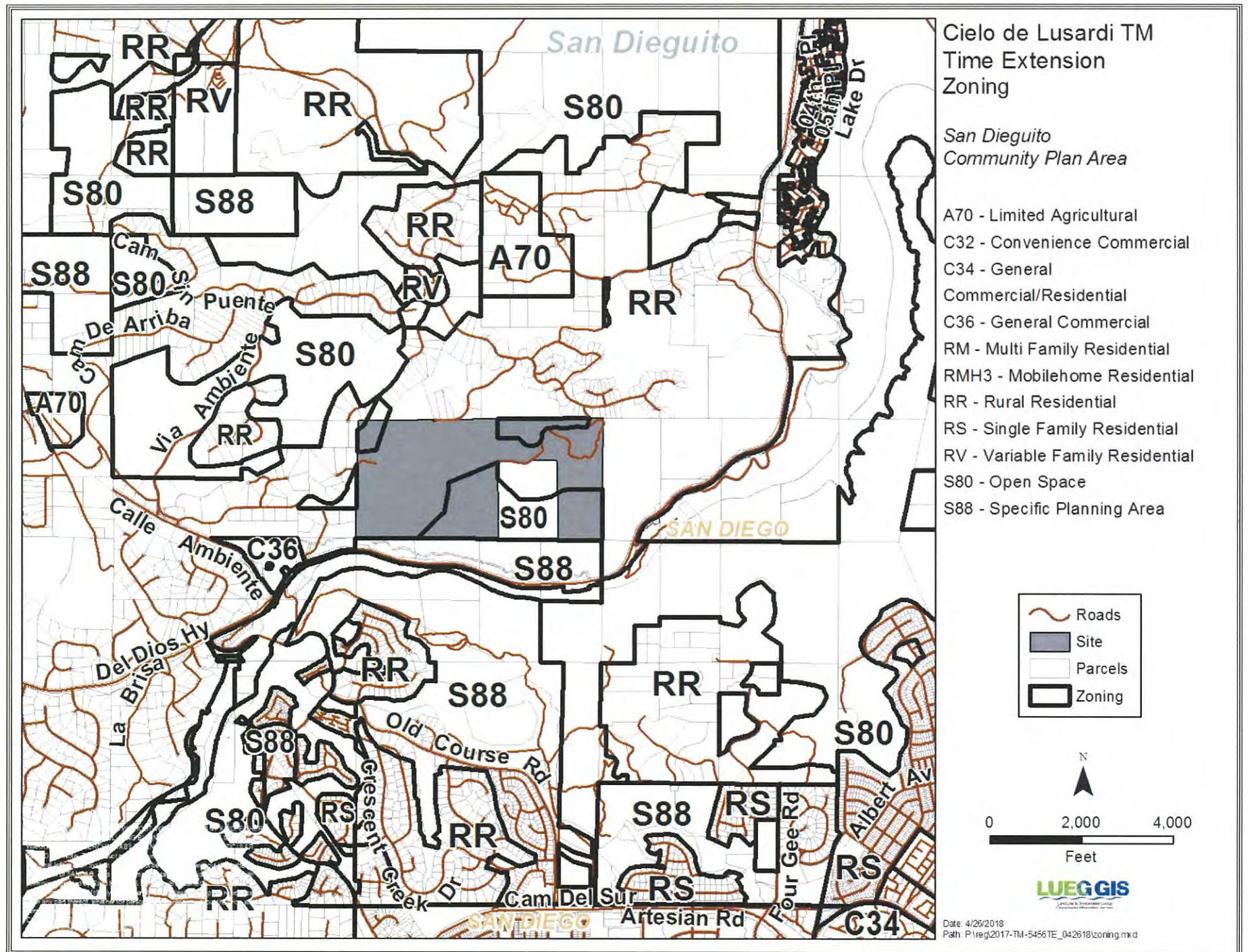


LUFG GIS
Landscape Urban Form & Graphics

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Cielo de Lusardi TM
Time Extension

San Dieguito Community Plan Area

~ Roads

□ Site

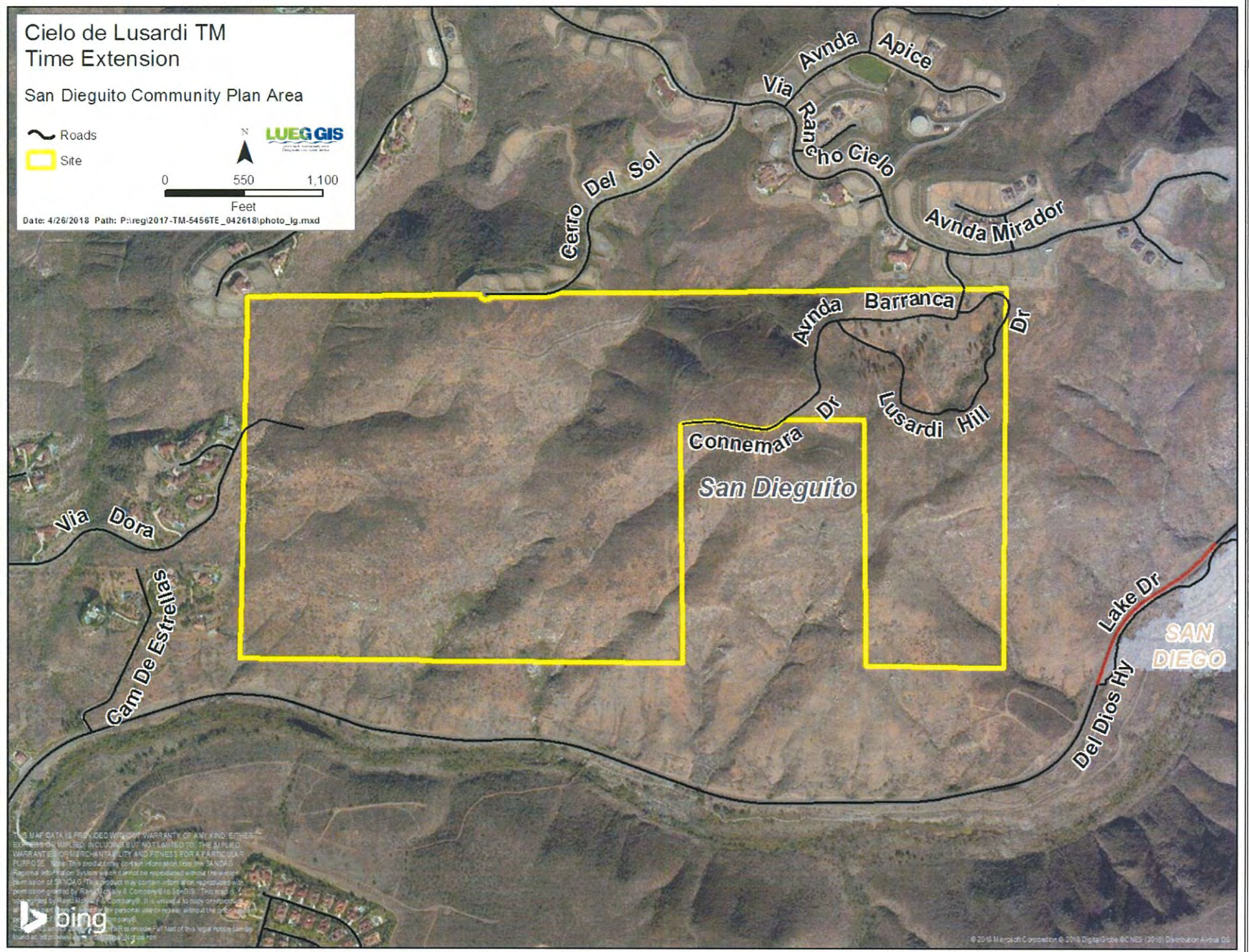
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Cielo de Lusardi TM
Time Extension

