The County of San Diego

Zoning Administrator Hearing Report

Date:	May 26, 2016	**Case/File No.:**	Hagerty Tentative Parcel Map; PDS2008-3200-21144 PDS2008-3910-08-012-015
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	CEQA Guidelines §15183
Time:	8:30 a.m.	**Location:**	1065 East Fallbrook Street
Agenda Item:	#1	**General Plan:**	Village Residential (VR-7.3)
Appeal Status:	Appealable to the Planning Commission	**Zoning:**	Single Family Residential (RS)
Applicant/Owner:	Mark Thompson/Jack Hagerty	**Community:**	Fallbrook
Environmental:	CEQA §15183 Exemption	**APNs:**	105-800-63

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed Tentative Parcel Map pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The Zoning Administrator should determine if required findings can be made, and if so, recommend that the Director of Planning & Development Services (PDS) adopt the environmental findings included in Attachment B, which includes a finding that the project is exempt from further environmental review pursuant to §15183 of the CEQA Guidelines.

2. Key Requirements for Requested Actions

a. The project is consistent with the development density established by existing zoning, community plan, and general plan policies for which the GPU EIR was certified.

b. There are no project specific effects which are peculiar to the project or its site.

c. There are no project specific impacts which the GPU EIR failed to analyze as significant effects.

d. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

B. BACKGROUND

CEQA Guidelines §15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan, or general plan policies for which an EIR was certified. §15183 specifies that the examination of environmental effects shall be limited to those effects that:

(1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,

(2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or

(3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

CEQA Guidelines §15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

CEQA Guidelines §15183(e)(2) further requires the lead agency to make a finding at a public hearing when significant impacts are identified that could be mitigated by undertaking mitigation measures previously identified in the EIR on the planning and zoning action.

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption form Additional Environmental Review and 15183 Checklist dated April 22, 2016, the project qualifies for an exemption from further environmental review.

The approval or denial of the proposed Tentative Parcel Map would be a subsequent and separate decision made by the Director of PDS.

C. DEVELOPMENT PROPOSAL

1. Project Description

The project is a minor subdivision of a 2.69-acre property into four new parcels and one remainder parcel. The project site is located at 1065 East Fallbrook Street in the Fallbrook Community Planning Area within unincorporated San Diego County. The site is developed with an existing single-family residence, which would be retained on the remainder parcel once the property has been subdivided. Access to the site would be provided by a private road connecting to McDonald Road, which borders the site on the east. The Fallbrook Public Utilities District would provide water and sewer services. In addition, fire and emergency services would be provided the North County Fire Protection District. The site is within the Fallbrook Union Elementary and High School Districts. Earthwork will consist of approximately 250 cubic yards of excavation and 1,200 cubic yards of fill, requiring approximately 950 cubic yards of soil import.

The project site is subject to the Village General Plan Regional Category, Land Use Designation Village Residential (VR-7.3). The VR-7.3 Land Use Designation has a density of 7.3 units per acre. Zoning for all proposed parcels on the site is Single-Family Residential (RS). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

2. Project Analysis

a. Biological Resources - Biological resources on the project site were evaluated in a Biological Resources Report prepared by Vincent N. Scheidt, dated March 20, 2015. The site contains urban/developed and disturbed habitat, non-native vegetation, southern willow scrub, eucalyptus woodland, and disturbed wetlands. Both southern willow scrub and disturbed wetland are considered sensitive habitat types in San Diego County, as defined in the Resource Protection Ordinance (RPO) and County of San Diego Guidelines for Determining Significance for Biological Resources. Red-shouldered hawk (Buteo lineatus) was the only locally-sensitive wildlife species observed on site, which is identified as a Group 1 species on the San Diego County Sensitive Bird List. This species is not included in the U.S. Fish and Wildlife Service's list of Birds of Conservation Concern for the Southern California Bird Conservation Region (USFWS 2002). Surrounding land uses would preclude the occurrence of any highly sensitive plant or wildlife species, and no state or federally listed rare, threatened, or endangered plant or wildlife species are anticipated to be present onsite. However, removal of existing vegetation onsite and development of the proposed project could result in potential direct impacts on nesting raptors or migratory songbirds associated with the displacement of suitable nesting habitat.

A small patch of southern willow scrub is found near the northwestern property corner in association with a large drainage onsite that flows across the site from north to south, generally following the western property boundary. This habitat-type is indicated by a dense thicket of Arroyo Willow (Salix lasiolepis) and Lance-leaf Willow (Salix lasiandra), the canopy of which extends out to the edge of East Fallbrook Street. The disturbed wetland vegetation is located in two places on the project site. The first is in association with a small drainage on the southeast corner off the property that parallels McDonald Road. This habitat type is located within the bead of the drainage and is indicated by Watercress (Rorippa nasturtium aquaticum), California Dock (Rumex salicifolius), and Orchard Grass (Paspalum dilatatum), and Sedge (Cyperus aquaiticum). The second occurrence of disturbed wetland is in association with the

larger drainage, which is mostly unvegetated due to a solid, heavy canopy of non-native trees. The disturbed wetland onsite is of moderate to low biological resource value due to its small size and limited species diversity. The drainages both meet the state and federal jurisdictional criteria, and are identified as California Department of Fish and Wildlife (CDFW) wetlands, waters of the State, and waters of the U.S. In addition, portions of the drainages may also qualify as federally jurisdictional wetlands as defined by Section 404 of the Clean Water Act. The project would result in impacts to approximately 0.03 acre of the disturbed wetland onsite through direct removal, filling, hydrological interruption, diversion and/or obstruction by the proposed development.

The project site lacks unique features or other resources that would enhance its local or regional biological significance due to its location (completely surrounded by development), small size, and developed/non-native nature. The site is not part of a regional linkage/corridor nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Existing residential development effectively precludes movement to, from, or through the project site. No significant raptor habitat is present onsite, although locally-common raptors, including red-shouldered hawk, red-tailed hawk, and possibly others, may occasionally forage onsite.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of project-specific mitigation measures. The GPU EIR identified these mitigation measures as Bio-1.6 and Bio-1.7. Direct and indirect impacts to disturbed wetland will be mitigated at a 3:1 ratio through onsite creation and/or restoration/enhancement of 0.09 acre of wetland, which would result in a net gain of wetland habitat. As considered by the GPU EIR, project impacts to federally protected wetlands will be mitigated through ordinance compliance and through implementation of project-specific mitigation measures. The GPU EIR identified these mitigation measures as Bio-1.1, Bio-1.5 through Bio-1.7, and Bio-2.2 through Bio-2.4.To reduce potential impacts to nesting birds, migratory birds, and/or raptors, the project will be conditioned to avoid site brushing, grading, and/or removal of vegetation within 300 feet of any potential bird nesting location during the bird breeding season (January 1 through August 31), pursuant to the Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game code.

b. Noise - The County of San Diego General Plan, Noise Element addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project site is exposed to noise levels in excess of CNEL 60 dBA, modifications must be made to the project to reduce noise levels. Based on the noise report prepared by Investigative Science and Engineering, Inc. dated March 7, 2015, traffic noise affecting existing and proposed residences on the site are an aggregation of surface street traffic along East Fallbrook Street and McDonald Road. Noise levels from future traffic traveling on East Fallbrook Street and McDonald Road were evaluated and determined that future traffic noise levels would be as high as 68.2 dBA CNEL on the ground level elevation of Lot 1 and 67.7 dBA CNEL on the ground level elevation of Lot 2. As a result, proposed mitigation consisting of a seven foot high permanent noise wall is required. This would ensure

proposed noise sensitive land uses on site are below the CNEL 60 dBA. Additionally, a noise protection easement would be dedicated to Parcels 1 and 2 to ensure General Plan Noise Element conformance. Therefore, with noise mitigation incorporated, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

c. Cultural Resources – The project was surveyed for potential cultural resources, and no cultural or archaeological materials or historic resources were identified. However, in order to mitigate potential impacts to undiscovered buried archaeological resources, the project has been conditioned to include an archaeological monitoring program.

d. Hydrology and Water Quality – As outlined in the Stormwater Management Plan (SWMP) dated April 2015 and prepared by Lyle Engineer, Inc., the project would comply with all requirements of the Water Protection, Stormwater Management, and Discharge Control Ordinance (WPO). The SWMP is a living document to be updated to reflect any changes during the project parcel map review and construction throughout the life of the project in perpetuity. Due to these factors, it has been found that the entire project including construction activities, road improvements, and grading would not result in significantly increased erosion or sedimentation potential and would not alter drainage patterns of the site from point of entry or point of exist. While there are some to be deferred to final engineering, including updating the reports to meet the current Stormwater Quality Managmeent Plans (SWQMP), the current documents are acceptable for CEQA purposes. Therefore, the project complies with the applciable Stormwater and Water Quality Ordinances and requirements.

D. PUBLIC INPUT

Notice of the proposed subdivision was initiated on October 23, 2008. The project was also on Public Disclosure from April 25, 2016 through May 25, 2016. One comment from the general public was received during the disclosure period.

Merri Lopez-Keifer of the San Luis Rey Band of Mission Indians (Tribe) submitted a comment letter, which noted that Tribe agrees with the proposed cultural resources mitigation measures, but requested that two additional mitigation measures specific to Native American tribal cultural resources be adopted. Due to the fact that the project has already included archaeological monitoring conditions that identify all steps to be implemented should cultural resources or human remains be identified, including the treatment of those resources or remains. Therefore, no changes were made to the CEQA documentation as a result of the comments.

See Attachment C for comment letter and staff responses.

E. RECOMMENDATIONS

Staff recommends that the Zoning Administrator:

a. Adopt the environmental findings included in Attachment B, which includes a finding that the project is exempt from further environmental review pursuant to §15183 of CEQA.

