

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

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 5344, Cumming Ranch (District: 2)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM G-2

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 Cumming Ranch Tentative Map (TM 5344) for six years, 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 5344 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 5344 on January 30, 2013 (1) to subdivide 683 acres into 125 residential lots, ranging from 1 acre to 3.1 acres in size, and a 457-acre biological open space preserve. The project is located approximately 0.25 mile northwest of the State Route 67/Highland Valley Road intersection in the Ramona Community Plan Area, within unincorporated San Diego County. The Board approved TM 5344 for three years, with an expiration date of January 30, 2016. Assembly Bill 116 automatically extended TM 5344 to January 30, 2018.

The applicant filed a request on December 27, 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 January 30, 2024. The applicant is in the process of

completing the project conditions. 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 5344 would not be eligible for additional time extensions under this section of the ordinance. On December 27, 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 5344 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-5344TE (Attachment B) has been issued and filed with the Planning Commission as an Administrative Item.

The Ramona Community Planning Group motion to recommended approval of the Time Extension failed with a vote of 7-4-0-0-4 (Ayes -7; Noes -4; Abstain -0; Vacant -0; Absent -4) on February 1, 2018. The motion failed because a minimum of 8 affirmative votes are required for a motion to pass.

One letter of opposition was received as a result of the public notification on December 27, 2017. Concerns regarding increased traffic, effects on the Ramona Grasslands area, and effects on the water supply were stated. Staff provided information regarding the project in response to the letter. These issues were identified and addressed during CEQA review for TM 5344. The project was conditioned to require road and intersection improvements, road dedications, and to dedicate a 457-acre biological open space preserve. In addition, a Water Availability Letter was received from the Ramona Municipal Water District indicating that adequate water supply would reasonably be expected within 5 years. The project was conditioned to require installation of all needed facilities to serve the project.

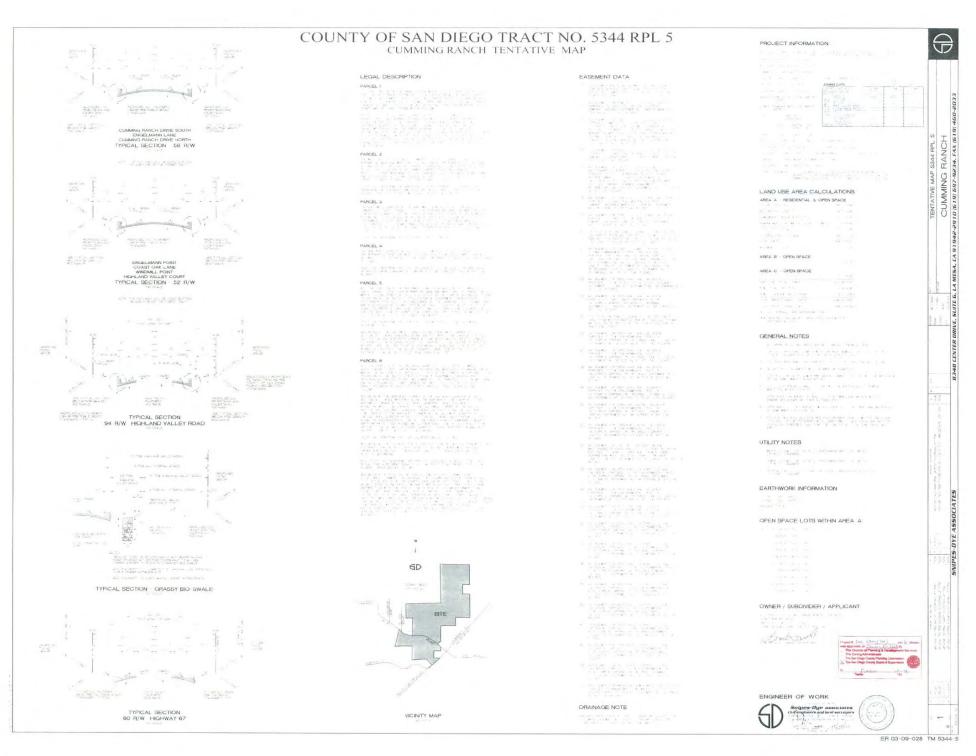
ATTACHMENTS:

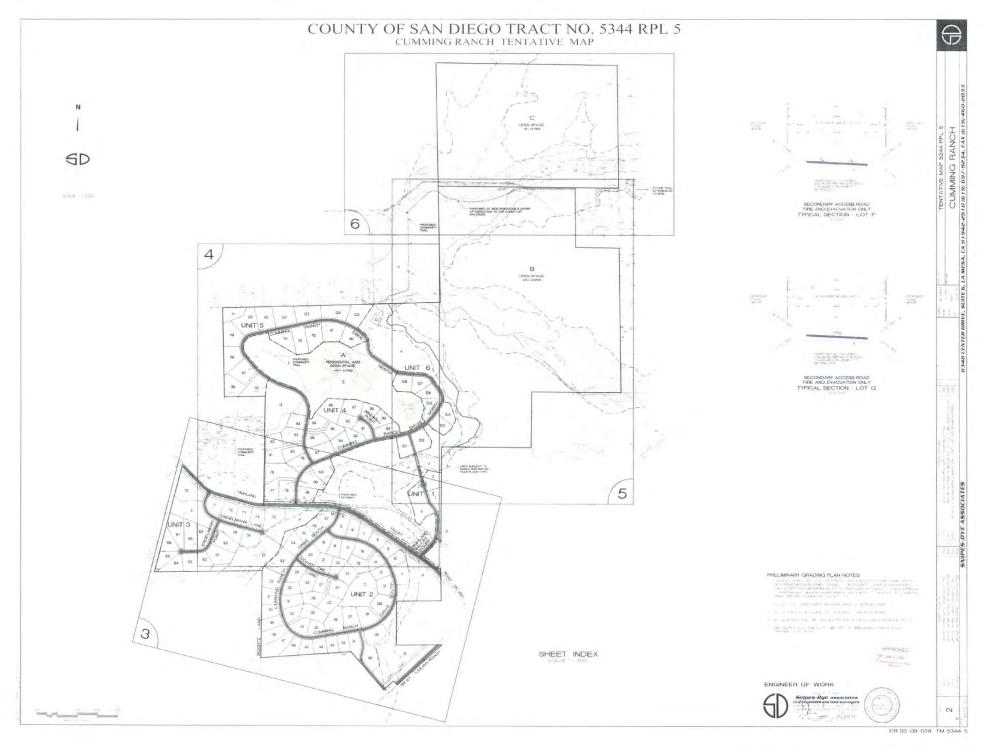
Attachment A – Planning Documentation

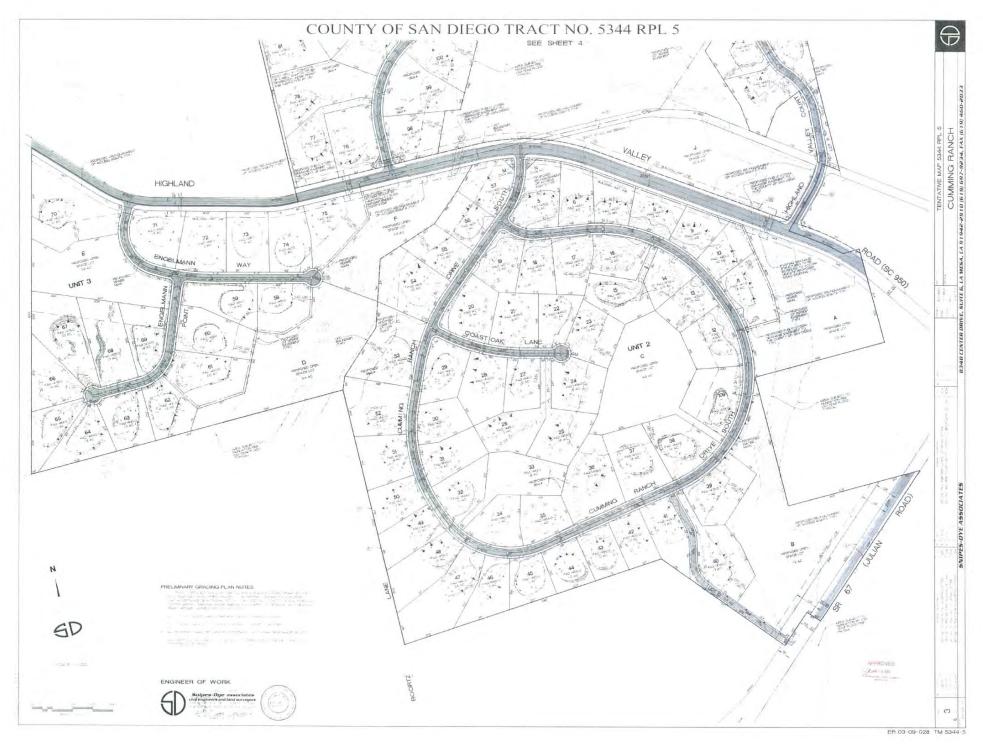
Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Time Extension for PDS2017-TM-5344TE

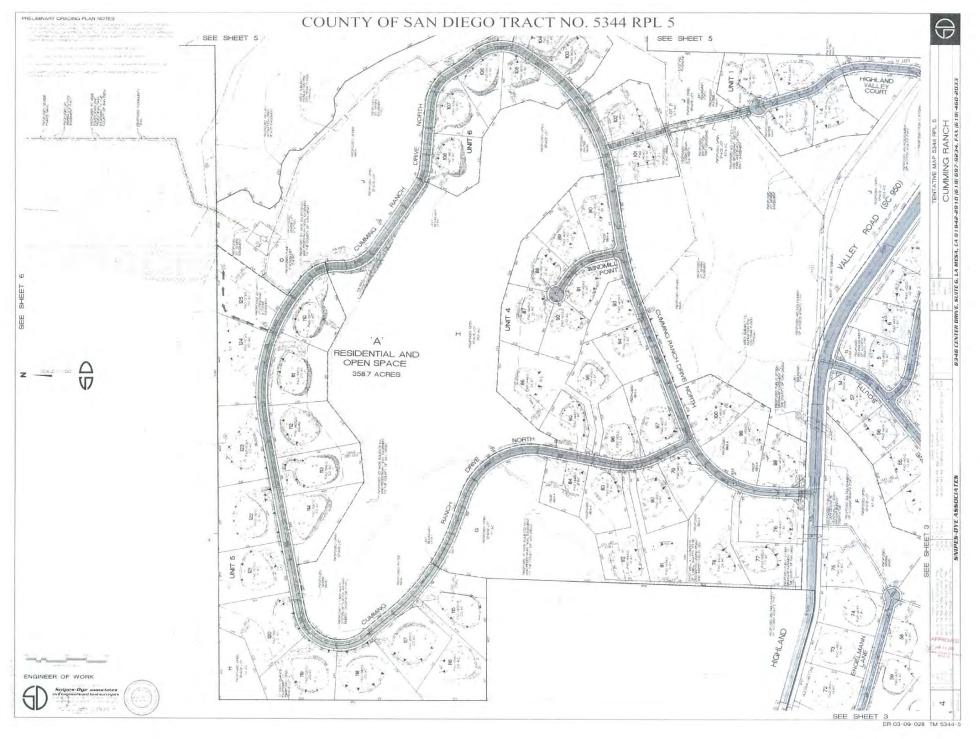
Attachment C - Environmental Documentation