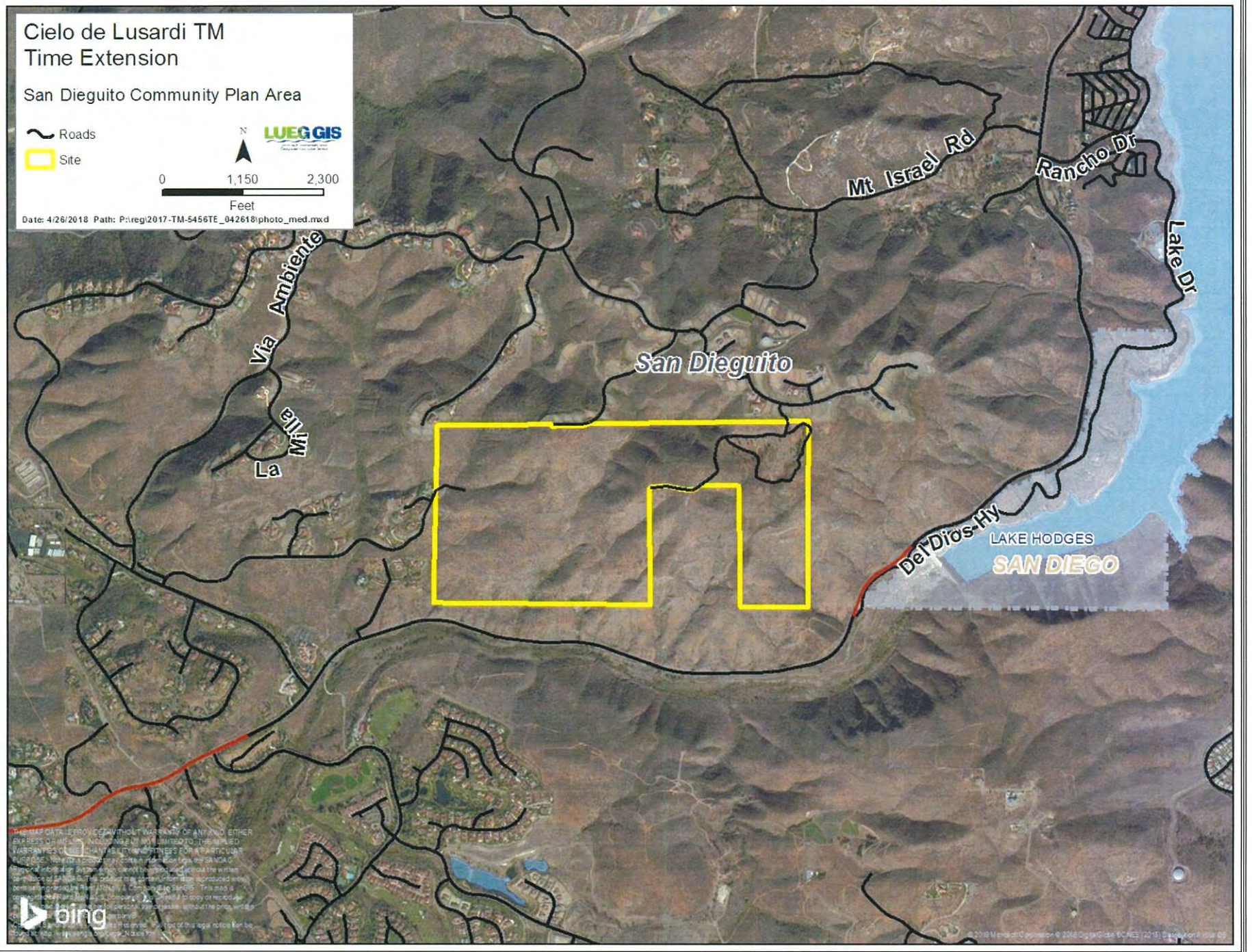
San Dieguito Community Plan Area

~ Roads
□ Site



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Cielo de Lusardi TM
Time Extension