Report Prepared By:	***Report Approved By:***
Michelle Chan, Project Manager	Mark Wardlaw, Director
858-495-5428	858-694-2962
michelle.chan@sdcounty.ca.gov	mark.wardlaw@sdcounty.ca.gov

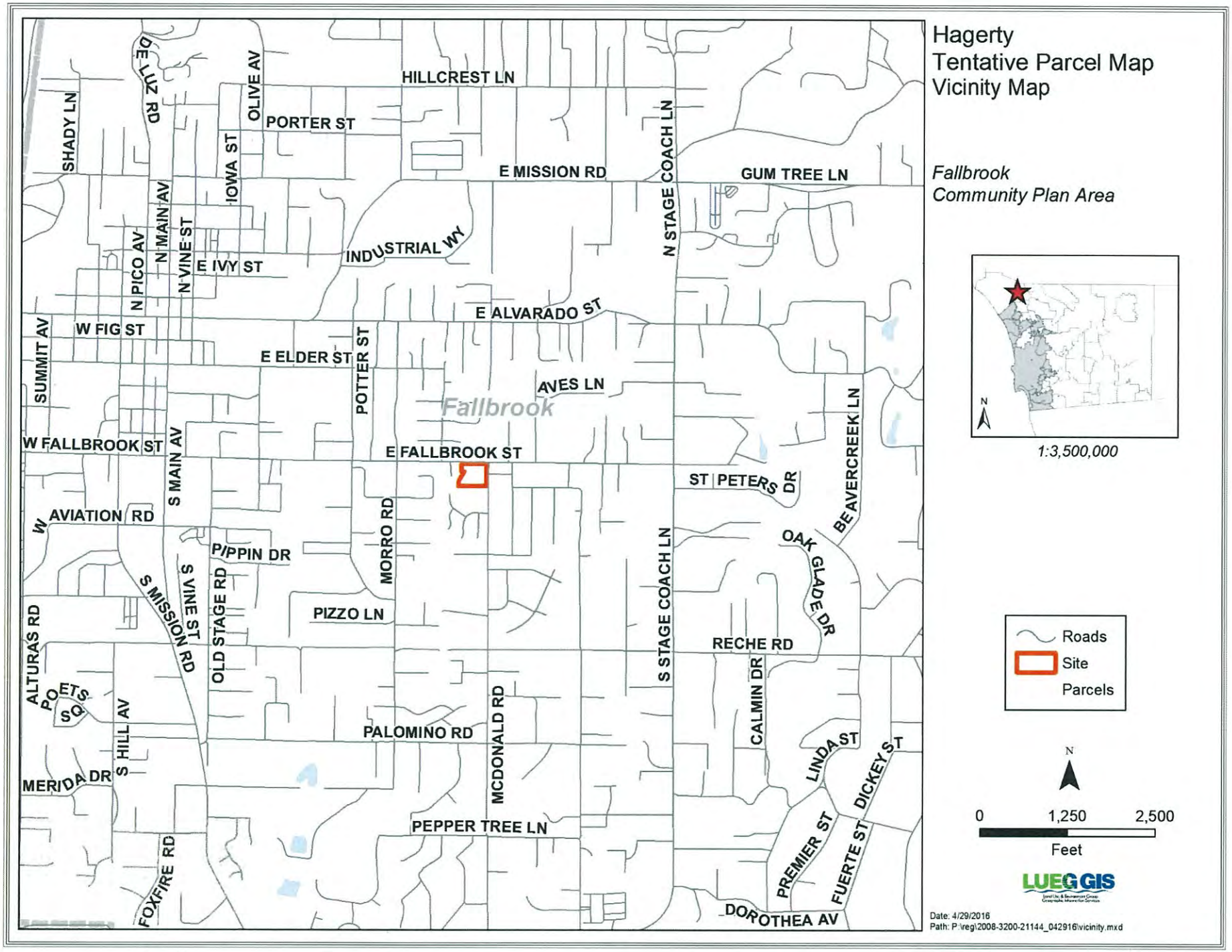
AUTHORIZED REPRESENTATIVE: _____

MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Environmental Documentation
Attachment C – Public Comments
Attachment D – Tentative Parcel Map, Grading Plan, Landscape Plan and Elevations