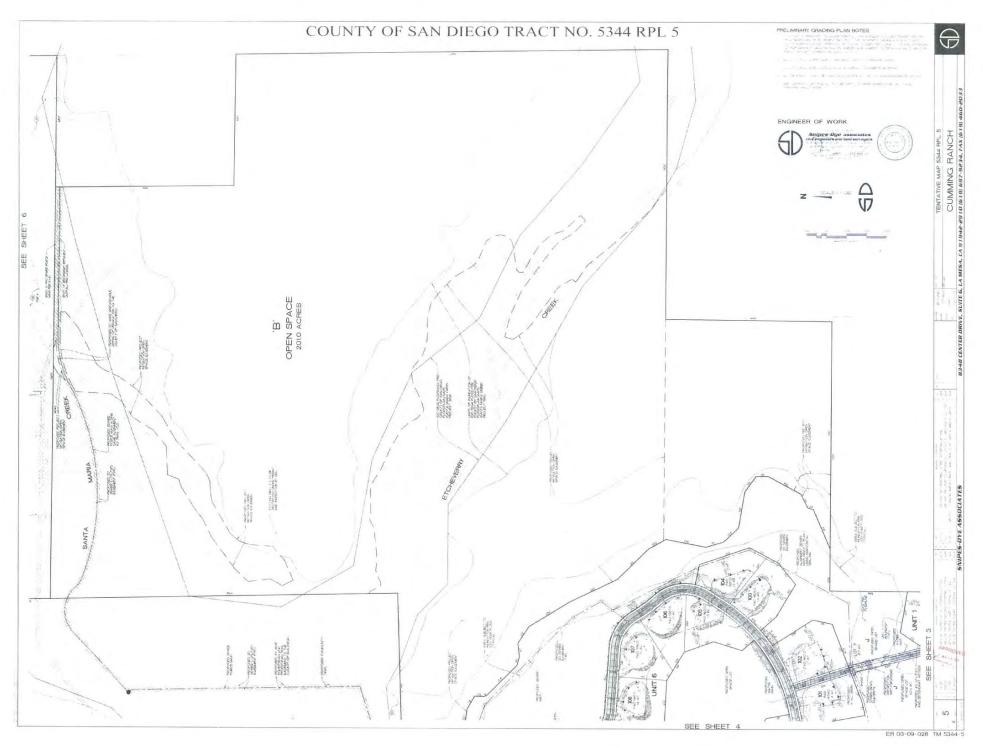
Attachment A – Planning Documentation

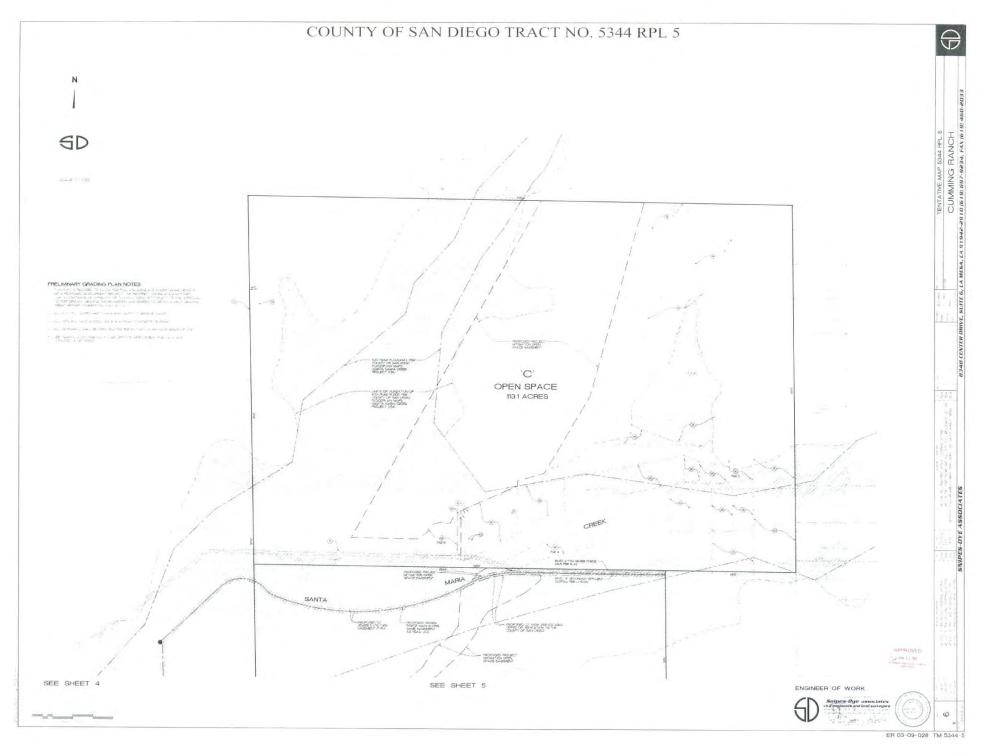












PRELIMINARY GRADING PLANS FOR: CUMMING RANCH

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS, 282-010-30 & 43, 283-011-06, 283-021-01 & 02, 283-022-02, 283-041-03 & 09, 283-051-01

TAK RATE AREA \$5010, 65024

REGIONAL PLAN DESIGNATION EDA

COMMUNITY PLAN AREA RAMONA

GENERAL PLAN DESIGNATION NO 21 - SPA - CUMMING SPA

EXISTING ZONING: (SEE BOX) PROPOSED ZONING: (SEE BOX)

WATER RAMONA MUNICIPAL WATER SEWER RAMONA MUNICIPAL WATER DISTRICT

FIRE DISTRICT RAMONA FIRE DEPARTMENT

SCHOOL DISTRICT RAMONA UNIFIED SCHOOL DISTRICT (K-12)

| NECONSTRUCTOR | NECONSTRUCTO STREET LIGHTING: COUNTY OF SAN DIEGO

ACCESS HIGHLAND VALLEY ROAD, COUNTY MAINTAINED FOAD

SITE ADDRESS. HIGHLAND VALLEY ROAD, RAMONA, CA 92065

ASSOCIATED PERMITS SPECIFIC PLAN AMENDMENT SP03-005, GPA 03-007

TOPOGRAPHY WESTERN AFRIAL SURVEYS.

SOLAR STATEMENT ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF TOO SOLARE FEET OF SOLAR ACCESS FOR EACH FUTURE OWELLING, COMMERCIAL, WINDUSTRIAL JUHFF ALLOWED ON THIS SUBDIVISION.

GENERAL NOTES

- 1 ALL AREAS NOTED ARE GROSS AND NET, LINLESS DIHERWISE NOTED
- 12 THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS FOR THE LOCATION OF STREET LIGHTS
- d THE DEVELOPER SHALL PAY PARK FEES IN LIEU OF PARK LAND DEDICATION
- 4 NO SPECIAL ASSESSMENTS WILL BE MADE OR REDUESTED
- 5 LOTS K. L. M. N. P. Q & R APE NON-BUILDABLE LOTS THAT WILL BE WAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- E LOT O IS A NON-BUILDABLE LOT THAT WILL BE MAINTAINED BY RAMONA MUNICIPAL WATER DISTRICT
- 7 OPEN SPACE FOR AREAS "B" AND "C" TO BE OWNED AND MAINTAINED BY RAMONA CRASSLANDS OR OTHER SUITABLE ENTITY
- B OPEN SPACE LOTS A THROUGH J WITHIN AREA "A" TO BE DWINED AND MAINTAINED BY HOMEDWARR'S ASSOCIATION
- 9 B. R. A. INDICATES BUILDING RESTRICTION AREA LOCATED WITHIN INDIVIDUAL LOTS ARE FOR THE PRESERVATION OF LANGUAGE. THESE AREAS ARE NOT FOR BIOLOGICAL PURPOSES. SUCH THAT THE LIMITED BUILDING ZONE SHALL NOT APPLY.

DRAINAGE NOTE

URA PAIGE AREAS GREATER THAN 1 D SQUARE MILES SHALL HAVE & FLOWAGE EASEMENT DEDICATED TO THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT ON THE FINAL MAP(S)

OWNER / SUBDIVIDER / APPLICANT

PHONE (619) 807-2483

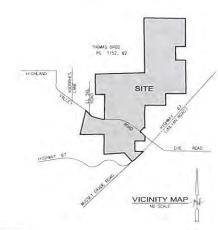
ENGINEER OF RECORD

RET CONSULTANTS INC. 2442 2ND AVE SAN DIEGO CA 92101 PHONE (519) 232-9200

SHEET INDEX

TITLE SHEET

CROSS SECTIONS
PRELIMINARY GRADING PLANS



LEGAL DESCRIPTION

EXIST RESURENTIAL OPEN SYAL 5-88 5-88 5-88 L 1 0.25 0.61 1 AC, C C A

ALL THAT FORTION OF THE RACKIO SANTA WARTA. IN THE EDUNY OF SAN DIEGO, STATE OF CALLTONIA, MCCOGOING TO THE EXTENSION OF THE WAITED STATES. STATE OF CALLTONIA, MCCOGOING TO THE TANNO ASSO ACCORDING TO MAR THE BY ON A STATE OF THE COUNTY ACCORDING TO MARKET ON A STATE OF THE COUNTY ARE OF SAN DIEGO. COMITY WAY 25 THOSE OF SECRET OF THE COUNTY RECORDES OF SAN DIEGO. COMITY WAY 25 THOSE OF SECRET OF THE COUNTY ACCORDED TO THE COUNTY WAY 25 THOSE OF SAN DIEGO.