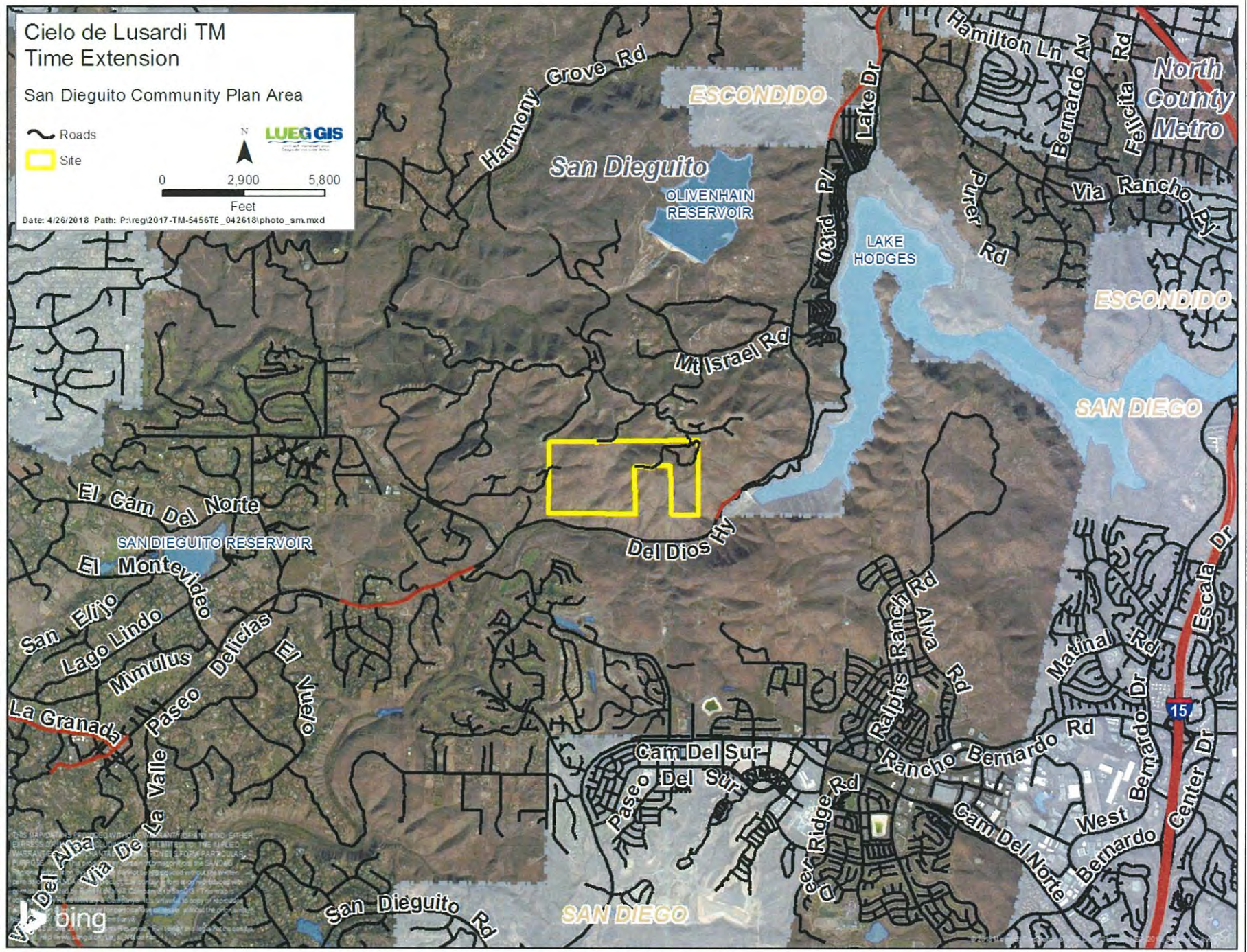
San Dieguito Community Plan Area

~ Roads

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County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
 GROUP PROJECT RECOMMENDATION**
 ZONING DIVISION

Record ID(s): PDS2017-TM-5456TE

Project Name: Cielo De Lusardi

Planning/Sponsor Group: San Dieguito

Results of Planning/Sponsor Group Review

Meeting Date: October 12, 2017

A. Comments made by the group on the proposed project.

No additional comments.

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION: ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 9 Yes 0 No 0 Abstain 4 Vacant/Absent

C. Recommended conditions of approval:

Approve as presented.

Reported by: Douglas Dill Position: Chair, Seat 11 Date: Oct. 12, 2017

Please email recommendations to BOTH EMAILS;

Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to**
CommunityGroups.LUEG@sdcounty.ca.gov

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>



G 1 - 17

Please find attached the Oct 12th preliminary agenda for the San Dieguito Planning Group. Please let me know if you have any problems opening or viewing this file.