Attachment A – Planning Documentation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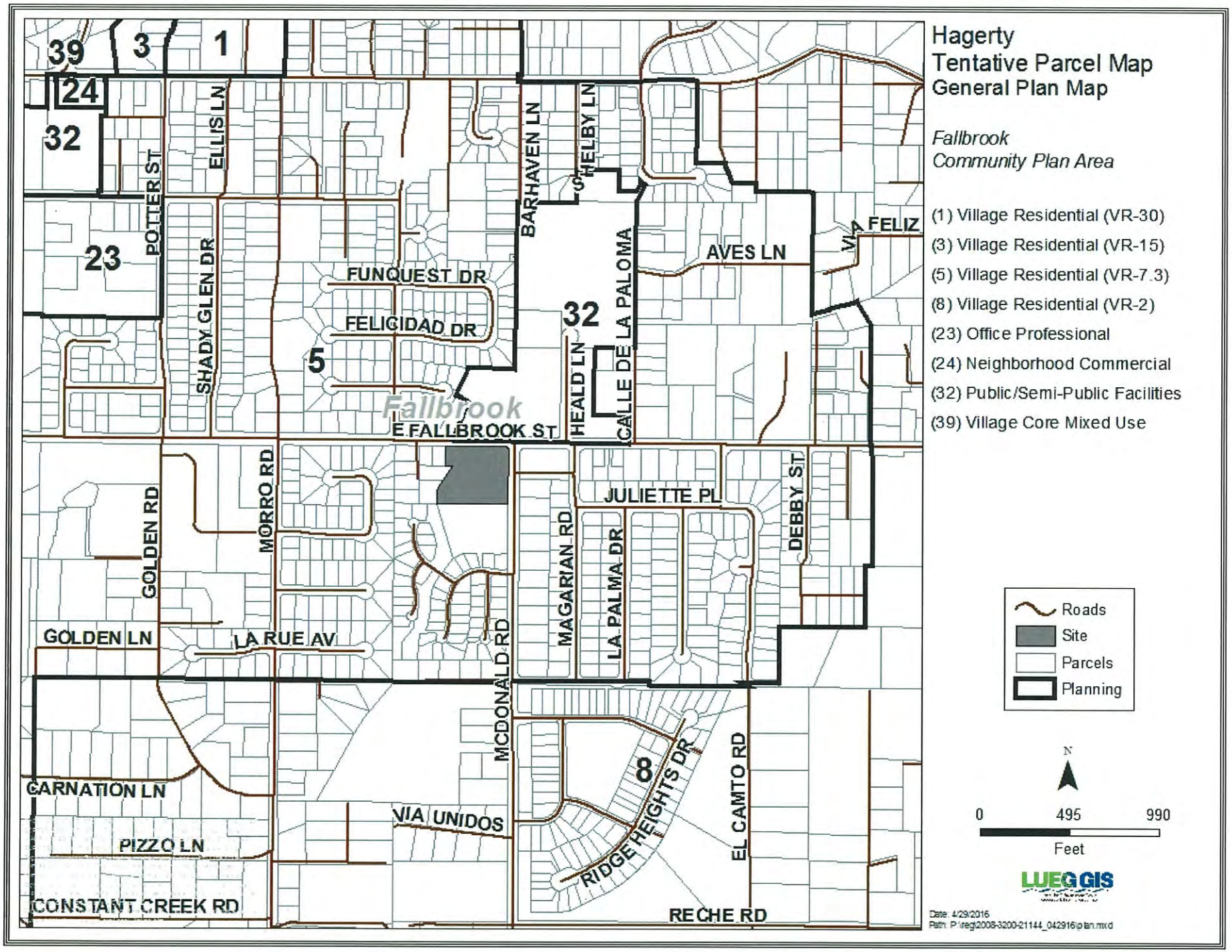
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Tentative Parcel Map
General Plan Map
Fallbrook
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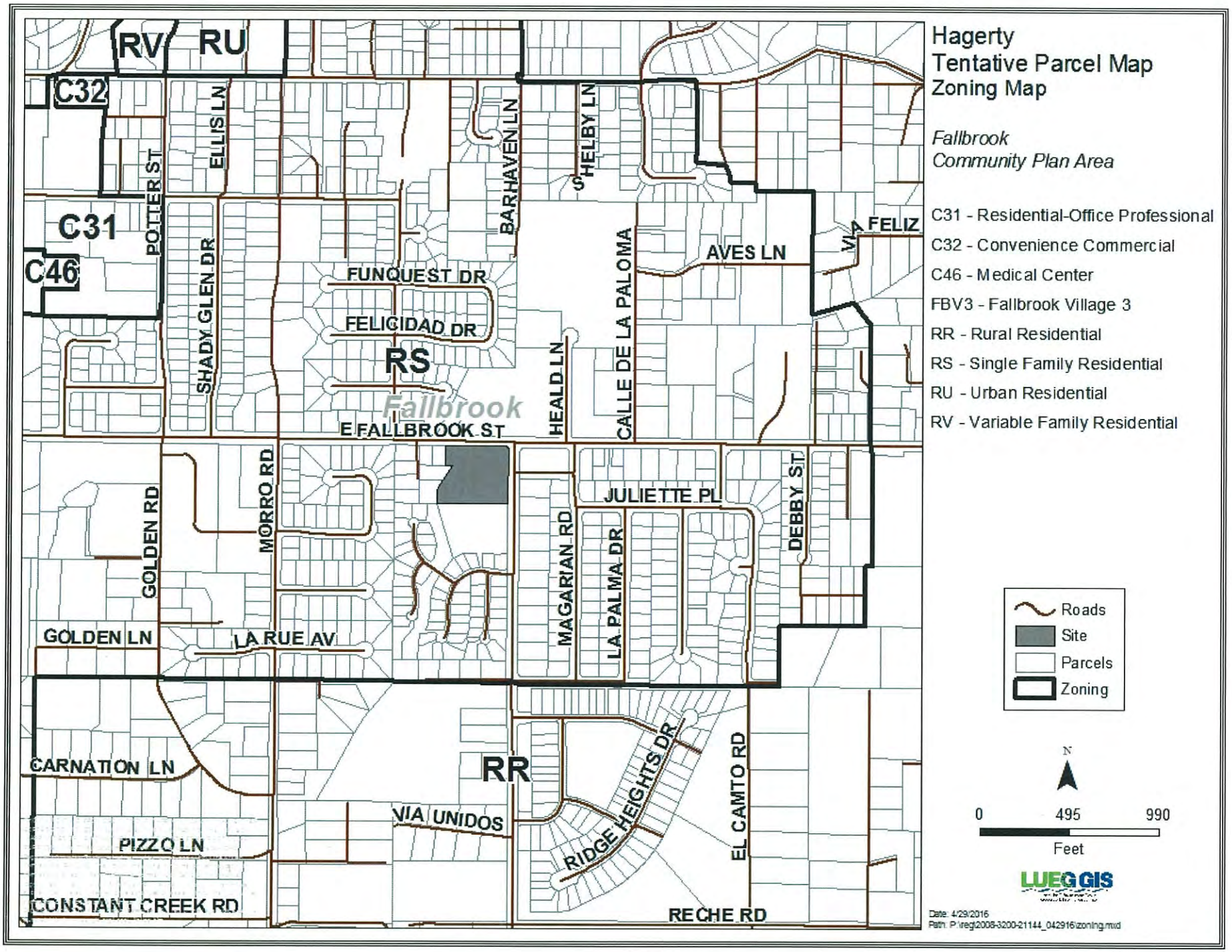
Hagerty
Tentative Parcel Map
Zoning Map
Fallbrook
Community Plan Area
C31 - Residential-Office Professional
C32 - Convenience Commercial
C46 - Medical Center
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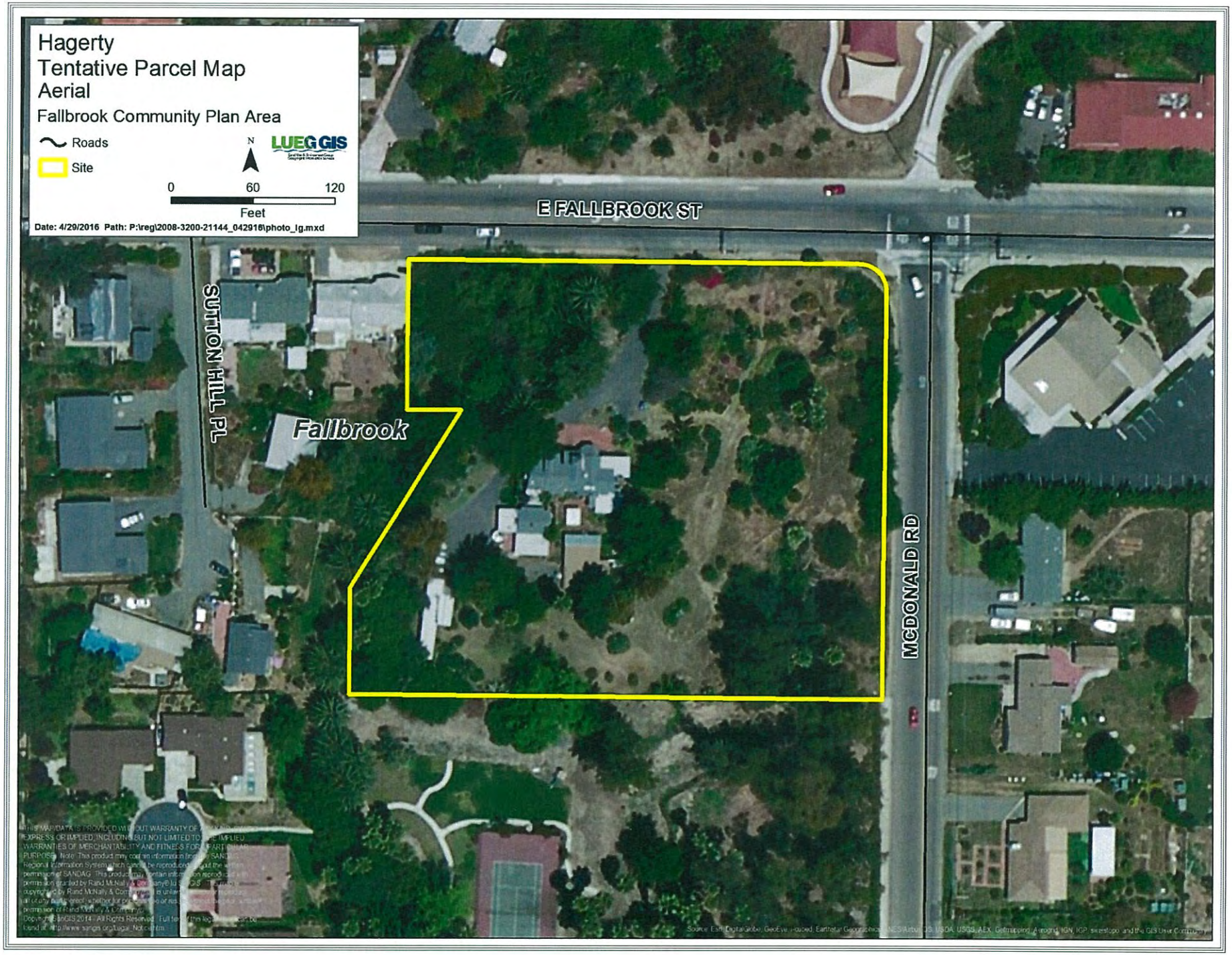
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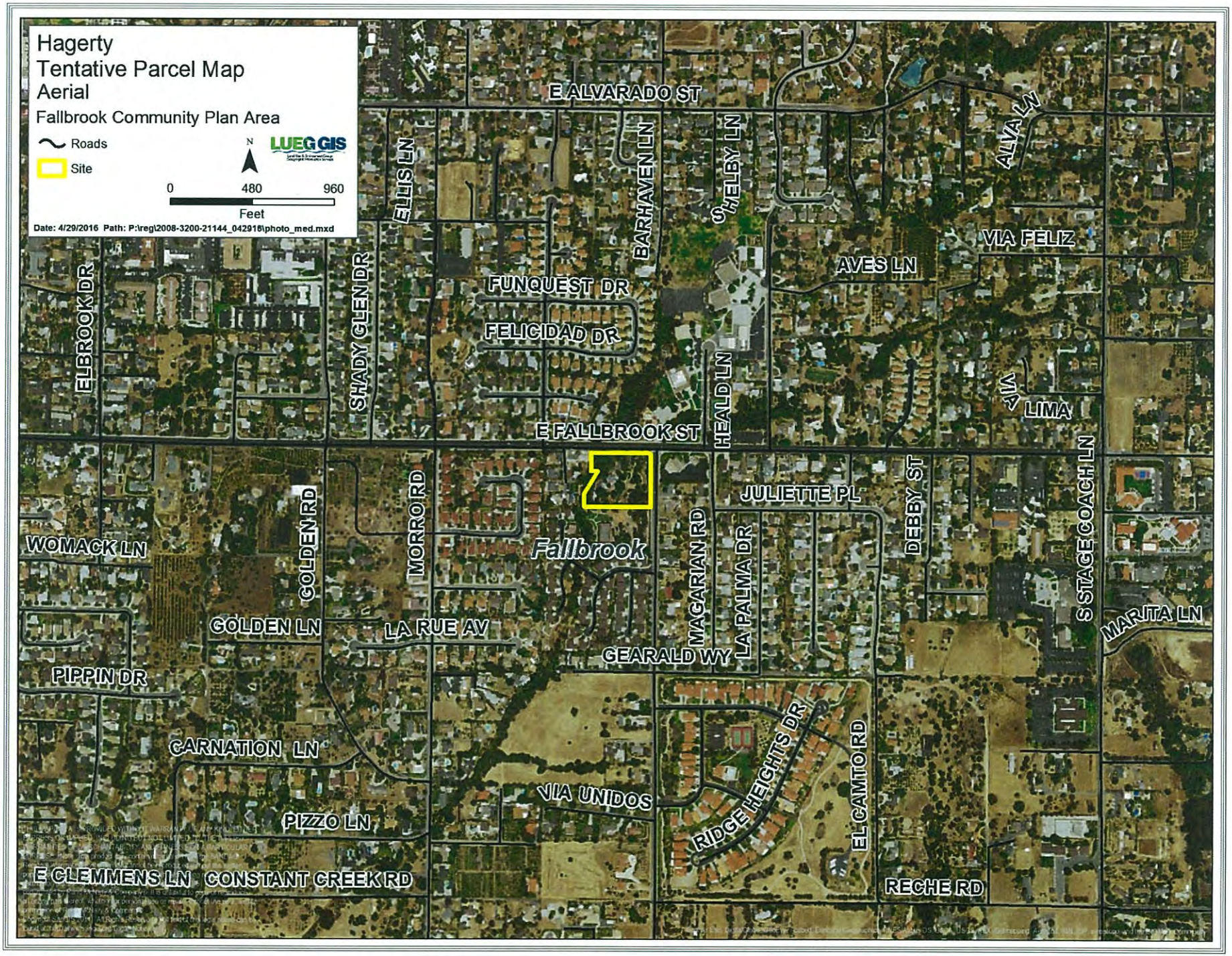
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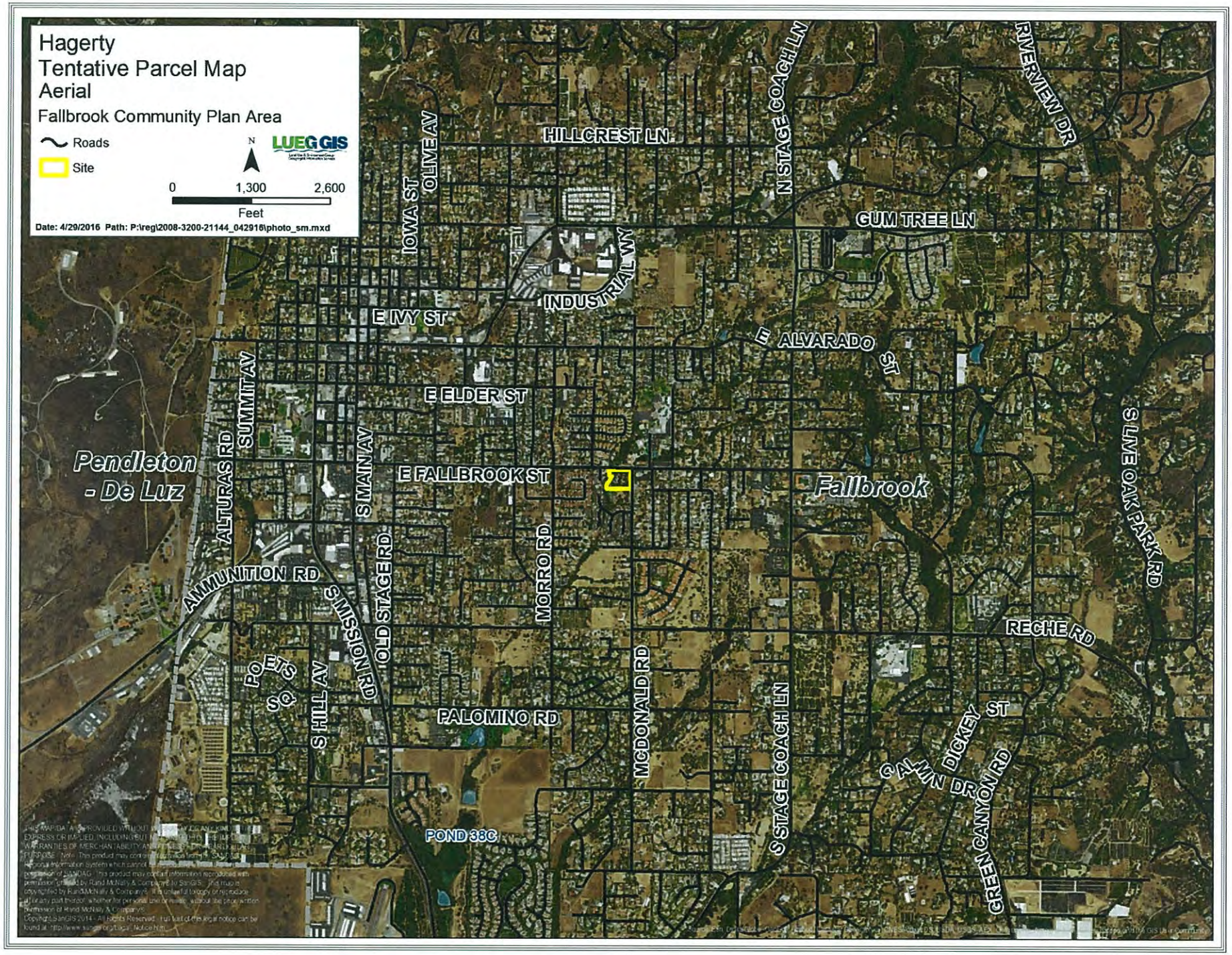
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Attachment B – Environmental Documentation