SOUTH ON CO. TOW, ESCANDED AS TELLORS

BEGINNING AT THE SOUTHERS CONTROL OF SECTION 19, TOWNSHIP 15 SOUTH,

RAKE: I FEST DAI BERNINGHOUS DUC AND MERTION, THESE SOUTHERS

RAKE: I FEST DAI BERNINGHOUS DUC AND MERTION, THESE SOUTHERS DOWNSHIP

SOUTHERS DOWNSHIP OF THE SOUTHERS DOWNSHIP OF THE SOUTH HARD OF THE

THESE ESSENCY ALONG THE MORTH BOADONY OF THE SOUTH HARD OF THE

SOUTHERS PARKELLS WITH THE CAST BOADONY OF THE SOUTH HARD OF THE

SOUTHERS PARKELLS WITH THE ACT BOADONY OF THE SOUTH HARD OF THE

SOUTH HARD DE SAID SECTION 19 TO THE SOUTHERS LINE OF SAID SECTION,

THE SOUTHERS PARKELS WITH THE CAST BOADONY OF THE SOUTH HARD OF THE

FOR THE SOUTH HARD AND SAID SOUTHERS I. I. I. BOAD OF TELL TO THE YORK OF THE TOWN OF THE TOWN

PARCEL 2

THE MEST THAT OF DECLINA SO, TRANSPORT IS SOUTH, BASED, TALES, CAN, BERNARDING BERNARDING BERNARDING BERNARDING BERNARDING BERNARDING BERNARDING SOUTH OF SAN DICCO. STATE OF CALIFORNIA, ACCORDING TO THE EXTENSION OF THE UNITED STATES SOSTEL OF CONTRIBUTION OF THE STATES OF THE CONTRIBUTION OF THE CONTRIBU

EXCEPTING THEREFROM THE MORTH 400 OF FEET THEREOF, ALSO EXCEPTING THEREFROM THE MORTH-ERLY BBD FEET OF THE SOUTHERLY 3050 FEET OF THE EASTERLY 850 FEET OF SAID MEST HALF OF SAID SECTION 5

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 THE MORTHWEST QUARTER OF THE MORTHWEST QUARTER OF SECTION 29.

THOUGHIEF IS SOUTH, PRIME I FAST, SAN EXPRISIOND BEEK MIX MERICIAN, IN PROCEEDING, IN SECTION AND STATE OF CALL FRONTAL AND ALSO ACCORDING TO MAP THEFOR YOU BY THE CALL FROM THE CALL FROM

EXCEPTING THERETERN THE SOUTH 495 ON FEET THEREDS

PARCEL 4

THE MORTHAST DUARTER OF SECTION 30, TOMOSHIP 13 SOUTH RANGE LEAST, SAN BERNAPOING BASE AND MERICIAN, AND ALSO ACCORDING TO MAR THEREOF NO. 883, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEED COUNTY, MAY 25, 1900.

PARCEL 5: ALL HIS PROTICED TRANSPRING TO SECTION 50, TORRORD TO ALL HIS PROTICED TO SECTION 50, TORRORD TO SECTION 50, TORRORD TO SECTION 50, TORRORD TO SECTION 50, TORRORD TO SECTION 50, TO SECTION 50, TORRORD 50, TOR

EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE

BECHANIC AT THE SOUTHERST CORRER OF SUID HARMHEST COINCE OF SECTION 30. THE PROPERTY LIVEL THESE POST THAT SECTION AND THE SOUTHERS, LIVEL THESE POST THAT SECTION AND THE SOUTHERST LIVEL THE TOTAL THE SOUTHERSTERN CORRER OF LIVED MESSAGE BUT THE SECTION OF SECTION TO THE SECTION OF SECTION THE SECTION OF SECTION THAT SECTION ADDRESS THE SECTION OF SECTION THAT SECTIO

PARCEL 6

PRANCEL D:

ALL HIGH PORTION OF THE SOUTHEAST QUARTER IF SECTION 30. TORKINIF 13 SOUTH, RAWCE 1 EAST, SAN ERRANDING BUCK AND VERILDIAN, IN RANCE SWITZ AND SWITZ 1 EAST, SAN ERRANDING BUCK AND SWITZ SWITZ

REUNNING, AT THE NORTHEAST CORRECTOR THE SOUTHEAST QUARTER OF SAID SECTIONS SO, THE SOUTHEAST QUARTER OF SAID SECTIONS SO, THE SOUTHEAST CORRECTION TO THE SECTIONS CORRECTOR OF SOUTHEAST CORRECTOR CONTINUES OF SOUTHEAST CORRECTOR CORRECTO

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION WITH THE SOUTHEAST LINE OF SAID COUNTY ROAD TO JULIAN, THENCE MEST 660 FEET, THENCE ONTH 660 FEET, THENCE SOUTH 660 FEET TO POINT OF SEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED AUGUST 19, 1947 AS FILE NO. 86390 OF OFFICIAL RECORDS. DESCRIBED AS FOLLOWS.

RECOMMEND A FOLLOWS

PER INTERPRETATION AND THE CONTENT LIE OF STATE HIPPIMAN ROLD

PER INTERPRETATION AND THE CONTENT LIE OF STATE HIPPIMAN ROLD

PER INTERPRETATION AND THE CONTENT LIE OF THE CONTENT LI

PRELIMINARY GRADING PLAN NOTES

- THIS PLAN IS PROVIDED TO ALLOW FOR FIALL AND ADEQUATE DISCRETIONARY REVEW OF A PROPOSCO DEVELOPMENT PROJECT. THE PROPERTY OWNER ADMINISTRATED THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO FEFORM ANY CHARMAS SHOWN HEREON, AND ADRESS TO GOTTON A VALID GRADWIN PREMIT BEFOR COMMERCING SOUTH ACTIVITY.
- 2 ALL CUT / FILL SLOPES ARE 2.1 MAXIMUM, UNLESS DIHERWISE SHOWN
- 3 ALL LOTS WILL HAVE ACCESS WA A 16' ASPHALT CONCRETE DRIVEWAY
- 4. ALL DRIVEWAYS SHALL BE CONSTRUCTED PER DS-7 WITH A MAXIMUM GRADE OF 20%
- SEE TRAFFIC STUDY FOR ALL FUTURE OFF-SITE IMPROVEMENT FOR S.R. 67 AND HIGHLAND VALLEY ROAD.

UTILITY NOTES

- I MATER SYSTEM TO BE INSTALLED PER RAMONA MUNICIPAL MATER DISTRICT STANDARDS
- 2 SEMER SYSTEM TO BE INSTALLED PER RAMONA MUNICIPAL MATER DISTRICT STANDARDS
- 3 PROPOSED DRY UTILITIES SHALL BE PLACED UNDERGROUND ACCORDING TO COUNTY STANDARDS

EARTHWORK INFORMATION

BALANCED PROJECT

OPEN SPACE LOTS WITHIN AREA 'A'

- "A" 7 0 ACRES GROSS / NET
- "B" 7 9 ACRES CROSS / NET
- 10 6 4 ADRES GROSS / NET
- 'F 4 3 ACRES GROSS / HET
- 'G 7 7 ACRES GROSS / NET
- "H 1 4 ACRES CROSS / NET
- 1 39 8 ACRES GROSS / NET
- "J" 60 6 ACRES CROSS / NET

LAND USE AREA CALCULATIONS

AREA 'A' - RESIDENTIAL & OPEN SPACE 125 RESIDENTIAL LOTS 186 2 ACRES RESIDENTIAL STREETS 24 3 ACRES HOMEOWNER'S ASSOCIATION LOTS 2 1 ACRES RAMONA MUNICIPAL WATER DISTRICT PUMP LOT U 4 ACRES 10 OPEN SPACE LOTS ** 143 7 ACRES

AREA 'B' - OPEN SPACE

TOTAL AREA "A"

MINIMUM LOT SIZE

358 7 ACRES

1 0 ACRES

AREA 'C' - OPEN SPACE 113 1 ACRES SUB-TOTAL PROJECT AREA 672 B ACRES R/M - STATE ROUTE 67 2 9 ACRES R/A - HICH AND VALLEY ROAD 6 9 ACRES TOTAL PROJECT AREA - GROSS

- TOTAL PROJECT AREA NET . ALL ACREAGES ARE APPROXIMATIONS
- . * DDES NOT INCLUDE ANY DPEN SPACE AREA MITHIN RESIDENTIAL LOTS

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENDINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARK OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARD.

JONATHAN RAAB RYDEEN - RCE 64811 EXP 5/30/19

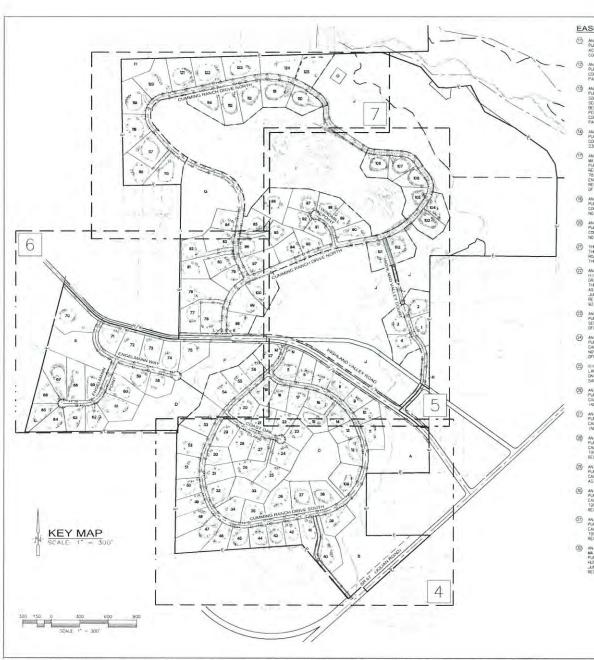


Engineering-Environm Land Surveying Second Avenue Sego, CA 92(0) 232-9200 (619)232-921 2 Secor Diego. 9)232-9 Civil 2442 San D