Mid Hoppenrath
Secretary, SDPG

SAN DIEGUITO PLANNING GROUP

P.O. Box 2789, Rancho Santa Fe, CA, 92067

Minutes of Meeting

October 12, 2017

1. CALL TO ORDER: 7:08 P.M. PLEDGE OF ALLEGIANCE
Present: D. Dill, L. Lemarie, D. Willis, M. Hoppenrath, J. Arsivaud-Benjamin, J. Zagara, P. Fisch, N. Christenfeld, Steve Thomas, Susan Williams (non-voting)
Absent: T. Parillo, S. Biszantz
2. AGENDA REVIEW
3. APPROVAL OF MINUTES [Circulated to members during meeting for initials/comments]
4. OPEN FORUM: J. Arsivaud-Benjamin announced the Elfin Forest Harmony Grove Town Council is sponsoring a "Keeping it Rural" charity run on December 3rd. D. Willis noted that within days of finally resurfacing a road near his home, the County had to rip it up to repair a broken pipe. L. Lemarie said that RSF Association voted to approve broadband service with 85% being fiber optic cable.
5. GENERAL PLANNING ITEMS:
 - A. **2018 PLDO List and Programming Priorities.** Discussion of San Diego County Department of Parks and Recreation request for input on the Park Lands Dedication Ordinance (PLDO) and Recreation Programming priorities for San Dieguito's Park Planning Area (LPPA) and our draft Parks Master Plan. **Continued to Nov. 9th**
6. MAJOR PROJECTS AND LAND USE ITEMS:
 - A. **PDS2016-TPM-21243, APN 265-260-20-00.** Tentative parcel map proposal to split existing 9.32 acre lot into 2 lots. Existing property contains ~13,000 sf main house and ~2,100 sf guest house. Application would provide a 2.86 acre lot with grading and utilities to create buildable pad near existing guest house. 18181 Via Roswitha, Rancho Santa Fe. Owner: Thomas Powell; Applicant's representative: Matt De Vincenzo, 858-597-2001; PDS Planner: Don Kraft, 858-694-3856; SDPG member: Tim Parillo, 415-238-6961. **Continued to Nov. 9th**
 - B. **PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension.** Proposed 19 lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, 760-744-3133; Project Representative: Michael Levin, Excel Engineering, 760-745-8118; PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. Matt Simmons of CCI Connect gave a brief presentation in support of the project. The SDPG approved the original project. The project is 20 units smaller than allowed, and has three emergency secondary access roads. All current County building standards were met or exceeded. Mike Levin of Excel Engineering reported on soils testing, including stability analysis, continuous monitoring during fill work, and seismic survey evaluations that are being done to prevent the site failures that occurred on other project areas in Cielo. David Rader, a resident of Cielo, felt that the condo units were too big and might end up being subdivided as time shares and that the area roads were not sufficient for the projected density (letter appended). D. Dill noted that the SDPG was currently only considering a time extension of the tentative map. Mark Detwiler was opposed to the project, especially while the cause of the earth movement near the site was unknown. He felt shelter in place was not a feasible approach to fire safety (letter appended). The group felt that this time extension should be approved because it was in conformance with the GP, but that the concept of further urban development in wildfire interface areas should be revisited.

Motion: By D. Dill, second by J. Arsivaud-Benjamin, to approve as presented.
Vote: ayes = 9 nos = 0 abstain = 0 absent/vacant = 4
 - C. **PDS2017-TM-5278TE Anderson Tentative Map Time Extension.** One 18.98 parcel proposed subdivision into 5 lots

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.

From: Tracy Geist
To: FGG-DL, LDOCS; Horn, Bill; Roberts, Dave; Cox, Greg; Jacob, Dianne; Ron-Roberts; claudia.anzures@sdcounty.ca.gov; Wardlaw, Mark; Sibbet, David; beth.murray@sdcounty.ca.gov; sami.real@sdcounty.ca.gov; Campbell, Dennis; wecare@cieloawareness.info; Chris Geist
Subject: OPPOSITION TO THE CIELO LUSARDI CONDO PROJECT
Date: Monday, April 17, 2017 1:43:12 PM

Dear County Supervisors and Staff,

I'm writing because I am unable to attend the upcoming public hearing on April 16th. My wife and I live in the community of Cielo in Rancho Santa Fe. We wanted to voice our opposition to the Lusardi Condo Project PDS2005-3100-5456(TM) and PDS2011 -3300-1 1-031(MUP). The proposed project does not fit within the The General Plan, Community Plan, and Specific Plan and relies on an outdated 1981 Environmental Impact Report (ERI). The community and the surrounding areas have changed significantly and the "ERI" should be updated to reflect the current conditions. The proposed high density development would negatively impact the environment, existing infrastructure and negatively impact property values.

The residents of Cielo ask for your support by denying Lusardi's time extension request and require that an updated Environmental Impact Report be completed prior to any additional progress on the project.

Thank you for your consideration.

Respectfully,

Tracy Geist
8725 Via Rancho Cielo
PO Box 748
Ranch Santa Fe, CA 92067

May 11, 2017

Ms. Heather Steven, PDS Planner
San Diego County Planning and Development Services

Email: Heather.Steven@sdcountry.ca.gov

CC: Mr. Doug Dill - <mailto:theddills@att.net>

RE: **PDS2017-TM-5456TE Cielo De Lusardi Tentative Map**

Dear Ms. Steven:

I am writing to strongly express my opposition to the following:

PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension. Proposed 19 lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, 760-744-3133; Project Representative: Michael Levin, Excel Engineering, 760-745-8118; PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. D. Dill will continue this item until the County can investigate the failure of the affected homes and provide more information to the group. Continued to May 11th.

I **OPPOSE** this proposed project for the following Public Health & Safety reasons:

- **Unexplained Slope Failure** – The three properties in Upper Cielo who have recently succumbed to slope failure causing landslides and property damage. The landslide is also endangering property owners below in Mt. Israel and should give the County pause to stop development project except for those who want to build for personal residency.
- **Traffic** - In the event of a fire or natural disaster, Del Dios Highway and Cielo main roads seemed to be inadequate to handle traffic in the event of an emergency. As many in Cielo can attest, the Fire Chief seemed to be unaware at the time that some gates did not open for and escape to the North and even if they did, wind patterns, smoke, winding roads made using these roads hazardous. Calle Ambiente, the road out of Cielo, was gridlocked. Now Harmony Grove (and perhaps Mt. Israel) residents may be forced to go through Cielo to Del Dios along with Crosby and surrounding areas. Via Ambiente as an escape route is inadequate because it is narrow, has a steep grade, is winding and will have two or maybe three gates.
- **Shelter In Place (SIP)** - If residents cannot move from the area, they are forced to stay put. Again, during the last fires, the SIP only seemed to work because wind & weather patterns changed. We all witnessed that there were not enough resources to protect Cielo, Mt. Israel, Harmon Grove, and surrounding areas.
- **Air Quality** - If people are stuck in traffic on Del Dios or use SIP, those with Chronic Obstructive Pulmonary Disease (COPD) or other health issues may be endangered because of the smoke created by wild fires.
- **Density** - This seems to be the over-arching issue connecting all of the above. The areas infrastructure, topography, and emergency services do not seem to adequately support & protect the public at the current density, let alone the proposed density.
- **Past Supervisor Rulings**- Previous Supervisors have publically voted not to allow high-density housing in Cielo because it goes against public health and safety.