County of San Diego

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

Date:	April 22, 2016
Project Title:	Hagerty Tentative Parcel Map
Record ID:	PDS2008-3200-21144, LOG NO. PDS2008-3910-08-012-015
Plan Area:	Fallbrook Community Plan Area
GP Designation:	Village Residential (VR-7.3)
Density:	NA
Zoning:	RS (Single Family Residential)
Min. Lot Size:	6,000 Square Feet
Special Area Reg.:	C – Airport Land Use Compatibility Area
Lot Size:	2.69 Acres
Applicant:	Mark Thompson, TRS Consultant (619)299-2525
Staff Contact:	Michelle Chan - (858) 495-5428 Michelle.Chan@sdcounty.ca.gov

Project Description
The project is a minor subdivision of a 2.69-acre property into four new parcels and one remainder parcel that will retain an existing residence. The project site is located at 1065 East Fallbrook Street in the Fallbrook Community Planning Area within unincorporated San Diego County. Access to the site would be provided by a private road connecting to McDonald Road. Water and sewer would be provided by Fallbrook Public Utility District. Earthwork will consist of approximately 250 cubic yards of excavation and 1,200 cubic yards of fill, requiring approximately 950 cubic yards of soil import.

The project site is subject to the Village General Plan Regional Category, Land Use Designation Village Residential (VR-7.3). Zoning for the site is Single-Family Residential (RS). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Overview
California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to

those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

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

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

Summary of Findings

The Hagerty Tentative Parcel Map TPM-21144 is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf for complete list of GPU Mitigation Measures.

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

15183 Statement of Reasons

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

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
   The project would subdivide a 2.69-acre property into five total parcels, consisting of four new parcels and one existing parcel to remain, which is consistent with the Village-Residential (VR-7.3) development density established by the General Plan and the certified GPU EIR.

2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.**
   The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

   In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to biological resources, cultural resources and noise. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

3. **There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.**
   The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**
   As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

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

Signature	Date
Michelle Chan	**Project Manager**
Printed Name	Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

- Items checked "Significant Project Impact" indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.

- Items checked "Impact not identified by GPU EIR" indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR.

- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

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

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

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

Discussion

1(a) The project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista.

1(b) The property is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.

1(c) The project would be consistent with existing community character. The project is located within the Fallbrook Community Planning Area, in an area characterized by residential and active-recreational uses. The addition of four new residential lots, plus one existing lot, would not substantially degrade the visual quality of the site or its surroundings.

1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
2. Agriculture/Forestry Resources – Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐

c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐
d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?	☐	☐	☐
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?	☐	☐	☐

Discussion

2(a) The project site and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as designated in the California Farmland Mapping and Monitoring Program.

2(b) The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land. Therefore, the project will not conflict with existing zoning for agricultural use, or a Williamson Act contract

2(c) There are no timberland production zones on or near the property. As such, the project will not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

2(d) The project site is not located near any forest lands. As such, the project would not result a loss of forest land or the conversion of forest land to non-forest uses.

2(e) The project site is not located near any important farmlands or active agricultural production areas.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – Would the Project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐

Discussion

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

3(b) The project would subdivide the site into five total parcels, consisting of four new parcels and one existing parcel to remain. Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. In addition, the vehicle trips generated from the project will result in 48 new Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants.

3(c) The project would contribute PM10, NOx, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b above)).

3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.

3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m3).

Conclusion

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

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

Discussion

4(a) Biological resources on the project site were evaluated in a Biological Resources Report prepared by Vincent N. Scheidt, dated March 20, 2015. The site contains urban/developed and disturbed habitat, non-native vegetation, southern willow scrub, eucalyptus woodland, and disturbed wetlands. Both southern willow scrub and disturbed wetland are considered sensitive habitat types in San Diego County, as defined in the Resource Protection Ordinance (RPO) and County of San Diego Guidelines for Determining Significance for Biological Resources. No sensitive plant species were identified onsite due to the developed non-native nature of the property. Red-shouldered hawk (*Buteo lineatus*) was the only locally-sensitive wildlife species observed on site, which is identified as a Group 1 species on the San Diego County Sensitive Bird List. This species is not included in the U.S. Fish and Wildlife Service's list of Birds of Conservation Concern for the Southern California Bird Conservation Region (USFWS 2002). Surrounding land uses would preclude the occurrence of any highly sensitive plant or wildlife species, and no state or federally listed rare, threatened, or endangered

plant or wildlife species are anticipated to be present onsite. However, removal of existing vegetation onsite and development of the proposed project could result in potential direct impacts on nesting raptors or migratory songbirds associated with the displacement of suitable nesting habitat.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of project-specific mitigation measures. The GPU EIR identified these mitigation measures as Bio-1.6 and Bio-1.7. Project impacts to sensitive habitat and species would be mitigated through ordinance compliance, in addition to creation and/or restoration/enhancement of 0.09 acre of wetland onsite. To reduce potential impacts to nesting birds, the project will be conditioned to avoid site brushing, grading, and/or removal of vegetation within 300 feet of any potential bird nesting location during the bird breeding season (January 1 through August 31), pursuant to the Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game code. Therefore, impacts to sensitive habitat and/or species would be mitigated to less than significant.

4(b) Based on the Biological Resources Report prepared by Vincent N. Scheidt dated March 20, 2015, the project site supports southern willow scrub and disturbed wetland, which are both considered sensitive habitat types in San Diego County. A tiny patch of southern willow scrub is found near the northwestern property corner in association with a large drainage onsite that flows across the site from north to south, generally following the western property boundary. This habitat-type is indicated by a dense thicket of Arroyo Willow (*Salix lasiolepis*) and Lance-leaf Willow (*Salix lasiandra*), the canopy of which extends out to the edge of East Fallbrook Street. The disturbed wetland vegetation is located in two places on the project site. The first is in association with a small drainage on the southeast corner off the property that parallels McDonald Road. This habitat type is located within the bead of the drainage and is indicated by Watercress (*Rorippa nasturtium aquaticum*), California Dock (*Rumex salicifolius*), and Orchard Grass (*Paspalum dilatatum*), and Sedge (*Cyperus aquaiticum*). The second occurrence of disturbed wetland is in association with the larger drainage, which is mostly unvegetated due to a solid, heavy canopy of non-native trees. The disturbed wetland onsite is of moderate to low biological resource value due to its small size and limited species diversity.