DATE: 05.21. NTS NTS ORAWN CHECK CUMMING RANCH RAMONA, CA TM 5344-5 SHEET TITLE

SHEET



EASEMENT DATA

- (1) AN EASEMENT AND RIGHT OF MAY FOR PUBLIC ROAD PURPOSES OWER AND ACROSS ROAD SURVEY NO 381 ACCORDING TO MAP ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, TO SAN DIECO GAS AND ELECTRIC COMPANY, RECORDED OCTOBER 22, 1945 IN BOOK 1970, PAGE 86 OF OFFICIAL RECORDS.
- AM EXEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IMPEDIATELY ADALECTED TO THE PURPOSES, IMPEDIATELY ADALECTED TO THE PURPOSES, IMPEDIATELY ADALECTED (MARTIE BY SOUTHERN LINE OF THE SOUTHERN FOR SOUTHERN FOR SOUTHERN SOUTHERN FOR SOUTHERN ADALECTED AND THE SOUTHERN ADALECTED AND THE SOUTHERN RECORDED MARTIN 24. 1947 IN BOOK 2357. PARC 144 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED APRIL 1, 1959 IN BOOK 7580, PAGE 225 OF OFFICIAL RECORDS
- (T) AN EXSENT FOR THE USE, CONSTRUCTION, MINTENANCE OF BROOS, UTILITIES AND INCIDENTAL PURPOSE, TO HE C OHNER AND RATHER CHARRE. TO HORSE OF OTHER RECORDS AND THE DOCUMENT DITTIED THANKED EXSENTED AND THE DOCUMENT DITTIED THANKED EXPRESSED AND RECORDS OF OTHER AND EXPRESSED AND RESERVED.
- (B) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, TO SAN DIECO GAS AND ELECTRIC COMPANY, RECORDED WARCH 27, 1979 AS INSTRUMENT NO. 79-124240 DF OFFICIAL RECORDS
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, TO SAN DIEGO GAS AND ELECTRIC COMPANY, RECORDED JUNE 16, 1981 AS INSTRUMENT NO. 81-187833 OF OFFICIAL RECORDS
- THE RICHIS OF THE PUBLIC IN AND TO THAT PORTION OF THE HERE IN DESCRIBED PROPERTY LYING MITHIN JULIAN ROAD AS DISCLOSED BY WAP ON FILE IN THE OFFICE OF THE COUNTY ASSESSOR OF SAN DIEDO COUNTY.
- AN EASEMENT FOR PUBLIC HIDMAY, EXCAVATION AND HIDMAY EMBANGED IS DRIVED WHITE PROCESS. TO DRIVED WITH PROCESS. TO PUBLIC HIDMAY EMBOURS TO PUBLIC HIDMAY EMBOURS TO PUBLIC HIDMAY TO PUBLIC HIDMAY TO PUBLIC HIDMAY AND PUBLIC HIDMA
- (I) AN EASEMENT FOR DREN SPACE AND INCIDENTAL PRIRPOSES, TO THE COUNTY OF SAN DIEDD, RECORDED SEPTEMENT 15, 1992 AS INSTRUMENT NO. 92-0584446 OF DEFICIAL RECORDS.
- AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PLARPOSES, TO ANS COMOV PARTNERSHIPS, A DAL FROMIN ECONOCIO MOYEMER 22, 1993 AS INSTRUMENT NO. 93-0783417 OF OFFI CIA. RECORDS.
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING BITHIN BOORTS LANE AS DISCLOSED BY MAP DN FILE IN THE OFFICE OF THE COUNTY ASSESSOR OF SAN DIEGO COUNTY.
- AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDED JAME 7, 1995 AS INSTRUMENT NO 95-0231706 OF OFFICIAL RECORDS
- (2) AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALLFORNIA CORPORATION, RECORDED JUNE 7, 1995 INSTRUMENT NO 95-0237192 of OFFICIAL RECORDS
- AN EASEMENT FOR DPEN SPACE AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 16, 1995 AS INSTRUMENT NO. 95-0413714 OF OFFICIAL RECORDS.
- AN EASEMENT FOR DPEN SPACE AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDED OCTOBER 9, 1995 AS INSTRUMENT NO. 95-0452172 OF OFFICIAL RECORDS
- AN EASEMENT FOR CONSERVATION AND INCIDENTAL PURPLESS. TO THE ENVIRONMENTAL TRUST. A CALIFORNIA CORPORATION, RECORDED JANUARY 19, 1996 AS INSTRUMENT NO 96-0026897 OF OFFICIAL
- (3) AN EASEMENT FOR CONSERVATION AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDED FERMANY 3, 1997 AS INSTRUMENT NO 97-0045119 OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR THE USE, CONSTRUCTION AND MAINTENANCE OF ROADS AND UTILITIES AND INCIDENTAL PURPOSES, TO DEAR A HARDY AND HAND K HARDY, HASBAND AND WHIE, AS JOINT TENNIS, RECOVERY, 1997 AS INSTRUMENT NO 97-0250222 OF OFFICIAL

- (II) AN EASEMENT FOR OPEN SPACE IN PERPETUITY AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST A CALIFORNIA CORPORATION, RECORDED SEPTEMBER 10, 1998 AS INSTRUMENT NO 98-0573599 OF OFFICIA RECORDS
- (A) AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDED JUNE 14, 2000 AS INSTRUMENT NO 00-0312286 OF OFFICIAL RECORDS
- AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST. A CALIFORNIA CORPORATION, RECORDED JUNE 15, 2000 AS INSTRUMENT NO 00-0315211 OF OFFICIAL RECORDS
- (%) AN EASEMENT FOR OPEN SPACE IN PERPETUITY AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALL-PORNIA CORPORATION, RECORDED FEBRUARY 15, 2001 AS INSTRUMENT NO 01-0087293 OF OFFICIAL RECORDS.
- (3) AN EASEMENT FOR OPEN SPACE IN PERPETULITY AND INCIDENTAL PRUPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORTATION, RECORDED FEBRUARY 15, 2001 AS INSTRUMENT NO 01-0087294 OF OFFICIAL RECORDS.
- (38) AN EASEMENT FOR OPEN SPACE IN PERFETUITY AND INCIDENTAL PURPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDED FEBRUARY 15, 2001 AS INSTRUMENT NO. 01-0087295 OF OFFICIAL RECORDS.
- (B) AN EASEMENT FOR OPEN SPACE IN PERPETUITY AND INCIDENTAL PRUPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDED APRIL 30, 2001 AS INSTRUMENT NO. 01-0265279 OF OFFICIAL RECORDS.
- (III) AN EASEMENT FOR OPEN SPACE IN PERPETUITY AND INCIDENTAL PRIPROSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA CORPORATION, RECORDS MAY 14, 2001 AS INSTRUMENT NO 01-0301998 OF OFFICIAL RECORDS.
- (I) AN EASEMENT FOR DEN SPACE IN PERPETUITY AND INCIDENTAL PRIPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA COMPORATION, RECORDED NOVEMBER 1, 2001 AS INSTRUMENT NO. 01-0798032 OF OFFICIAL RECORDS
- AN EASEMENT FOR OPEN SPACE IN PERPETUITY AND
 INCIDENTAL PREPOSES, TO THE ENVIRONMENTAL TRUST,
 A CAL FORNIA COMPROTION, RECORDED DECEMBER
 10, 2002 AS INSTRUMENT NO UZ-1118200 OF OFFICIAL
 RECORDS.
- (4) AN EASEMENT FOR OPEN SPACE IN PERPETUITY AND INCIDENTAL PROPOSES, TO THE ENVIRONMENTAL TRUST, A CALIFORNIA COMPACTATION, RECORDED DECEMBER 10, 2002 AS INSTRUMENT NO 02-1118201 OF OFFICIAL RECORDS.
- (X) AN EASEMENT FOR WATER AND SEWER MAINS AND INCIDENTAL PURPOSES TO RAMONA MANICIPAL WATER DISTRICT, RECORDED APRIL 8, 1974 AS INSTRUMENT NO 74-088328 OF GETICIAL RECORDS.

REVISIONS		
DESCRIPTION	DATE	DATE APP'D
	1	

Engineering Land ? Seco. 31ego. Civil 2442 Son [619]