Public health and safety are paramount, and I respectfully urge you to consider your fiduciary responsibilities to the public on this matter.

Thank you for your attention and consideration.

Very truly yours,,

David Radel

18394 Via Ambiente

mailto:david.mybox@yahoo.com

Steven, Heather

From: David <david.mybox@yahoo.com>
Sent: Tuesday, May 16, 2017 4:36 PM
To: Steven, Heather
Cc: Sibbet, David; The D. Dills
Subject: Re: Opposition to PDS2017-TM-5456TE Cielo De Lusardi Tentative Map

Thank you Ms. Stevens,

Please add the additional Supervisor comments below from the September 26, 2012, County Public Meeting for the Administrative Record:

- With regards to traffic, a quote from Supervisor Slater-Price, "I've driven those roads and those roads if you had to do even a somewhat large evacuation are inadequate. I can tell you that. They are very narrow. They are very winding and some of them are not, at this present time, in really good repair." *See County transcript file No. 16145.68892.*

With regards to ridge line destruction, community character and visuals of condos in Cielo, the following Supervisors stated on the recorded at the September 26, 2012 County Public meeting:

- Supervisor Horn, *"...but I have a problem with this ridge line so I would like to hear from my colleagues about that. I rarely – I usually go by the book and by what the law will allow, but in this case I am having a problem with the visual."* *See County transcript file No. 16145.68892.*
- Supervisor Jacobs, "I would have to agree with the concerns that Supervisor Horn has expressed. It just seems to me that this is definitely out of character with the surrounding area..." *See County transcript file No. 16145.68892.*
- Supervisor Jacobs, "Mr. Chairman. That is all of the questions I have. I concur with Supervisor Horn. This is definitely – it is clear to me this is out of character for the area. If I had to vote up or down on it, I would have to vote against this project today." *See County transcript file No. 16145.68892.*

Regards

David Radel

From: "Steven, Heather" <Heather.Steven@sdcounty.ca.gov>
To: David <david.mybox@yahoo.com>

Cc: "Sibbet, David" <David.Sibbet@sdcounty.ca.gov>
Sent: Monday, May 15, 2017 1:40 PM
Subject: RE: Opposition to PDS2017-TM-5456TE Cielo De Lusardi Tentative Map

Good morning Mr. Radel, thank you for your letter. Our review of the proposed time extension will include evaluation of conformance with the California Environmental Quality Act (CEQA) and any changes in applicable codes and ordinances, including but not limited to: General Plan, Zoning, public or private road standards, fire requirements and storm water. Your letter will be part of the record for this project.

I have added your contact information to our list of stakeholders so you will receive future notifications regarding this project.

Please contact me if you need any additional information.

Sincerely,

Heather Steven
☎ 858.495.5802

From: David [<mailto:david.mybox@yahoo.com>]
Sent: Thursday, May 11, 2017 5:17 PM
To: Steven, Heather
Cc: theddills@att.net
Subject: Opposition to PDS2017-TM-5456TE Cielo De Lusardi Tentative Map

Greetings Ms. Steven,

I am writing to strongly express my opposition to the following:

PDS2017-TM-5456TE Cielo De Lusardi Tentative Map Time Extension. Proposed 19 lot subdivision on 270 acres, Lots 1-18 are single family residential and Lot 19 is a condominium lot for 19 air space units, located within the Rancho Cielo Estates, at end of Avenida Barranca, south of Cerro Del Sol and east of Via Dora, APNs 265-300-02, 265-300-03, 265-300-05. Owner: Cielo 182 LLC & Lavender Hill Ranch LLC, 760-744-3133; Project Representative: Michael Levin, Excel Engineering, 760-745-8118; PDS Planner: Heather Steven, 858-495-5802; SDPG Member: Doug Dill, 760-736-4333. D. Dill will continue this item until the County can investigate the failure of the affected homes and provide more information to the group.

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with Crosby and surrounding areas. Via Ambiente as an escape route is inadequate because it is narrow, has a steep grade, is winding and will have two or maybe three gates.

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Public health and safety are paramount, and I respectfully urge you to consider your fiduciary responsibilities to the public on this matter.

Thank you for your attention and consideration.

Very truly yours,,
David Radel
18394 Via Ambiente

Steven, Heather

From: David <david@hireground.us>
Sent: Wednesday, October 11, 2017 9:33 AM
To: Doug Dill; Steven, Heather
Cc: Mark Detwiler
Subject: Via Ambiente N. Segment & Lusardi Project
Attachments: Via Ambiente status 10-4-17 (1).pdf

Dear Doug and Heather,

Because of the many short notices and last minute cancellations, I am again respectfully requesting that the Lusardi Project be put on hold for at least two weeks so that the Mt. Israel and Cielo Residents can attend this important hearing that effects their communities.

It seems that the Cielo and Mt. Israel communities are consistently not given a reasonable amount time to plan on attending the SDPG meeting to comment on the proposed Lusardi project.

This is extremely important because the lack of a North gate/road on Via Ambiente, the proposed Lusardi Project, the open space PRESERVE combined with no publicly usable secondary access, and Del Dios Highway gridlock is creating a perfect storm with regards to fire safety and evacuation issues in Cielo.

It is my understading that there is a vast open space PRESERVE that surrounds Cielo and most likely the proposed Lusardi project. It is my understanding that unlike an open space *easement*, there can be no vegetation modification for wildfire threat mitigation to an open space PRESERVE. That is a major concern for the proposed project and the entire region. Please know that this change in classification to a PRESERVE was done in the last few years without public knowledge.

I believe the proposed residential units of Lusardi project increases the total number of units in an already over built Cielo SPA to over 500. Presently, there is Via Ambiente and two other narrow "non-publicly traveled" emergency only evacuation roads for the entire Cielo development.