The project would completely avoid the southern willow scrub onsite, and therefore would not result in any impacts to this habitat-type. However, the project would result in a loss of approximately 0.03 acre of disturbed wetland. Based on the results of the biological survey, it has been determined that the disturbed wetland habitat onsite does not meet the County's definition of "RPO Wetlands" pursuant to Section 86.602(q)(bb) of the RPO. As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of project-specific mitigation measures. The GPU EIR identified these mitigation measures as Bio-1.1 through Bio-1.7 and Bio-2.1 through Bio-2.4. In addition, as detailed in response 4(a) above, direct and indirect impacts to disturbed wetland will be mitigated through onsite creation and/or restoration/enhancement of 0.09 acre of wetland.

4(c) The Biological Resources Report prepared by Vincent N. Scheidt dated March 20, 2015, assessed the project site for the presence of state and federal jurisdictional wetlands. The project site is traversed by two existing drainages. It was determined that these features do not meet the County Resource Protection Ordinance definition. However, the drainages both meet the state and federal jurisdictional criteria, and are identified as

CDFW wetlands, waters of the State, and waters of the U.S. In addition, portions of the drainages may also qualify as federally jurisdictional wetlands as defined by Section 404 of the Clean Water Act. The project would result in impacts to approximately 0.03 acre of the disturbed wetland onsite through direct removal, filling, hydrological interruption, diversion and/or obstruction by the proposed development.

As detailed in response 4(a) above, direct and indirect impacts to disturbed wetland will be mitigated through onsite creation and/or restoration/enhancement of 0.09 acre of wetland, which would result in a net gain of wetland habitat. As considered by the GPU EIR, project impacts to federally protected wetlands will be mitigated through ordinance compliance and through implementation of project-specific mitigation measures. The GPU EIR identified these mitigation measures as Bio-1.1, Bio-1.5 through Bio-1.7, and Bio-2.2 through Bio-2.4.

4(d) The Biological Resources Report prepared by Vincent N. Scheidt dated March 20, 2015, determined that the project site lacks unique features or other resources that would enhance its local or regional biological significance due to its location (completely surrounded by development), small size, and developed/non-native nature. The site is not part of a regional linkage/corridor nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Existing residential development effectively precludes movement to, from, or through the project site. Although the onsite drainages may serve as local minor wildlife corridors, any potential impacts would be mitigated through onsite wetland creation and/or restoration/enhancement. No significant raptor habitat is present onsite, although locally-common raptors, including red-shouldered hawk, red-tailed hawk, and possibly others, may forage onsite on occasion.

To reduce potential impacts to migratory birds and/or raptors, the project will be conditioned to avoid site brushing, grading, and/or removal of vegetation within 300 feet of any potential bird nesting location during the bird breeding season (January 1 through August 31), pursuant to the Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game code. Therefore, the proposed project would not interfere with the movement of native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites and impacts would be less than significant.

4(e) Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional, or state habitat conservation plan, including Habitat Management Plans, Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources, including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), and Habitat Loss Permit (HLP).

Conclusion

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

1. No peculiar impacts to the project or its site have been identified.

2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.

3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.

4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

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

Discussion

5(a) Based on an analysis of records and a survey of the property by County staff archaeologist, Heather Kwiatkowski, it has been determined that there are one or more historical resources within the project site. These resources include a single-family residence dating to 1945 and a man-made waterfall/fountain. A historical resources survey was conducted to evaluate the significance of these historical resources. The results of the survey are provided in the cultural resources report titled, *Cultural Resources Survey Report for TPM 21144: Haggerty/Grajek Minor Subdivision* prepared by Heather Kwiatkowski. Based on the results of this survey, it has been determined that that the historic resources are not significant pursuant to Section 15064.5 of the State CEQA Guidelines. Therefore, no impacts to historical resources would occur with the implementation of the proposed project.

5(b) Based on an analysis of records and a survey of the property by County staff archaeologist, Heather Kwiatkowski, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. However, there are cultural resources within the surrounding area. As such, the project site is considered sensitive for the presence of subsurface resources.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. Although no resources were identified, there is the potential for the presence of subsurface deposits.

The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- Pre-Construction
  - Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.

- Construction
  - Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Both the Project Archaeologist and Luiseno Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources

  - If cultural resources are identified:
    - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
    - The Project Archaeologist shall contact the County Archaeologist.
    - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.
    - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
    - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
    - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

  - Human Remains.
    - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
    - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
    - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.

- The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
  - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the San Luis Rey Band of Mission Indians, the Pechanga Band of Luiseno Mission Indians, and any culturally-affiliated tribe who requests a copy.

- Final Grading
  - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, the Pechanga Band of Luiseno Mission Indians, and any culturally-affiliated tribe who requests a copy.

  - Disposition of Cultural Material.
    - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
    - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

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

5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on Cretaceous Plutonic formations that have a no potential to contain unique paleontological resources. Because there is not potential for the presence of paleontological resources, a monitoring program is not required. With the implementation of the proposed project, there would be no impacts to paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1.

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

5(f) Based on an analysis of records, cultural surveys of the property, and Native American consultation, it has been determined that tribal cultural resources are not present within the project site.

Native American consultation included a Sacred Lands check which was initiated with the Native American Heritage Commission (NAHC) on November 17, 2008. The Sacred Lands check conducted by the NAHC did not identify the presence of sites within the area of potential effect. The NAHC provided a list of five (5) tribes (La Jolla, Pala, Pauma, Rincon and San Luis Rey) who may have information related to the subject parcel. The five tribes were contacted on December 2, 2008, and Pala responded. Concerns raised by Pala include:

1. Notification of public review, hearings, and decision.

No information was received identifying any tribal cultural resources within the project site. All of the listed tribes above are included in the distribution list for notification of public disclosure, hearings and decision.

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. Geology and Soils – Would the Project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and	☐	☐	☐

potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐

Discussion

6(a)

- The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.

- To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.

- The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.

- The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards.

6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia sandy loam, 2 to 9 percent slopes (PeC), and Visalia sandy loam, 2 to 5 percent slopes (VaB), both of which have a soil erodibility rating of severe. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project.

6(d) The project is underlain by PeC, which is considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). The VaB underlying the project site is not considered to be an expansive soil. However, the project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.

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

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

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

Discussion

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

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

The project proposes the development of a five parcel subdivision, including four new parcels and one existing parcel to remain, and therefore would fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO2e per year, and there would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

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

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

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

including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

Discussion

8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.

8(b) The project is located within one-quarter mile of an existing or proposed school. However, the project does not propose any uses that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. In addition, the project does not propose to demolish any existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.

8(c) Based on a site visit and a comprehensive review of regulatory databases (see attached Hazards/Hazardous Materials references), the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.

8(d) The project is located within the Airport Influence Area for Fallbrook Community Airport and Marine Corps Air Station (MCAS) Camp Pendleton. However, the proposed project will not result in hazards to airport safety or surrounding land uses for the following reasons:

- The project does not propose any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications.
- The project does not propose construction of any structure equal to or greater than 100 feet above ground level, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- The project does not propose any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

8(e) The proposed project is not within one mile of a private airstrip.

8(f)

- Operational Area Emergency Plan and Multi-Jurisdictional Hazard Mitigation Plan: The project will not interfere with this plan because it will not prohibit subsequent

plans from being established or prevent the goals and objectives of existing plans from being carried out.

- San Diego County Nuclear Power Station Emergency Response Plan: The property is not within the San Onofre emergency planning zone.
- Oil Spill Contingency Element: The project is not located along the coastal zone.
- Emergency Water Contingencies Annex and Energy Shortage Response Plan: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- Dam Evacuation Plan: The project is not located within a dam inundation zone.

8(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code, as described in the approved Fire Protection Plan prepared for the project by Lamont Landis Fire Consultant, (dated May 9, 2014). Also, a Fire Service Availability Letter dated July 10, 2014 has been received from the North County Fire Protection District which indicates the expected emergency travel time to the project site to be less than 5 minutes which is within the maximum travel time allowed by the County Public Facilities Element.

8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses.

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	☐	☐	☐
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	☐	☐	☐
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	☐	☐	☐

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

Discussion

9(a) The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control Best Management Practices (BMPs), and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste

discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

9(b) The project lies in the Bonsall hydrologic sub basin (903.12), within the San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, this watershed is impaired for indicator bacteria, chloride, and total dissolved solids. Constituents of concern in the San Luis Rey watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.

9(d) The project will obtain its water supply from the Fallbrook Public Utilities District, which obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

9(e) As outlined in the project's SWMP, the project will implement source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.

9(f) Based on a CEQA-Level Drainage Study prepared by Lyle Engineering, Inc. dated April 2015, the project will not significantly alter established drainage patterns or significantly increase the amount of runoff because drainage will be conveyed to either natural drainage channels or approved drainage facilities. An existing 48-inch storm drain pipe traverses the easterly portion of the site. This pipe conveys storm flows southerly from the north side of East Fallbrook Street to the southeast portion of the property before discharging into an existing drainage swale. This swale carries flows southerly and offsite of the property. In addition, Ostrich Farms Creek traverses the westerly portion of the property through the remainder parcel. The project does not propose any work in the existing drainage or Ostrich Farms Creek.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.