DRAY GMB CHEC

NOTES CUMMING RANCH RAMONA, CA TM 5344-5

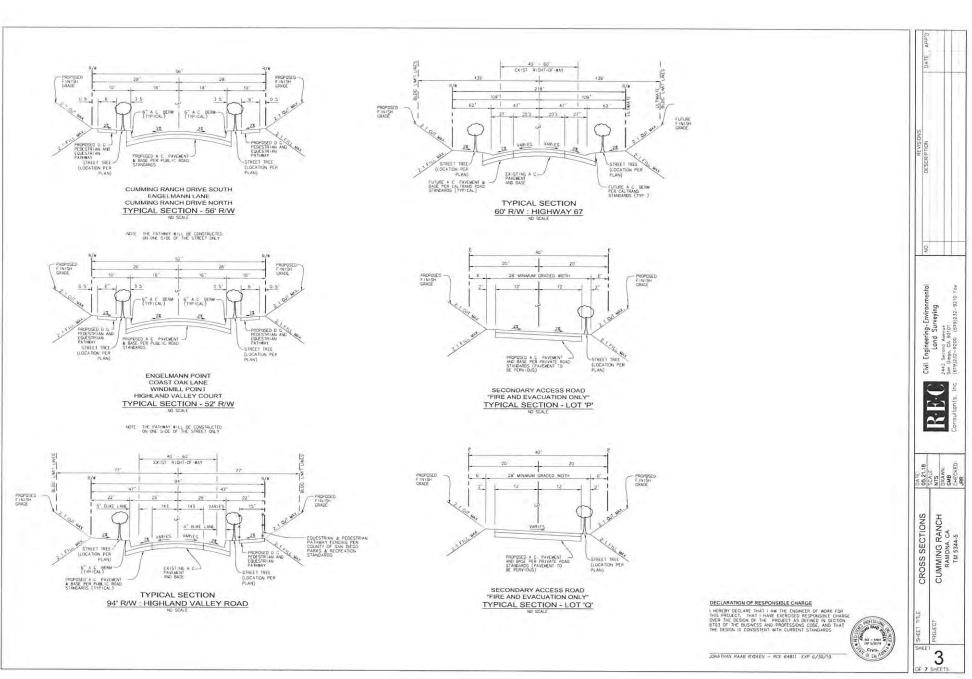
MAP & EASEMENT KEY

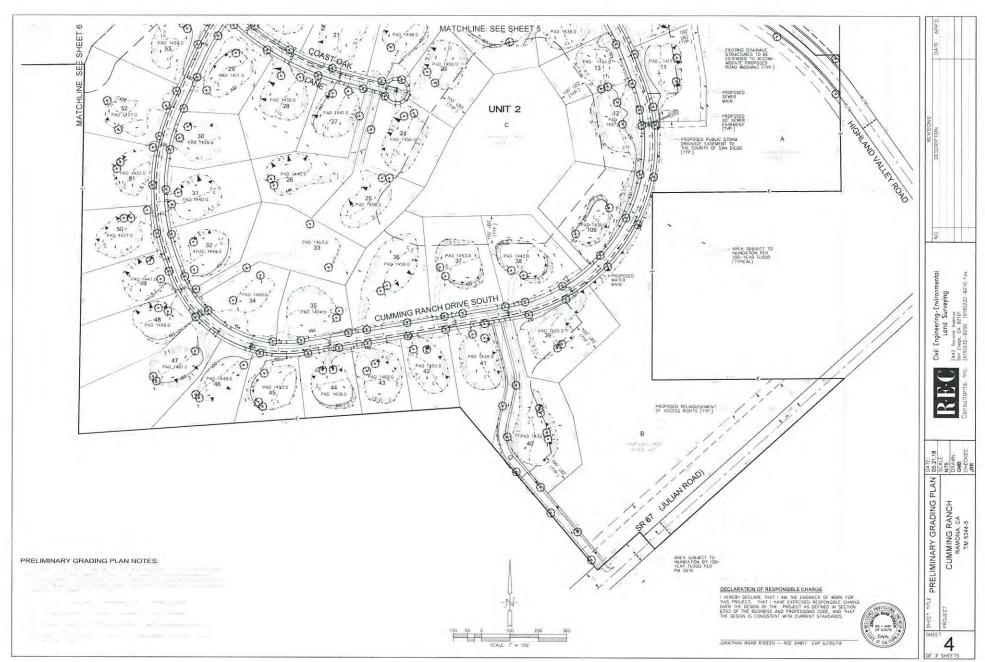
2

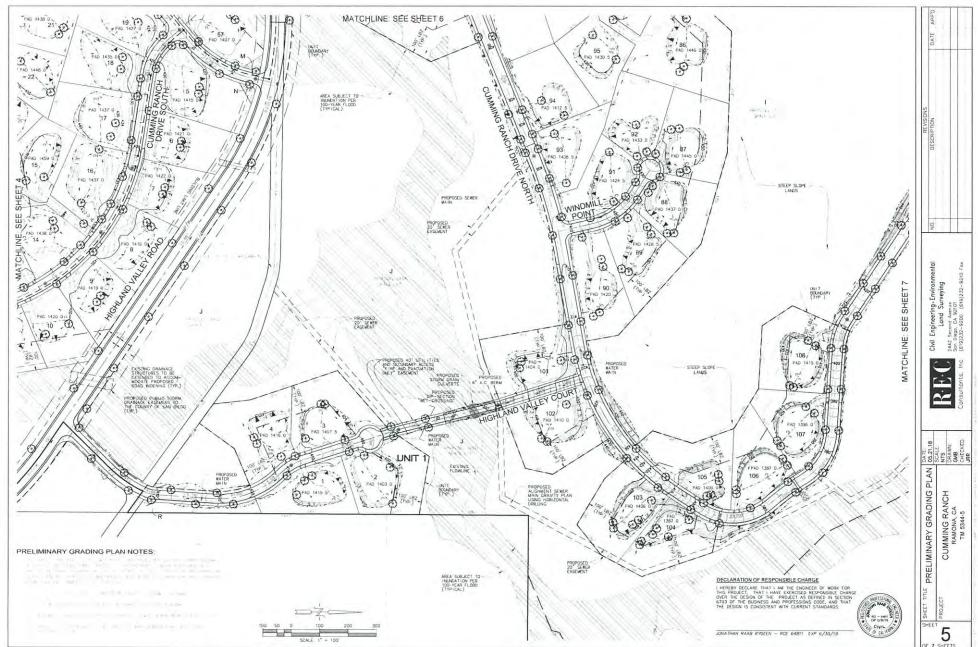
JONATHAN RAAB RYDEEN - RCE 64811 EXP 6/30/19

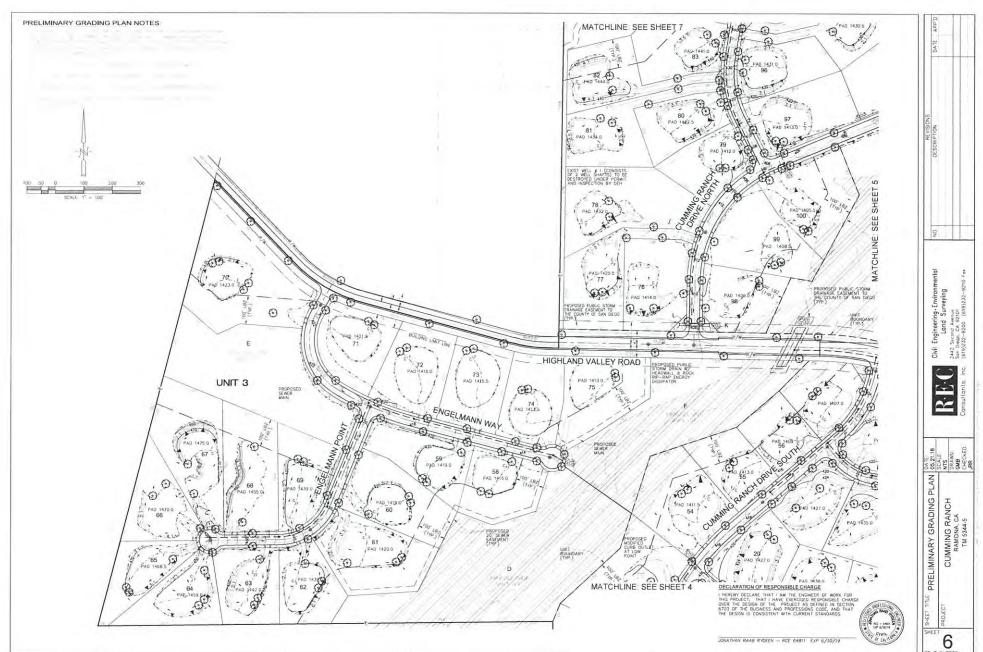
DECLARATION OF RESPONSIBLE CHARGE

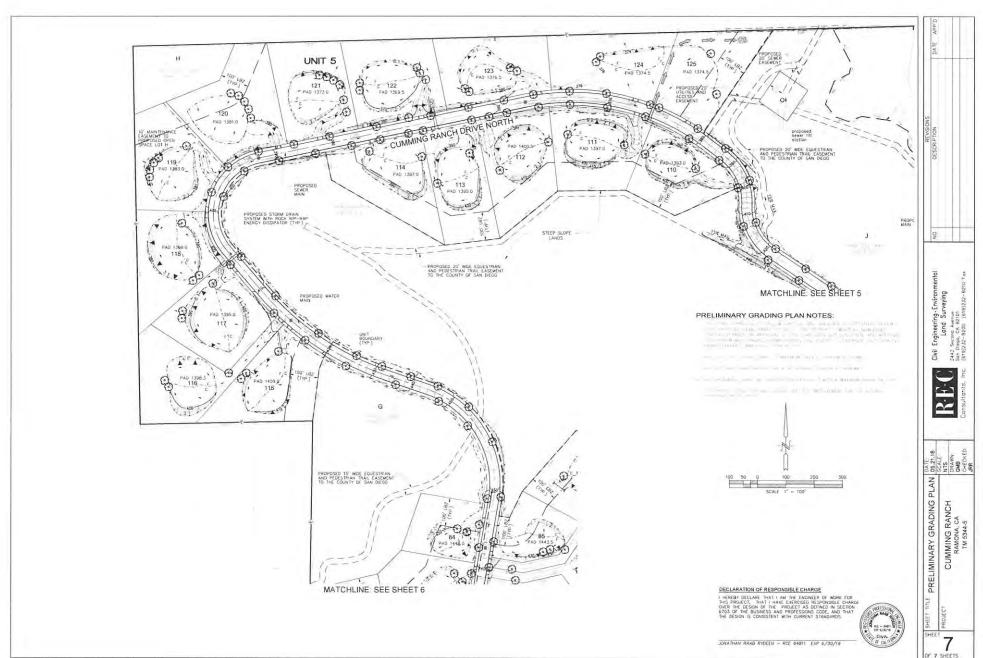
I HEREBY DECLARE THAT I AM THE ENGNEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHART OVER THE DESIGN OF THE PROJECT AS DETIMED IN SECTION 8703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTED WITH CURRENT STANDARD.