The "shelter-in-place" concept adopted by the Fire Department as EIR mitigation for this public safety threat was proved inadequate during the last couple of local wild fires. I, along with two others, met with the Fire Chief and was informed by him that they (the fire Department) "*lacked adequate resources for shelter in place*" and that is why he called for an evacuation. The approximately 200 residences were in gridlock. Currently, the two lane roads in Cielo are to evacuate the entire Cielo development onto very narrow, two lane roads that are not used by the public. They are presently at, or near, level F and over burdened. Any additional units, such as those proposed by the Lusardi project, increases the impact.

Please understand that all the currently, very narrow evacuations routes in Cielo dump onto Del Dios Highway which is another gridlock in an emergency scenario.

Regards

David Radel
18384 Via Abiente

----- Forwarded Message -----

From: "theddills@att.net" <theddills@att.net>
To: david@hireground.us
Cc: mdetwiler@me.com
Sent: Monday, October 9, 2017 11:33 AM
Subject: Re: (3) Oct 12th preliminary agenda for the San Dieguito Planning Group

Hi David,
Lusardi will be heard at this week's SDPG meeting.
Do you know the status of Via Ambient developer improvements? Apparently 2-3 weeks ago construction work abruptly ended. Via Ambient is impassable up the grade to Cielo from Olivenhain dam.
Doug

Sent from my Verizon 4G LTE Smartphone

----- Original message-----

From: David
Date: Mon, Oct 9, 2017 10:12 AM
To: The D. Dills;
Cc: Mark Detwiler;
Subject: Fw: (3) Oct 12th preliminary agenda for the San Dieguito Planning Group

Hi Doug,

Please check to see if Lusardi is showing. If they are, then I need to ask again that we have two weeks to inform Cielo residents.

I rev'd this agenda on Sept 29th, but we can not send it out to Cielo residents unless Lusardi is positively going to show.

Regards

David

----- Forwarded Message -----

From: Mid Hoppenrath ≥
To: Margaret Hoppenrath ≥
Sent: Friday, September 29, 2017 3:08 PM
Subject: (3) Oct 12th preliminary agenda for the San Dieguito Planning Group

October 4, 2017

Board of Directors
Cielo Homeowners Association
P. O. Box 9188
Rancho Santa Fe, CA 92067

RE: Status Update, Via Ambiente North Segment

Dear Members of the Board:

This letter is written to provide a status update regarding the construction work on the northern segment of Via Ambiente.

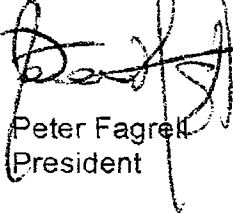
The southern segment of road, from the north interim gate to the OMWD dam access road, has commenced installation of wet utilities. Initial work proceeded as expected in the upper elevations of the sewer line.

However, additional zones of unblasted rock has once again been encountered at the lower sections of work. This made it necessary to resume drill and blast operations in the lower areas. This has slowed work progress.

We will continue to keep the HOA updated as work progresses.

Cordially,

RANCHO CIELO ESTATES, LTD.



Peter Fagrell
President

**Attachment B – Notice of Preliminary Decision of the
Director of Planning & Development Services and
Final Notice of Action of the Planning Commission
Approving a Time Extension for TM 5654**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds
PHONE (858) 694-2962 FAX (858) 694-2555

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 10, 2018

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5456TE

NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Time Extension PDS2017-TM-5456TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on July 20, 2018. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

I, Mark Wardlaw, Director of PDS, San Diego County, State of California, hereby certify that this is a copy of the official document authorizing an amendment to the referenced Tentative Map.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

A handwritten signature in black ink, appearing to read "Lisa Gordon", written over a horizontal line.

LISA GORDON, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

July 20, 2018

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5456TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR PDS2017-TM-5456TE

PLEASE NOTE: THIS LETTER EXTENDS THAT DATE UPON WHICH THE TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE AND CONDITIONS REMAIN AS ORIGINALLY ADOPTED. [Strikeout indicates deletion, underline indicates addition.]

1. The approval of this Tentative Map expires on ~~April 16, 2017~~ April 16, 2023 at 4:00 p.m.

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

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5456 dated April 16, 2014 are still applicable.

ORDINANCE COMPLIANCE NOTIFICATIONS: The project is subject to, but not limited to the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.*

The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to Section 87.201 of the County Code.

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

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

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

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

cc:

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- 4 -

Mr. Warner Lusardi, Trustee, CIELO 182 LLC & Lavender Hill Ranch LLC, 1570 Linda Vista Drive, San Marcos, CA 92069

Michael Levin, Excel Engineering, 440 State Place, Escondido, CA 92029

Matt Simmons, Consultants Collaborative, 160 Industrial St., Suite 200, San Marcos, CA 92078

email cc:

Benjamin Mills, Planning Manager, Project Planning, PDS

Kenneth Brazell, Project Manager, Land Development, PDS

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

**AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT
FOR RANCHO CIELO SPECIFIC PLAN (SP 81-04) ER 80-8-120
FOR PURPOSES OF CONSIDERATION OF CIELO DE LUSARDI,
PDS2017-TM-5456TE, PDS2017-ER-86-06-026D**

July 10, 2018

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred.

There are some changes and additions, which need to be included in an Addendum to the previously certified Environmental Impact Report to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: CIELO DE LUSARDI TENTATIVE MAP TIME EXTENSION
2. To the Project Number(s) add: PDS2017-TM-5456TE; PDS2017-ER-86-06-026D
3. To the first paragraph add as indicated: The Environmental Impact Report for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 20, 2018 which includes the following forms attached.
 - A. An Addendum to the previously certified Environmental Impact Report with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 20, 2018.
 - B. An Ordinance Compliance Checklist.
 - C. A Priority Development Project Stormwater Quality Management Plan (SWQMP) prepared by Excel Engineering, dated March 15, 2017.