9(i) The project site contains FEMA mapped floodplains, County-mapped floodplains and drainages. Based on a CEQA-Level Drainage Study prepared by Lyle Engineering, Inc. dated April 2015, there are two existing floodplains that traverse the property. The Ostrich Creek Farms floodplain is located on the western side of the property and travels through the remainder parcel. The second floodplain is defined by the spill overflow from an existing 54-inch culvert crossing and an existing drainageway that traverses across one of the proposed parcels (Parcel 4). Both floodplains are contained within their respective main channels and do not spill into the overbank areas. In addition, no existing or proposed structures lie within the 100-year limits of inundation of either floodplain.

9(j) Based on a CEQA-Level Drainage Study prepared by Lyle Engineering, Inc. dated April 2015, 100-year flood hazard areas were identified on the project site. However, no existing or proposed structures lie within the 100-year limits of inundation of the onsite floodplains because the updated analysis and design will move the inundation lines, as delineated per Parcel Map No. 3577, outside of the pad areas.

9(k) The project site lies outside any identified special flood hazard area.

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

9(m)(

- Seiche: The project site is not located along the shoreline of a lake or reservoir.
- Tsunami: The project site is not located in a tsunami hazard zone.
- Mudflow: Mudflow is type of landslide. See response to question 6(a)(iv).

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

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐

11(a) The project site has been classified by the California Department of Conservation Division of Mines and Geology as Mineral Resource Zone (MRZ) 3. However, the project site is surrounded by residential uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐
c) A substantial permanent increase in ambient noise	☐	☐	☐

levels in the project vicinity above levels existing without the project?			
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐

Discussion

12(a) The project is the Hagerty Tentative Parcel Map application comprised of a four parcel subdivision with a remainder parcel. Based on a Noise Analysis prepared by ISE dated March 7, 2014, the project would require noise mitigation to ensure potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan are reduced to less than significant. This is demonstrated through the following assessment:

General Plan – Noise Element
The County of San Diego General Plan, Noise Element addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on a Noise Analysis prepared by Investigate Science and Engineer, Inc. dated March 7, 2015, proposed mitigation consisting of a seven foot high permanent noise wall is required. This would ensure proposed noise sensitive land uses on site are below the CNEL 60 dB(A). Additionally, a noise protection easement would be dedicated to Parcels 1 and 2 to ensure General Plan Noise Element conformance. Therefore, with noise mitigation incorporated, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404
Based on a Noise Analysis prepared by ISE dated March 7, 2014, non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The site is zoned residential which has a nighttime one-hour average sound limit of 45 dBA. The Noise Analysis and staff's review has determined that the project subdivision would not exceed County Noise Standards.

Noise Ordinance – Section 36.409
Based on a Noise Analysis prepared by ISE dated March 7, 2014, the project will not generate construction noise that may exceed the standards of the County of San Diego

Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. The closes residential receptor is located approximately 150 feet away from any construction activity. No impulsive type of construction equipment is proposed and no processing on site is to occur. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7:00 A.M and 7:00 P.M.

Finally, the project's conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36.404 and 36.409) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

12(b) The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995, Rudy Hendriks, Transportation Related Earthborne Vibrations 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

12(c) The project involves the following permanent noise sources that may increase the ambient noise level: Additional vehicular traffic on nearby roadways and activities typically associated with residential subdivisions. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned off-site noise sensitive areas to direct and cumulative noise impacts over existing ambient noise levels based on the review of the project by County staff and a Noise Analysis prepared by ISE dated March 7, 2015. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

12(d) The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

General construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. It is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

12(e) The proposed project is located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. However, the project implementation is not expected to expose people residing or working in the project area to excessive noise levels in excess of the CNEL 60 dBA. This is based on staff's review of projected County noise contour maps (CNEL 60 dBA contours) and review by County Noise Specialist. The location of the project is outside of the CNEL 60 dBA contours for the airport and/or the CLUP.

In addition, based on the list of past, present and future projects there are no new or expanded public airports projects in the vicinity that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

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

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

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

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐

Discussion

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

13(b) The project will not displace existing housing. The project does not propose to remove the existing residence on the site.

13(c) The proposed project will not displace a substantial number of people since a majority of the site is currently vacant and the project does not propose to remove the existing residence on the property.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
14. Public Services – Would the Project:			
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?	☐	☐	☐

Discussion

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

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
15. Recreation – Would the Project:			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐

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

Discussion

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

15(b) The project does not include recreational facilities, including trails or pathways, or require the construction or expansion of recreational facilities that could have an adverse physical effect on the environment.

Conclusion

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

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

facilities?

Discussion

16(a) The project will result in an additional 48 Average Daily Trips (ADT). However, the project will not conflict with any established performance measures because the project trips do not exceed the thresholds established by County guidelines. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

16(b) The additional 48 ADTs from the project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.

16(c) Although the project falls within the Airport Influence Area for Fallbrook Community Airport and Marine Corps Air Station (MCAS) Camp Pendleton, the project is not within any safety or accident potential zones as identified in the Airport Land Use Compatibility Plan (ALUCP) for either of these airports. As such, the project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.

16(e) The North County Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.

16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
17. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐
c) Require or result in the construction of new storm water	☐	☐	☐

drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐

Discussion

17(a) The project would discharge domestic wastewater to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the Fallbrook Public Utilities District that indicates that there is adequate capacity to serve the project.

17(b) The project involves new water and wastewater pipeline extensions from existing pipelines. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

17(d) A Service Availability Letter from the Fallbrook Public Utilities District has been provided which indicates that there is adequate water to serve the project.

17(e) A Service Availability Letter from the Fallbrook Public Utilities District has been provided, which indicates that there is adequate wastewater capacity to serve the project.

17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.

17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

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

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

Appendix A

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

Vincent N. Scheidt Biological Consultant, Vincent N. Scheidt (March 20, 2015). Biological Resources, Project Impacts, and Mitigation – The Hagerty TPM Project

Lamont Landis Fire Consulting LLC, Lamont Landis (May 9, 2014). Fire Protection Plan/Fuel Management Plan.

Lyle Engineering, Inc., Scott R. Lyle (April 2015). CEQA-Level Drainage Study.

Lyle Engineering, Inc., Scott R. Lyle, P.E. (April 2015). Major Stormwater Management Plan (Major SWMP) for Hagerty Property

Investigative Science and Engineering, Inc., Rick Tavares, Ph.D. (March 7, 2014). Acoustical Site Assessment Hagerty Tentative Parcel Map.

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

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

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:
http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

NOTICE OF EXEMPTION

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

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

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

Project Name: Hagerty Tentative Parcel Map PDS2008-3200-21144 (TPM); PDS 2008-3910-08-012-015

Project Location: 1065 East Fallbrook Street, Falbrook, CA 92028

Project Applicant: Jack and Bonnie Hagerty, Lisa Grajek; 1118 Main Street, Fallbrook, CA 92028; 760-685-1856

Project Description: The project is a proposed Tentative Parcel Map for residential use on a 2.69-acre property. The project would subdivide the property into five total parcels, including four new parcels and one remainder parcel that will retain an existing residence on parcel 3. The project site is located at 1065 East Fallbrook Street and is bordered by McDonald Road on the east, and is in the Fallbrook Community Plan Area within unincorporated San Diego County. The site is within the Village Regional Category (VR-7.3) and zoned Residential-Single Family (RS) with a 6,000 square foot minimum lot size. Access to the site would be provided by a private road connecting to McDonald Road, which is a public road. Water and sewer service would be provided by the Fallbrook Public Utility District.

Agency Approving Project: County of San Diego

County Contact Person: Michelle Chan Telephone Number: 858-495-5428

Date Form Completed: April 19, 2016

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above described project on _____ (date/item #) and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: the project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified. The project does not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

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

Signature: _____ Telephone: (858) 495-5428

Name (Print): Michelle Chan Title: Land Use and Environmental Planner

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

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

Attachment C – Public Comments

County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

TO: Michelle Chan, Project Manager

FROM: Donna Beddow, Staff Archaeologist

SUBJECT: Response to Comments; Haggerty; PDS2008-3200-21144

DATE: May 5, 2016

The following are staff's responses to comments received during the public disclosure period for the 15183 Exemption Findings dated April 25, 2016. The draft 15183 Exemption Findings was circulated for public review from April 25, 2016 through May 25, 2016. Comments were received that do not require changes to the 15183 Exemption Findings and/or the project.

Response to comments received from San Luis Rey Band of Mission Indians:

1. The comment is introductory in nature and is not at variance with the environmental document. No changes were made to the environmental documentation as a result of this comment.
2. The Archaeological Monitoring conditions identify all steps that are to be implemented should cultural resources or human remains be identified including the treatment of those resources or remains. Therefore, a pre-excavation agreement is not required. No changes were made to CEQA documentation as a result of this comment. Also see response to comment 3 below.
3. The Archaeological Monitoring conditions identify all steps that are to be implemented should cultural resources or human remains be identified. Should human remains be discovered, the project is conditioned to stop all work in the area and no further disturbance shall occur until the County Coroner makes the necessary findings as to origin. The decision to leave the human remains in place or transport to the Coroner's lab is under the authority of the County Coroner. As such, the project cannot be conditioned to require the Coroner to travel to the site of discovery to make their analysis. The analysis of human remains is under the auspices of the office of the County Coroner and it is up to them to decide whether a forensic anthropologist is required and whether coordination with the Most Likely Descendent (MLD) will be necessary. If the human remains are determined to be "human", "potentially human", or "possibly human", the Coroner is required to contact the NAHC who is mandated to determine the MLD and consultation would be initiated. The monitoring condition requires that "no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin". In addition, the monitoring condition also includes "the immediate vicinity where the Native

American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted". The project is conditioned to follow Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 that requires consultation between the property owner or their representative and the MLD to determine the appropriate treatment of human remains should they be discovered onsite and determined to be of Native American origin. A Luiseno Native American monitor may be present during the evaluation of human remains; however, the presence of the monitor in the field or lab is under the Coroner's authority. No changes were made to the environmental document as a result of this comment.