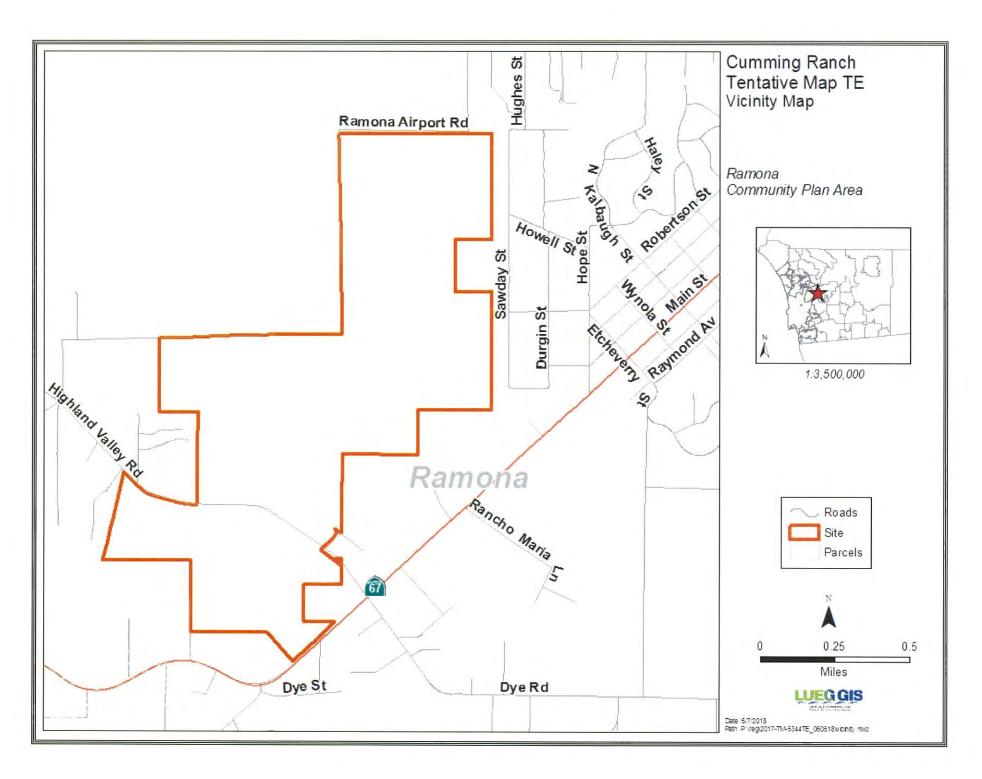


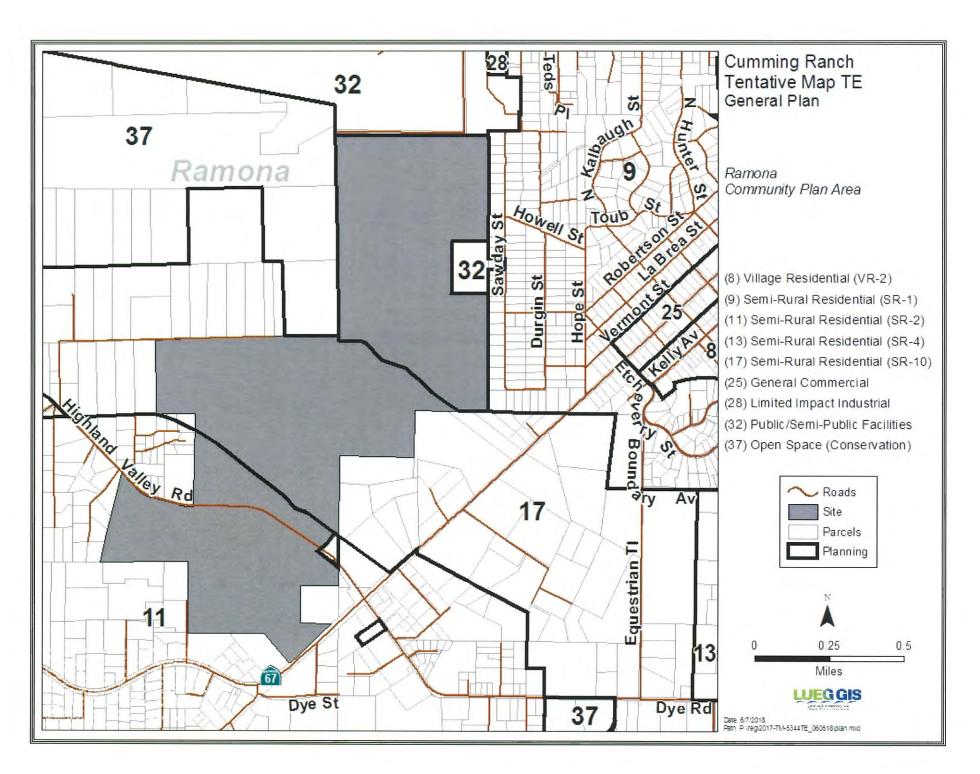


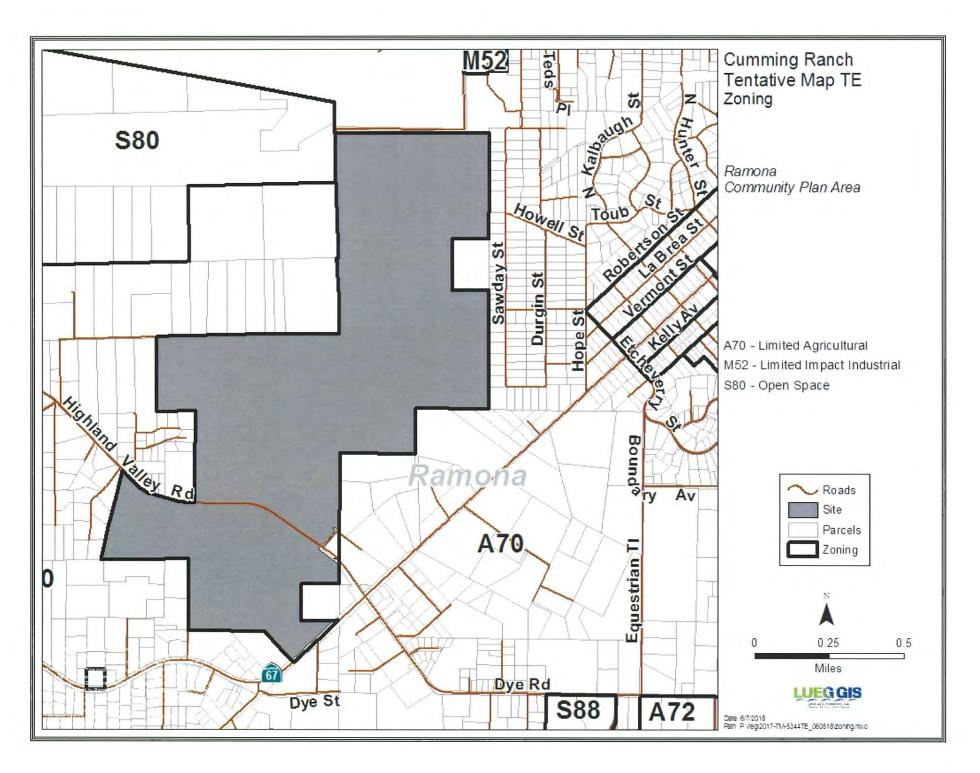


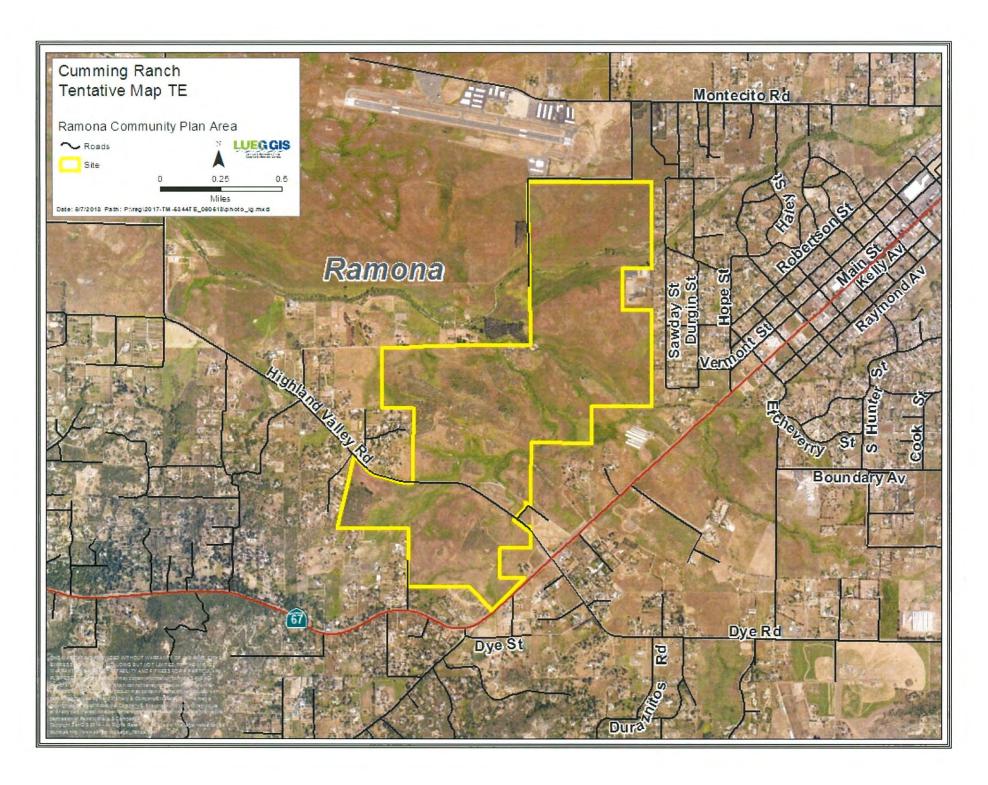


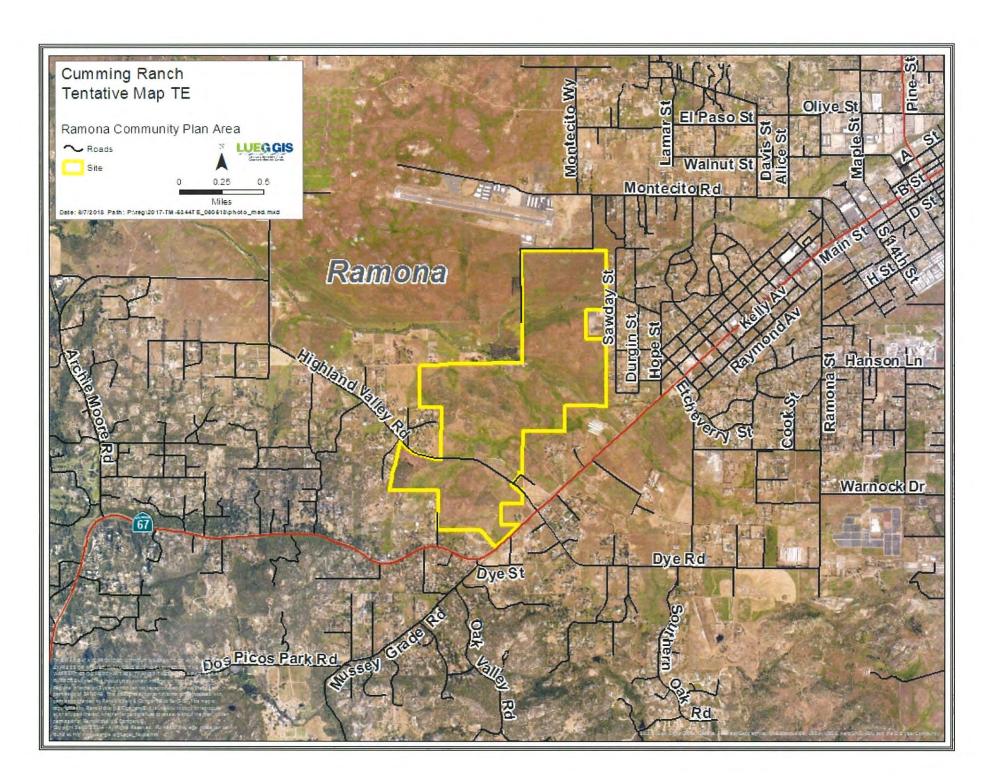


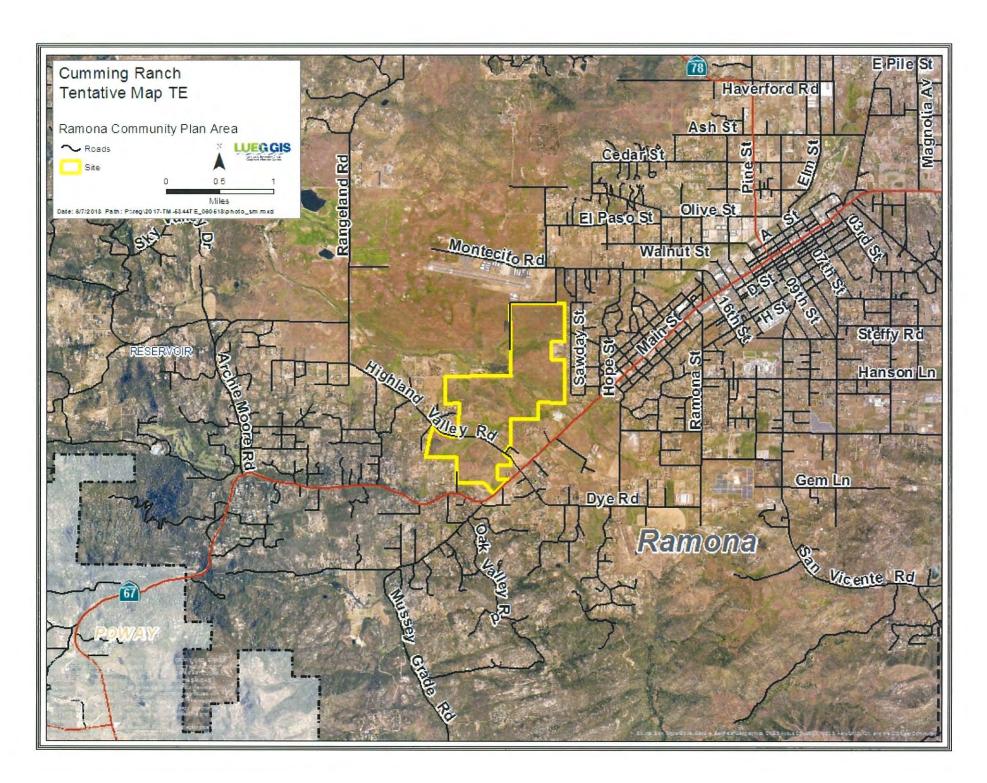












MINUTES OF A MEETING OF THE RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held February 1, 2018, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance: Torry Brean Jim C

dance: Torry Brean Jim Cooper Scotty Ensign
Chris Holloway Frank Lucio Casey Lynch

Kristi Mansolf Robin Joy Maxson Elio Noyas

Dan Scherer Richard Tomlinson

Members Absent: Donna Myers, David Ross, Paul Stykel and Dan Summers

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 1-4-17

MOTION: TO APPROVE THE MINUTES OF THE MEETING OF 1-4-18 AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that she received an email from the Vegetation Manager of County DPW informing us of several proposed tree removals in Ramona. There are 2 dead eucalyptus trees at 1510 Lilac Street to be removed, 1 dead eucalyptus tree at 1170 Ramona Street, and 2 trees at 1021 D Street that are causing damage to the property owner water lines. Additionally there are trees at 716 8th Street 421 9th Street and 718 D Street that are causing damage to sidewalks and need to be removed in order for the proper sidewalk repairs. They plan to remove the dead eucalyptus trees and the trees at 1021 D Street as soon as possible, and will remove the other trees when sidewalk repairs are planned.