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 10, 2018

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF Cielo de Lusardi Tentative Map Time Extension PDS2017-TM-5456TE

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously certified EIR:

On December 9, 1981, the Rancho Cielo Specific Plan (SP 81-04) was approved by the County Board of Supervisors (BOS) as Environmental Review Number 80-8-120. The certified EIR found that the project, as proposed, would have significant but mitigable impacts to Traffic/Circulation, Biology, Noise, Fire Protection, Soil and Geology, Archaeology, Dark Sky, Hydrology, Aesthetics, and Energy. It also found that the project would have unresolved impacts to Water Quality/Liquid Waste. Impacts to Air Quality were determined to be not significant. The EIR analyzed the impacts associated with a Large Scale Project, and supplemental entitlements. The project analyzed impacts associated with a plan area coverage of 3,525 acre. The plan would allow for approximately 890 residential units, two commercial centers, a fire station, a wholesale nursery, and a street system, intermixed with open space areas. Entitlements processed concurrently with the Specific Plan included three Tentative Maps (TM 4225, 4226, 4227, 4229) for approximately 240 lots, a Rezone (R80-083), and a Major Use Permit (P80-089).

The following subsequent actions occurred following the approval of the Specific Plan:

- SPA 84-01, Log No. 84-8-3 was approved August 8, 1984 with the completion of a Supplemental EIR dated June 1, 1984. The project was an amendment to the Specific

Plan to reduce the overall unit count to 770 units, to relocate and redesign the Village Center and Village Estates including the addition of two Village Estate units. The project included: a redesigned Village Center, Village Estates, Neighborhood Commercial area, deletion of a private recreation area, wholesale nursery, and four Country Estates. It also included the addition of two reclaimed water storage reservoirs, various minor lot relocations and modifications, and changes to circulation and phasing. The Supplemental EIR found significant but mitigated effects to Traffic Circulation, Biology, Noise, Water Quality/Liquid Waste, Soils and Geology, Archaeology, Dark Sky, Hydrology, and Aesthetics. Impacts due to Growth Induction were determined to be not significant. Entitlements processed concurrently with the Specific Plan Amendment included three Revised Tentative Maps (TM 4225R, 4557R and 4229R), a Rezone (R84-002), and a Major Use Permit Modification (P80-089W²).

- SPA 84-05, Log No. 84-08-003 was approved September 12, 1984 with the adoption of a Negative Declaration (ND). The ND found the project would not have any potentially significant effects. Reviews of Traffic Circulation, Biology, Noise, Water Quality/Liquid Waste, Soils and Geology, Archaeology, Dark Sky, Hydrology, Aesthetics, and Air Quality were included. The SPA made minor revisions to the land use plan and text of the Rancho Cielo Specific Plan by adding 5 additional Country Estate Lots, redesigning 10 other Country Estate Lots and realigning Camino Arriba and associated access road(s). The Amendment also slightly reduced the open space area. Entitlements processed concurrently with the Specific Plan Amendment included a Rezone (R84-034).
- TM 4909, Log No. 90-08-027 was approved on February 13, 1992 with a Supplemental EIR, certified by the San Diego County Planning and Environmental Review Board on January 2, 1992. This Tentative Map covered a portion of the proposed project (TM 5456). However, the TM expired and the map was never finalized. The Supplemental EIR certified for this project addressed a reduced project alternative of 14 lots plus a future planned development area (19 lots). It found that the project would have significant but avoided or mitigated impacts to Traffic, Aesthetics, Water Quality/Hydrology, Biology, and Noise. An Addendum dated May 2, 1995 was approved to address conformance with Section 4d of the Endangered Species Act with the completion of a Habitat Loss Plan (HLP 94-003; Log 94-8-12.)
- SPA 96-001, Log No. 96-8-7 was approved on December 18, 1996. An Addendum to the Previous EIR, consisting of the original EIR for SP 81-04 and the Supplemental EIR for SPA 84-01 (ER 84-8-3), was completed for this project. The Specific Plan Amendment increased the number of residential units from 83 to 96. It also created a wildlife corridor across southwestern sector of site. The SPA also transferred lots to allow for habitable wildlife corridor, reduced residential lot sizes within County Estate areas, relocated fire station from village Center to Neighborhood Commercial Center, and deleted access to Mount Israel Road except for emergency. Entitlements processed concurrently with the Specific Plan Amendment included a Tentative Map (TM 5093) for approximately 96 lots and a Major Use Permit (P96-012).
- SPA 98-001, Log 98-08-034 was approved August 8, 2001. The previous EIR and SEIR were determined adequate, without modification. The SPA was required to accommodate pipeline acquisitions and construction, as well as the addition of two Country Estate lots and the relocation of two Country Estate lots. It further deleted seven Country Estate lots. It also changed the Equestrian Center to Community Recreation and reduced the overall acreage of the use. Entitlements processed

concurrently with the Specific Plan Amendment included a Tentative Map (TM 5146) for two residential lots and one community recreation lot.