4. The comment is conclusionary in nature and is not at variance with the environmental document. No changes were made to the environmental documentation as a result of this comment.

SAN LUIS REY BAND OF MISSION INDIANS

1889 Sunset Drive • Vista, California 92081
760-724-8505 • FAX 760-724-2172
www.slrmissionindians.org

April 25, 2016

Michelle Chan
Project Manager
Planning & Development Services
County of San Diego
5510 Overland Ave., Ste. 110
San Diego, CA 92123

VIA ELECTRONIC MAIL
Michelle.Chan@sdcounty.ca.gov

RE: COMMENTS ON THE NOTICE OF INTENT TO ADOPT FINDINGS PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT REGARDING THE HAGERTY TENTATIVE PARCEL MAP (PDS 2008-3200-21144; LOG NO. PDS 2008-3910-08-012-015)

Dear Ms. Chan:

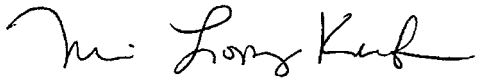
We, the San Luis Rey Band of Mission Indians ("Tribe" or "SLR"), have received and reviewed the County of San Diego's ("County's") Notice of Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act ("Section 15183 Notice") and all of its supporting documentation as it pertains specifically to the protection and preservation of tribal cultural resources that are located within the parameters of the Hagerty Tentative Parcel Map's ("Project's") property boundaries. After our review, the Tribe is satisfied with a majority of the proposed Cultural Resource Mitigation Measures as contained within the Section 15183 environmental document; however, we respectfully request that two (2) additional mitigation measures be adopted in order to best protect and preserve our Native American tribal cultural resources as stated herein. -1

First, the Tribe strongly recommends that the County include an additional mitigation measure requiring the Project Applicant to enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Monitoring Agreement. This agreement will contain provisions to address the proper treatment of any cultural resources or Native American human remains inadvertently uncovered during the course of the Project. Such an agreement is necessary to guarantee the proper treatment of cultural resources and Native American human remains displaced during a project development before such resources are impacted. Currently, the County Resource Guidelines do not state with any specificity how these sacred Luiseño resources should be treated. The Tribal Cultural Resource Treatment and Monitoring Agreement will provide the Project Applicant much needed guidance and a reasonable expectation of what is to occur if Native American human remains and/or associated burial goods are found during ground disturbing activities for their project. Therefore, SLR respectfully requests that in addition to the mitigation measures proposed within the Section 15183 notice, the Project Applicant should be required to enter into a Tribal Cultural Resource Treatment and Monitoring Agreement prior to being issued a grading permit. -2

-3 Secondly, SLR respectfully requests that in regards to the potential discovery of Native American remains, that those ancestral remains be kept *in situ* (in place), or in a secure location in close proximity to their discovery and that a forensic anthropologist perform their analysis of the remains on-site in the presence of a Luiseño Native American monitor. Any transportation of the ancestral remains would be considered by the Tribe as disrespectful and undignified treatment. Therefore, SLR respectfully recommends that this measure be modified as follows: *If suspected Native American human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field by a forensic anthropologist and/or forensic osteologist and kept in a secure location at the site. A Luiseño Native American monitor shall be present during the examination of the remains. If the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must them immediately notify the "Most Likely Descendant" of receiving notification of the discovery. The Most Likely Descendant shall then make recommendations within 48 hours, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.*

-4 The San Luis Rey Band of Mission Indians appreciates this opportunity to provide the County of San Diego with our comments regarding the Hagerty Tentative Parcel Map. As stated above, the Tribe is satisfied with the mitigation measures for Cultural Resources as proposed in the Section 15183 and respectfully requests that two (2) additional mitigation measures be adopted by the County for this Project. As always, we look forward to working with the County to guarantee that the requirements of the CEQA are rigorously applied to this Project and all projects. We thank you for your continuing assistance in protecting our invaluable Luiseño cultural resources.

Sincerely,



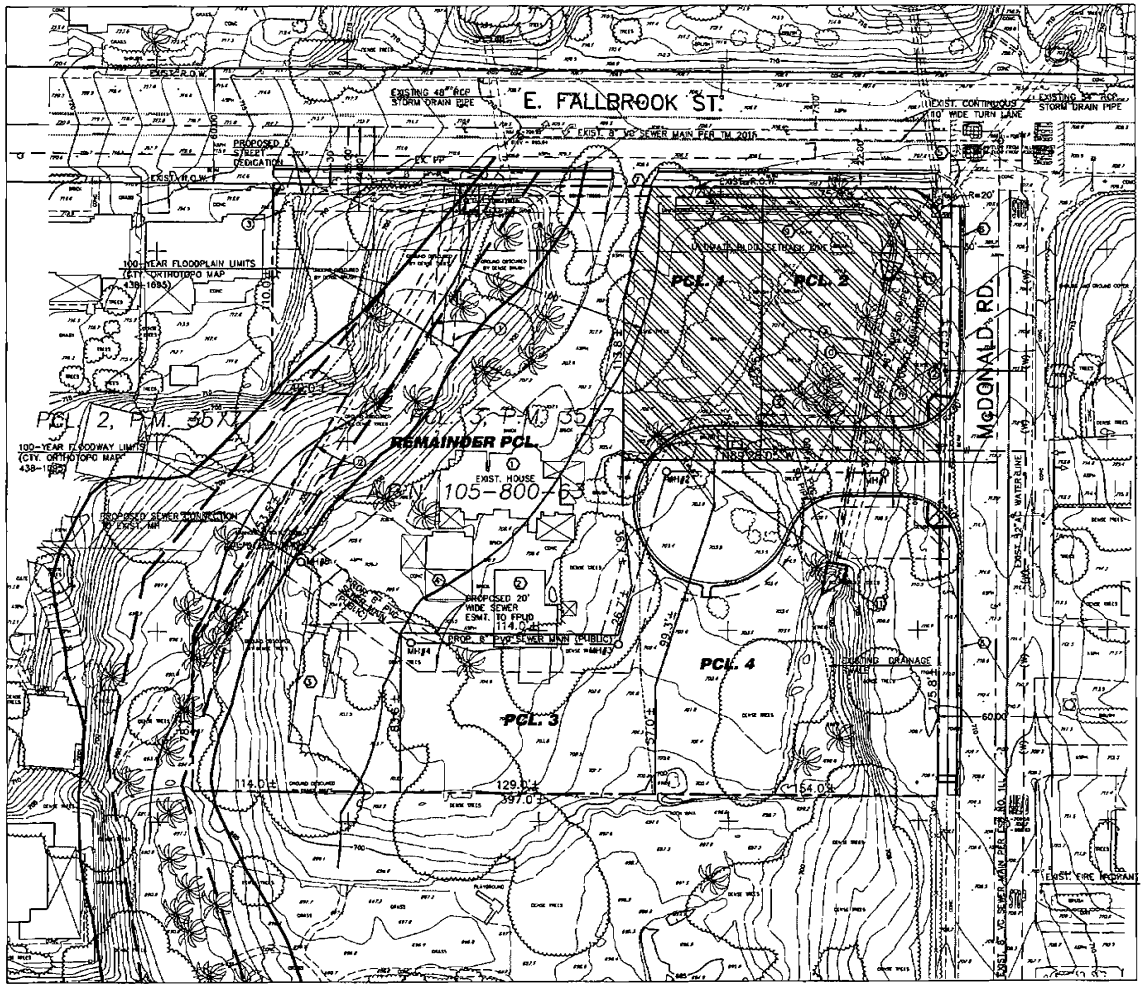
Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians

cc: Melvin Vernon, SLR Tribal Captain
Carmen Mojado, SLR Secretary of Government Relations
Donna Beddow, Planning & Development Services, County of San Diego

Attachment D – Tentative Parcel Map, Grading Plan, Landscape Plan and Elevations

TENTATIVE PARCEL MAP TPM 21144

COUNTY OF SAN DIEGO, FALLBROOK



GENERAL NOTES:

1. GROSS AREA = 2.89 Ac.
2. MINIMUM LOT SIZE = 8,000 SF NET (BY ZONE)
3. ASSESSOR'S PARCEL NUMBER: 105-800-63
4. TAX RATE AREA: 73002
5. DATE PREPARED: 3-16-15

ZONE		
USE REGULATIONS		R5
NEIGHBORHOOD REGULATIONS/ ANIMALS		O
DEVELOPMENT REGULATIONS	DENSITY	7.26
	LOT SIZE	4,000 SF
	BUILDING TYPE	C
	MAXIMUM FLOOR AREA	-
	FLOOR AREA RATIO	-
	HEIGHT	G
	LOT COVERAGE	-
	SETBACK	J
	OPEN SPACE	-
SPECIAL AREA REGULATIONS		

6. EXISTING & PROPOSED ZONING:
7. OWNER/DEVELOPER WILL PAY PARK FEES IN LIEU OF MAKING PARK DEDICATIONS.
8. TOPO IS FROM PHOTOGEODETIC CORP.: FLOWN 5-30-07.