It was requested this item be put on the next RCPG agenda for discussion.

The Chair announced that he and Marcelo Peinado left messages for each other regarding obtaining the Caltrans response to the RCPG letter for the median barrier request on Highway 67 between Cloudy Moon Drive and Rockhouse Road. Mr. Peinado said Caltrans went over all the documentation, got 3 years accident reports from the CHP on the corner (between Cloudy Moon Drive and Rockhouse Road), and he will be giving us a formal response in the near future.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on posted agenda.

Speaker: Ken Brennecke, Ramona Resident

Mr. Brennecke said he has taken every plan for the proposed Ramona Street Extension and compared it with the County's building requirements. He believes Mr. Cooper has also done this, but feels other RCPG members that have not done this do not have a grounded opinion, based in fact, of this project. When the newly released County Road Building Standards came out in March of 2010, he realized that all possible plants for the road would violate the building standards in major ways and would make the project unsafe by design. He has brought this up to the RCPG several times. The RCPG's solution in 2010 and 2011 was to approve the project and let the DPW design and build the road. All plans have failed to date, and we are waiting for the fifth plan, which has been pushed back to 2022. He would like the RCPG members to understand why this roadway isn't already an accomplished fact and what the difficulties are, and that it will never get built in a safe manner even though DPW says it is feasible.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO MOVE ITEM 7-D TO BEFORE 7-A.

Upon motion made by Frank Lucio and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

ITEM 7: ACTION ITEMS:

7-D: (East Subcommittee Item) AD 17-030, Electric Service for Existing Well, 27541 Highway 78, Parcel is 20.14 Acres (Taken out of Order)

Mr. Gaarder presented the project. He had an electrical service to an existing well prior to the 2007 Witch Creek fire, and his property burned in 2007. He lost his house and the electrical service burned up in the 2007 fires. He missed the opportunity to rebuild the electrical service during the rebuilding phase after the fire. He has been rebuilding and cleaning up the property. Right now there is a straight line cleared of brush from where the electric will be to the existing well. The County will issue him an administrative permit for putting in his well, and said he can also put in a greenhouse.

Mr. Lucio said the East Subcommittee approved the project.

MOTION: TO APPROVE AS PRESENTED.

Upon motion made by Frank Lucio and seconded by Jim Cooper, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-A: (Parks and Transportation/Trails Subcommittee Item) Review of 13th Street Bridge Project at 30 percent Design Completion Update from County Staff and Discussion. (Michael Khoury and James Bolz, County of San Diego)(To be on the 3-1-18, RCPG Agenda)

County representatives were unable to attend the meeting, but plan to come to the next group of meetings prior to the March 1, 2018, RCPG meeting.

Mr. Lynch said he did not think they needed to come to the Parks Subcommittee meeting – just to Transportation/Trails and the full RCPG.

MOTION: TO TABLE UNTIL NEXT MONTH.

Upon motion made by Jim Cooper and seconded by Chris Holloway, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-B: (Transportation/Trails Subcommittee Item) Review the status of the proposed emergency evacuation route for Ramona across the grasslands area (Presentation by Jim Piva)

Mr. Cooper said Mr. Piva is not ready to come and present on this topic.

MOTION: TO TABLE.

Upon motion made by Jim Cooper and seconded by Robin Maxson, the motion **passed 11-0-0-0-4**, with Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

7-C: (West Subcommittee Item) TM 5344 TE Cummings Ranch Time Extension. PROJECT DESCRIPTION: Cummings Ranch is a residential subdivision that includes 125 single-family residential lots and a 457-acre biological open space preserve on 683 acres in Ramona. The residential lot sizes would range from 1 acre to 3.1 acres in size. The biological open space preserve would include approximately 67% of the project site and would contribute to the overall biological function of the Ramona Grasslands Preserve, which is located northwest of the project site. The site is subject to the Semi-Rural and Rural Regional Categories and General Plan Land Use Designations of Semi-Rural 2 (1du/2 acres), Semi-Rural 10 (1du/10 acres) and Rural 40 (1du/40 acres). Zoning for the entire site is Specific Planning Area (S-88). The project would take access off of Highland Valley Road.

Mr. Brown said he and Bruce Tabb took over the project following the passing of Gene Driscoll. The project is 125 homes on 683 acres with 67 percent of the property to remain in open space. Homes will not be clustered, and lot sizes range from 1 to 3.1 acres. The map will expire in the near future, and they are asking for an extension for 6 years, which is the maximum allowed. There are 3 phases to the project: 1) the application process; 2) the tentative map process, and 3) the final map process. Six years will give them time to adequately complete the project. The 4 interior access roads of the project will be 2 lane, with trails on either side of the road. The Cumming Ranch project will be paying into the Highland Valley/Dye/Highway 67 intersection improvement.

Ms. Krol and Ms. Ipema are residents who live near the project, and attended the West Subcommittee meeting. Ms. Krol has been a resident of this area for many years, but had never received a notice about the project before. Ms. Ipema recently bought her property, and had been unaware a large, approved project was next to her property. Both had many questions about the project in general that were answered by project consultant, Chris Brown

Ms. Krol said she has concerns with the curve by El Sol Road – there will be an access road to the project in the vicinity of El Sol Road, and she feels the site distance may not be adequate between El Sol Road and the new road (Engelmann Drive). Ms. Krol also has concerns about the potential for fire impacts from the 2 knolls that will be left in open space and close to her property. She has had a hard time getting fire insurance in the past, and wondered if the new residents would have the same problem because of the knolls? There is a tree near the property that has a nest of red-tail hawks in it. She hopes they won't be disturbed by the development.

Mr. Brown had said at the West Subcommittee meeting, the County does traffic studies to determine site distance, and there are standards that must be met. Regarding fire issues, the local fire department has to sign off on new development, and so they review development plans and make recommendations. An environmental document was completed for the project, and biology, traffic and fire issues were all studied and included in the document. Mr. Brown said the project is not on the table for approval, as the project is already an approved project. The time extension is what is to be considered.

Ms. Mansolf followed up with the County planner after the West Subcommittee meeting, and presented the following notes:

- 1) For fire issues, the properties by the open space will have a 100 foot limited building zone, where no building can take place. Fire mitigation measures, such as cutting, clearing and mowing will need to be followed within the limited building zone.
- 2) Location of pads for houses has been determined and is shown on the map.
- 3) Traffic studies have been done that guide locations of access roads into the project and traffic controls, such as stop signs. For traffic issues, all standards have been adhered to with no exceptions

Speaker: Lorraine Krol, Ramona Resident

Ms. Krol went to the West Subcommittee meeting and voiced her concerns about the road with fires. She talked about how there was such a traffic nightmare during the fires of 2007, and this project will add to that congestion. She still has concerns over the 2 large knolls that will be left undeveloped, for fire safety reasons. She never received a notice about the project being proposed.

Mr. Brown said that there is a specific procedure regarding notification of property owners when a project is proposed. People within 300 feet of the project are notified. A title insurance company helps to come up with the list, which the County checks, and the County pays for the mailing. The complaints should have been brought up in 2013 when the project was being considered for approval. There will be more fire protection with the project.

Speaker: Judy Ipema, Ramona Resident

Ms. Ipema was never notified about the project even though she bought her property after the project was approved. She is very close to the project. She feels the many boulders on the project property will have to be blasted to build the development.

Ms. Maxson said she is against the project, and after talking to several Ramona residents about the project, she feels many people do not want the project in Ramona.

Mr. Brown said the blasting of boulders is discussed in the project EIR.

Mr. Brean said the project is a controversial one. There were neighbors to the project at the time it was being reviewed by the RCPG. He liked the project at first, but didn't like the houses.

Ms. Mansolf said she did not support the project in 2013 when it was being considered for approval.

Mr. Cooper said that the item is a time extension, which is an administrative matter. It is an information exchange to us, reminding us that the project is still viable.

MOTION: TO APPROVE THE TIME EXTENSION OF 6 YEARS, AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Scotty Ensign, the motion **failed 7-4-0-0-4**, with Torry Brean, Kristi Mansolf, Robin Maxson and Elio Noyas voting no, and Donna Myers, David Ross, Paul Stykel and Dan Summers absent.

- 7-D: (East Subcommittee Item) AD 17-030, Electric Service for Existing Well, 27541 Highway 78, Parcel is 20.14 Acres (Taken out of Order before Item 7-A)
- 7-E: (CUDA Subcommittee Item) STP 97-023M2, Minor/Administrative Deviation, Commercial Tenant Improvement. Going from Sears Retail to NCHS Medical Facility. The Medical Facility is offering services of Internal Medicine and Dentistry and Contains Exam Rooms, Restrooms, Waiting Area, and Work and Lounge Areas for Staff. Site Improvement Providing New Trash Enclosure, Demolishing existing Trash Enclosure and Loading Deck, upgrading Ramp and accessible Parking Stalls and adding Parking Stalls new total 45 Stalls; existing parking 37 Stalls

Rula Mekhael presented the project. The proposed project is going into an existing building that formerly was a Sears. Now the building will have North County Health Services (NCHS) in the building.

The trash enclosure will be moved. The parking lot will be redone and restriped. There were 2 entries to the project, but now there will only be one. The building will be painted blue.