- SPA 00-006, Log No. 92-08-010A was approved on November 13, 2002. An addendum to the EIR and Supplemental EIR was completed for this project. The SPA transferred four Country Estate lots within the site, through clustering. Entitlements processed concurrently with the Specific Plan Amendment included both a Rezone (R01-008) and a Tentative Map (TM 5010) for nine residential lots.
- A Revised Map, TM4909R, was approved on April 10, 2003 with a Minor Amendment to the 1994 MSCP preserve boundary. The revision to the map resulted in preservation of an additional 7 acres of habitat, loss of six lots, and redesign of the road.
- TM5109, which also covered a portion of the proposed project (TM 5456), was approved on May 9, 2003. The proposal was for 11 residential lots. The project relied on an Addendum to the 1981 EIR and 1984 Supplemental EIR. This Tentative Map included 15 residential lots on the eastern portion of the proposed project (TM 5456).
- SPA 00-003, Log No. 99-08-042 was approved on December 3, 2003. This SPA relied on the Cielo del Norte Specific Plan Area EIR. The Amendment transferred 147 acres, 46 Country Estate lots, approximately 65 acres of open space lands, and a sewer pump from the Rancho Cielo Specific Plan Area, to the Cielo del Norte Specific Plan Area. Significant and mitigatable impacts were identified for Community Character, Landform Alteration, Aesthetics, Biology, Traffic, Geology, Public Facilities and Noise.
- SPA 05-003, Log No. 86-06-026 was approved by the San Diego County Board of Supervisors on August 7, 2013. The project relied on an Addendum to the 1981 EIR and 1984 Supplemental EIR. The SPA changed land use designations of four parcels and a transfer of unused dwelling unit allotment to a neighboring parcel. Entitlements processed concurrently with the Specific Plan Amendment included two subdivision maps to create 24 detached residential condominiums and a Zone Reclassification to reflect the change in land use designations and allow for the subdivision of two parcels.
- TM5456 and MUP11-031 were approved by the County of San Diego Board of Supervisors on April 16, 2014. The proposal was for 18 single-family lots and one condominium lot with 19 units. The project relied on an Addendum to the 1981 EIR and 1984 Supplemental EIR.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Heather Steven, Project Manager
- b. Phone number: (858) 495-5802
- c. E-mail: heather.steven@sdcounty.ca.gov

3. Project applicant's name and address:

Warner Lusardi, CEILO 182, LLC & Lavender Hill Ranch LLC
1570 Linda Vista Drive, San Marcos, CA 92069

4. Summary of the activities authorized by present permit/entitlement application(s):

No changes are proposed by the project; only a time extension is requested to allow sufficient time to satisfy conditions and record the final map.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

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NO

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If yes, describe **ALL** differences.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE☐ Aesthetics☐ Agriculture and Forest Resources☐ Air Quality☐ Biological Resources☐ Cultural Resources☐ Geology & Soils☐ Greenhouse Gas Emissions☐ Hazards & Haz Materials☐ Hydrology & Water Quality☐ Land Use & Planning☐ Mineral Resources☐ Noise☐ Population & Housing☐ Public Services☐ Recreation☐ Transportation/Traffic☐ Utilities & Service Systems☐ Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR and the Addendum completed in 2014 are adequate without modification.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

July 10, 2018

Signature

Date

Heather Steven

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Aesthetics that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Aesthetics.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Agriculture and Forestry Resources that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Agriculture and Forestry Resources.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Air Quality that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Air Quality.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Biological Resources that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Biological Resources.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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The current project, a major subdivision (TM5456), was compared to the adopted Rancho Cielo Specific Plan Final EIR (1981) and the Final Supplemental EIR (1984). It has been determined that there are no changes in cultural resources from that which was analyzed in the previously adopted EIRs. A field survey was conducted and a technical study prepared for the Rancho Cielo Specific Plan EIR. It was determined that no archaeological resources are present within the subject property. Because there are no changes in the project, no changes in circumstances under which the project is undertaken, and no new information of substantial importance that would cause one or more impacts to cultural resources, the project will not impact cultural resources with the implementation of this major subdivision.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Geology and Soils that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Geology and Soils.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES
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NO
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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Greenhouse Gas Emissions that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Greenhouse Gas Emissions.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES
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NO
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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Hazards and Hazardous Materials that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Hazards and Hazardous Materials.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Hydrology and Water Quality that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Hydrology and Water Quality.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Land Use and Planning that were not previously analyzed in the Rancho Cielo Specific

Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Land Use and Planning.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES
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NO
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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Mineral Resources that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Mineral Resources.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES
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NO
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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Noise that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Noise.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Population and Housing that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Population and Housing.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Public Services that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Public Services.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or

require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Recreation that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Recreation.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Transportation/Traffic that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Transportation/Traffic.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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Tribal outreach was conducted as part of the prior approval (PDS2005-3100-5456). All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Utilities and Service Systems that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Utilities and Service Systems.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or

endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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As described in this Addendum, there are no changes in the approved TM5456 for the proposed Time Extension, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes on Biological and Cultural Resources, as discussed in Section IV, Biological Resources, and Section V Cultural Resources.

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects that were not previously analyzed in the Rancho Cielo Specific Plan EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects.

All conditions of approval for the Cielo de Lusardi TM 5456 will remain in effect for the proposed Time Extension.

Attachments

- Previous environmental documentation
- Addendum to the previously certified EIR

XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

Rancho Cielo Specific Plan Environmental Impact Report. On file at the County of San Diego – Department of Planning and Land Use. American Pacific Environmental Consultants. 1981

Final Supplemental Environmental Impact Report. On file at the County of San Diego – Department of Planning and Land Use. Brian F. Mooney and Associates. 1984

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2,
Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation/Open Space Element of the General Plan (Section 6-Solid
Waste, XII-6-)

County of San Diego Scenic Highway Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego
Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control
Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of
Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board,
San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances
relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall
1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control
Board, San Diego Region

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

**FOR PURPOSES OF CONSIDERATION OF
CIELO DE LUSARDI TENTATIVE MAP TIME EXTENSION
PDS2017-TM-5456TE**

July 10, 2018

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

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated December 2, 2012.

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

YES
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NO
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NOT APPLICABLE/EXEMPT
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Discussion:

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

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

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

Per Section 86.603(a) of the Resource Protection Ordinance (RPO), time extensions for Tentative Maps are exempt from the requirements of the RPO.

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

YES	NO	NOT APPLICABLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project Storm Water Quality Management Plan (SWQMP) has been reviewed and is found to be complete and in compliance with the WPO. As outlined in the project's CEQA cleared SWQMP (dated March 15, 2017), the project will implement source control, site design, and structural BMPs to reduce potential pollutants from entering storm water runoff, to the maximum extent practicable.

Additionally the project has been designed to be in compliance with Hydromodification requirements.

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

YES

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NO

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NOT APPLICABLE

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Discussion:

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