A gentleman representing NCHS was present. He said it will be an improvement having NCHS right in the town. The facility will have more capacity. Landscape will be refreshed. At this time, there will be no improvements to Vermont Street.

Mr. Lynch asked where the trash enclosure will be moved to?

After seeing on a map where the trash enclosure would be relocated to, it was determined that there were no existing residents near when the trash enclosure would be moved.

An RCPG Design Review Board representative said the Design Review Board would like to see the project again.

The representative from NCHS said he was concerned that going back to the Design Review Board would delay the project. Signs had already been approved.

From: To: stayl99@aol.com Steven, Heather TM5344TE

Subject: Date:

Sunday, December 31, 2017 9:42:37 AM

I am not in support of this proposed development for many reasons, among them would be the added traffic issues when maybe a couple hundred cars are added to the already troublesome morning and afternoon commutes in and out of town, and to the weekend congestion around Main Street. Also of concern is the effect it would have on the Grasslands area, specifically the natural wildlife, vernal pools and natural waterways in that area. Additionally, water supplies, both underground and municipal, are already in short supply.

Thank you Steve Taylor Proposed project neighbor 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 5344



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

www.sdcounty.ca.gov/pds PHONE (858) 694-2962 FAX (858) 694-2555

July 10, 2018

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5344TE

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-5344TE. 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:

LISA GORDON, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

July 20, 2018

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5344TE

FINAL NOTICE OF ACTION OF THE PLANNING COMMISSION APPROVING A TIME EXTENSION FOR PDS2017-TM-5344TE

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 January 30, 2016 <u>January 30, 2024</u> at 4:00 p.m.

APPROVAL OF MAP: THE FOLLOWING <u>SPECIFIC CONDITIONS</u> 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. 5344 dated January 30, 2013 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 <u>San Diego Regional Water Quality Control Board (RWQCB)</u> and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control <u>Ordinance No. 10410</u> 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 <u>Section 87.201 of the County Code</u>.

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 <u>County TIF Ordinance number 77.201 – 77.223</u>. 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:

Ms. Hedy Levine, REC Consultants, Inc., 2442 Second Avenue, San Diego, CA 92101 Bruce Tabb, 805 Properties, 10620 Treena Street, Suite 120, San Diego, CA 92131

email cc:

Benjamin Mills, Planning Manager, Project Planning, PDS Kenneth Brazell, Project Manager, Land Development, PDS

Attachment C – Environmental Documentation



MARK WARDLAW

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

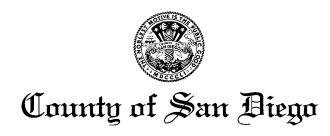
AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR CUMMING RANCH PROJECT (SP 03-005, TM-5344), ER 03-09-028 FOR PURPOSES OF CONSIDERATION OF CUMMING RANCH TM TIME EXTENSION, PDS2017-TM-5344TE, PDS2017-ER- 03-09-028A

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: <u>CUMMING RANCH TENTATIVE MAP TIME EXTENSION</u>
- 2. To the Project Number(s) add: PDS2017-TM-5344TE; PDS2017-ER-03-09-028A
- 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 10, 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 10, 2018.
 - B. An Ordinance Compliance Checklist.
 - C. <u>A Priority Development Project Stormwater Quality Management Plan (SWQMP)</u> prepared by Excel Engineering, dated June, 2018.



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

July 10, 2018

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

FOR PURPOSES OF CONSIDERATION OF Cumming Ranch Tentative Map Time Extension PDS2017-TM-5344TE

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:

An EIR for the Cumming Ranch Specific Plan (SP 03-005) and Major Subdivision (TM 5344) was certified by the County Board of Supervisors (BOS) on January 30, 2013, as Environmental Review Number 03-09-028. The certified EIR found that the project, as proposed, would have significant but mitigable impacts to Biological Resources, Cultural Resources, Noise, Aesthetic and Visual Quality, Climate Change, and Public Services and Recreation. It also found that the project would have unresolved impacts to Transportation and Circulation.

- 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

Cumming	Ranch
PDS2017-	-TM-5344TE

- 2 -

July 10, 2018

3.	Project applicant's name ar	nd address:			
	805 Properties 10520 Treena Street, Suite San Diego, CA 92131	120			
4.	Summary of the activities a	uthorized by present	permit/en	titlement application(s):	
	No changes are proposed be time to satisfy conditions are			sion is requested to allow sufficie	nt
5.	5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?				ny
		YES	NO ⊠		
	If yes, describe <u>ALL</u> differe	nces.			
6.	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.				IN ew ial
_	NONE] Aesthetics	☐ Agriculture and F	orest	☐ Air Quality	
] Biological Resources	☐ Cultural Resourc	es	☐ Geology & Soils	
] Greenhouse Gas Emissions] Land Use & Planning] Population & Housing	☐ Hazards & Haz M☐ Mineral Resource☐ Public Services		☐ Hydrology & WaterQuality☐ Noise☐ Recreation	
	Transportation/Traffic	Utilities & Service Systems	Э	☐ Mandatory Findings of Significance	

DETERMINATION:

Signa	·	July 10, 2018 Date
	a SUBSEQUENT ND is required. Substantial changes are proposed in the in the circumstances under which the proposed in the major revisions to the previous ND or Elfenvironmental effects or a substantial identified significant effects. Or, the	eed to by the project applicant. Therefore, e project or there are substantial changes project will be undertaken that will require a due to the involvement of significant new increase in the severity of previously ere is "new information of substantial CEQA Guidelines Section 15162(a)(3).
	major revisions to the previous ND do environmental effects or a substantial identified significant effects. Or, the importance," as that term is used in However all new significant environments severity of previously identified significant	project will be undertaken that will require use to the involvement of significant new large in the severity of previously sere is "new information of substantial CEQA Guidelines Section 15162(a)(3), and a effects or a substantial increase in the effects are clearly avoidable through the
	require major revisions to the previous significant new environmental effects of previously identified significant effects, substantial importance" as that term 15162(a)(3). Therefore, because the prowith, and pursuant to, a Specific Plan with the project is exempt pursuant to CEQA Substantial changes are proposed in the	e project or there are substantial changes
	changes in the circumstances under who require major revisions to the previous significant new environmental effects of previously identified significant effects substantial importance" as that term 15162(a)(3). Therefore, the previously adequate upon completion of an ADDEN No substantial changes are proposed in	ich the project will be undertaken that will is EIR or ND due to the involvement of a substantial increase in the severity of Also, there is no "new information of is used in CEQA Guidelines Section adopted ND or previously certified EIR is NDUM. The project and there are no substantial
\boxtimes	No substantial changes are proposed in	•

-4-

July 10, 2018

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.
- 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.

- 5 -

July 10, 2018

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

<u>I. AESTHETICS</u> – 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	NO
	\boxtimes

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 Cumming Ranch 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 Cumming Ranch TM 5344 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))?



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 Cumming Ranch 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.

- 6 -

July 10, 2018

All conditions of approval for the Cumming Ranch TM 5344 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 NO □ ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 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 NO ⊠

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 Cumming Ranch EIR. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Biological Resources.

-7-

July 10, 2018

All conditions of approval for the Cumming Ranch TM 5344 will remain in effect for the proposed Time Extension.

<u>V. CULTURAL RESOURCES</u> -- 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 NO ⊠

The project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources. There are no 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. All Conditions of Approval for data recovery, artifact curation, temporary fencing, and archaeological monitoring contained in the Tentative Map 5344 will remain in effect.

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 NO □

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 Cumming Ranch 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 Cumming Ranch TM 5344 will remain in effect for the proposed Time Extension.

<u>VII.</u> 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

-8-

July 10, 2018

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

NO

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 Cumming Ranch 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 Cumming Ranch TM 5344 will remain in effect for the proposed Time Extension.

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

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 Cumming Ranch 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 Cumming Ranch TM 5344 will remain in effect for the proposed Time Extension.

- 9 -

July 10, 2018

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 aguifer 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 100year 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 NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 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 NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 will remain in effect for the proposed Time Extension.

- 10 -

July 10, 2018

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 NO □

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 Cumming Ranch 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 Cumming Ranch TM 5344 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 NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 will remain in effect for the proposed Time Extension.

- 11 -

July 10, 2018

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

NO

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 Cumming Ranch 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 Cumming Ranch TM 5344 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

NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 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?

Cumming	Ranch
PDS2017-	-TM-5344TE

- 12 -

July 10, 2018

YES NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 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 NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 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

NO

- 13 -

July 10, 2018

Since the prior EIR was certified, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. However, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

All conditions of approval for the Cumming Ranch TM 5344 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 NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 will remain in effect for the proposed Time Extension.

<u>XIX. MANDATORY FINDINGS OF SIGNIFICANCE</u>: 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

- 14 -

July 10, 2018

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 NO ⊠

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 Cumming Ranch 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 Cumming Ranch TM 5344 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

Cumming Ranch Environmental Impact Report. On file at the County of San Diego – Department of Planning and Land Use.

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 CUMMING RANCH TENTATIVE MAP TIME EXTENSION PDS2017-TM-5344TE

July 10, 2018

			,	
			— Does the proposed project conform rdinance findings?	to the
	YES ⊠	NO	NOT APPLICABLE/EXEMPT	
Discussion:				
with the Tentative	e Map (TM-5	344). The Ti	ctober 24, 2012, was completed and cir me Extension is in compliance as an H upon prior to grading or clearing of the	HLP will
			et conform to the Multiple Species ation Ordinance?	
	YES	NO	NOT APPLICABLE/EXEMPT	
Discussion:				
located outside	of the bour ormance with	ndaries of the n the Multip	rovements related to the proposed proj le Multiple Species Conservation Pr le Species Conservation Program a red.	ogram.
III. GROUNDWA the San Diego Co			s the project comply with the requireme ance?	ents of
	YES	NO	NOT APPLICABLE/EXEMPT ⊠	
Discussion:				
The project will o	htain its wat	er supply froi	m the Ramona Municinal Water Distric	t which

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

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

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES	NO	NOT APPLICABLE/EXEMPT □
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES	NO	NOT APPLICABLE/EXEMPT ☑
The Steep Slope section (Section 86.604(e))?	YES	NO	NOT APPLICABLE/EXEMPT ☑
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES	NO	NOT APPLICABLE/EXEMPT ☑
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES	NO	NOT APPLICABLE/EXEMPT ☑
Per Section 86.603(a) of the Resource Protection Tentative Maps are exempt from the requirement		•	RPO), time extensions for
V. STORMWATER ORDINANCE (WPO) - Does San Diego Watershed Protection, Stormwater Ma Ordinance (WPO)?			
YES NO N ⊠ □	IOT APP	LICAE]	BLE

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 June, 2018), 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.

PDS2017-TM-5344TE

- 3 -

July 10, 2018

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

YES	NO	NOT APPLICABLE
\boxtimes		

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.