GENERAL NOTES (CON'T):

10. OWNER/DEVELOPER DOES NOT PROPOSE ANY SPECIAL ASSESSMENT DISTRICTS.
11. COMMUNITY PLAN: FALLBROOK
12. GENERAL PLAN DESIGNATION: (8) VILLAGE RESIDENTIAL (VR 7.3)
13. REGIONAL CATAGORY: CT VILLAGE
14. TOTAL NO. OF PARCELS: 5 (4 + 1 REMAINDER)
15. PROPOSED USE: RESIDENTIAL
16. NO STREET DEDICATIONS PROPOSED.
17. MAXIMUM SIGHT DISTANCE AT MC DONALD RD.: 300 FEET
18. GRADING QUANTITIES: SEE PRELIMINARY GRADING PLAN
19. MAXIMUM HEIGHT OF FILL SLOPE: SEE PRELIMINARY GRADING PLAN
20. MAXIMUM HEIGHT OF CUT SLOPE: SEE PRELIMINARY GRADING PLAN
21. SMALLEST LOT: 10,450 SF. (NET)
22. NO STREET LIGHTS ARE PROPOSED AS PART OF THIS SUBDIVISION
23. CURB, GUTTER AND SIDEWALKS ARE PROPOSED AS PART OF THIS SUBDIVISION
24. NO EXISTING PUBLIC STREETS ARE PROPOSED TO BE VACATED.
25. SEWER: FALLBROOK SANITATION DISTRICT
26. WATER: FALLBROOK PUBLIC UTILITY DISTRICT
27. FIRE: NORTH COUNTY FIRE PROTECTION DISTRICT
28. SCHOOL DISTRICTS: FALLBROOK ELEMENTARY/ FALLBROOK UNION HIGH SCHOOL
29. SUBDIVIDER PROPOSES NO UNDERGROUNDING OF POWER POLES
30. ALL DIMENSIONS ARE APPROXIMATE.
31. ACCESS: OFFSITE ACCESS FROM THE SUBDIVISION TO THE NEAREST COUNTY ROAD IS TO BE A MINIMUM OF 48 FOOT GRADED WIDTH WITH 36 FEET OF PAVED SURFACE AS PROVIDED UNDER SECTION 3110 OF THE COUNTY PRIVATE ROAD DESIGN STANDARDS. THE EXISTING 60-FOOT WIDE ACCESS EASEMENT TO THE PROPERTY ARE DESCRIBED IN FILE NO. 83587 RECORDED MAY 12, 1961.

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 3577, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1975 AS FILE NO. 75-047140 OF OFFICIAL RECORDS, BEING A PORTION OF LOT 1 OF "PLAN OF LAND OWNED BY DR. J.A. PRUETT, IN THE TOWN OF FALLBROOK", IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 561, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 25, 1888.

GRADING NOTE:

SEE EXHIBIT "A" FOR PRELIMINARY GRADING PLAN PROPOSED AS PART OF THIS SUBDIVISION OF LAND.

EASEMENTS OF RECORD

PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DSM-2719126 (DB) DATED FEBRUARY 27, 2007

1. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED 6-12-1950, AS INSTRUMENT NO. 163637, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY
2. AN EASEMENT FOR A SEWER LINE AND INCIDENTAL PURPOSES, RECORDED 4-28-1967, AS INSTRUMENT NO. 56940, IN FAVOR OF FALLBROOK SANITARY DISTRICT.
3. AN EASEMENT AND RIGHT TO EXTEND EXCAVATION AND/OR EMBANKMENT SLOPES WITH AN EASEMENT OF RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE CHANNEL AND ALL STRUCTURES AND INCIDENTAL PURPOSES, RECORDED 11-13-1958 AS INSTRUMENT NO. 199058, IN FAVOR OF THE COUNTY OF SAN DIEGO.
4. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED 3-31-1999, AS INSTRUMENT NO. 99-212211, IN FAVOR OF THE SAN DIEGO FLOOD CONTROL DISTRICT.
5. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED 3-31-1999, AS INSTRUMENT NO. 99-212211, IN FAVOR OF THE SAN DIEGO FLOOD CONTROL DISTRICT.

NON-EASEMENT NOTES

A. AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD PER PARCEL MAP NO. 3577

VICINITY MAP

NOT TO SCALE
THOMAS BROS. MAP
PG. 1027, GRID H-3

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THIS TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE DATE OF THE CREATION OF THE LOTS IN MY OWNERSHIP (E.G. PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-01-72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT THE PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COORDINATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR PURPOSES OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS_____DAY OF_____ 200__AT_____, CALIFORNIA

SIGNATURE

NAME: JOHN J. MACERTY III

ADDRESS: 1118 S. MAIN AVE.
FALLBROOK, CA. 92028
PHONE: 760-728-8828

SIGNATURE

NAME: LOSA GRAJEK

DISPOSITION NOTES:

1. EXIST. 1,785 SF HOUSE TO REMAIN
2. EXISTING 1,000 SF SHED TO BE REMOVED.
3. EXISTING MOBILE HOME TO BE REMOVED
4. 388 SF EXISTING SHED STRUCTURE TO REMAIN
5. EXISTING DRAIN INLET STRUCTURE AND 20' RADIUS CURB RETURN TO REMAIN
6. EXISTING AC CURB TO BE REMOVED AND REPLACED WITH 6" PCC CURB & GUTTER PER "G-2"
7. EXISTING DRIVEWAY TO REMAIN
8. PROPOSED PCC DRAINAGE CHANNEL
10. PROPOSED 42" DIA. STORM DRAIN PIPE
11. PROPOSED HEADWALL
12. PROPOSED FIRE HYDRANT

PARCEL AREAS:

PARCEL NO.	GROSS AREA	NET AREA
1	0.29 ACS	0.24 ACS
2	0.37 ACS	0.30 ACS
3	0.32 ACS	0.24 ACS
4	0.48 ACS	0.36 ACS
REMAINDER	1.26 ACS	1.26 ACS

SOLAR ACCESS STATEMENT

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THE SUBDIVISION AS REQUIRED BY SECTION 80.410(m) OF THE SUBDIVISION ORDINANCE.

PLANNER

TRS CONSULTANTS, INC.
12409 RIDGEON BLVD.
POWAY, CA 92064
(619)308-8919

MARK R. THOMPSON DATE

ENGINEER OF WORK

FARRINGTON ENGINEERING CONSULTANTS, INC
11679 VIA FRUIL
SAN DIEGO, CA 92128
(858)673-9490
(858-673-9487 (FAX)
mark@FARRINGTONENGINEERING.com

REGISTERED PROFESSIONAL ENGINEER MARK A. FARRINGTON NO. 38114 (EXP.03/31/12) CIVIL STATE OF CALIFORNIA

12-15-15

MARK A. FARRINGTON RCE 38114 DATE

REGISTRATION EXPIRES: 3/31/12

BENCH MARK	
DESCRIPTION:	BENCHMARK NO. TE 0104 IN CONC. MON.
LOCATION:	SW. COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL. ALVARADO ST. & 27 FT. W. CL. BRANDENBURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM:	SAN DIEGO CO. BENCHMARK
ELEVATION: 784.047 RECOV.	DATUM: 1980 SD CO DOT

1"=30'

FARRINGTON ENGINEERING CONSULTANTS
CONSULTING CIVIL ENGINEERING
11679 VIA FRUIL
SAN DIEGO, CA 92128
(858) 673-9490

FILE NO.

PLOT DATE: 5/29/15

F:\DRAW\2007-265\2007-265SITEOPO.DWG

PRELIMINARY GRADING PLAN FOR:
TPM 21144
COUNTY OF SAN DIEGO, FALLBROOK

GENERAL NOTES

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB GRADE ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY RIGHT-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
   SAN DIEGO GAS & ELECTRIC
   AT&T TELEPHONE: 1-800-227-2600
   CATV: 1-800-227-2600
   SEWER: FALLBROOK PUBLIC UTILITY DISTRICT: 760-728-1125
   WATER: FALLBROOK PUBLIC UTILITY DISTRICT: 760-728-1125
7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND A VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WAIVER OF THE GRADING ORDINANCE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXPANSIVE SOIL IS MADE OR IMPLIED (SECTIONS 87.403 & 87.410). ANY SUCH WAIVER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND LAND USE.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7A.M. AND 6 P.M. EACH DAY, MONDAY THROUGH SATURDAY, AND NO EARTHMOVING OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
11. ALL MAJOR SLOPES SHALL BE ROUNDED INTO EXISTING TERRAIN TO PRODUCE A CONTOURED TRANSITION FROM CUT OR FILL FACES TO NATURAL GROUND AND ABUTTING CUT OR FILL SURFACES.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE REPSONSIBLE FOR CORRECTION OF NON-DEDICATED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS:

CUT– 1.5:1 FOR MINOR SLOPES; 2:1 FOR MAJOR SLOPES
FILL– 2:1 SLOPES DEVIATING FROM THE ABOVE WILL REQUIRE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AFTER REVIEW OF A REPORT FROM A SOILS ENGINEER.

EXCAVATION: 250± C.Y. FILL:1,200± C.Y.
WASTE/IMPORT: 950± C.Y.
A SEPARATE PERMIT MUST BE OBTAINED FOR A WASTE OR IMPORT AREA.

14. SPECIAL CONDITION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THIS GRADING DURING GRADING OPERATIONS, SUCH OPERATIONS WILL CEASE IMMEDIATELY, AND THE PERMITTEE WILL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RECOMMENCE UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE REMOVED OR MODIFIED WITHOUT THE APPROVAL FROM THE DEPARTMENT OF PUBLIV WORKS.
16. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARD DRAWINGS DS-8, DS-10, DS-11, D-75.
17. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSES.
18. NO CHANGES SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ENGINEER OF WORK.
19. FINISHED GRADING SHALL BE CERTIFIED BY A REGISTERED CIVIL ENGINEER AND INSPECTED BY THE DIRECTOR OF PUBLIC WORKS FOR DRAINAGE CLEARANCE. (APPROVAL OF ROUGH GRADING DOES NOT CERTIFY FINISH GRADING BECAUSE OF POTENTIAL SURFACE DRAINAGE PROBLEMS THAT MAY BE CREATED BY LANDSCAPING ACCOMPLISHED AFTER ROUGH GRADING CERTIFICATION).

GENERAL NOTES (CON'T)

20. THE ACTIVITIES SHOWN ON THESE PLANS ARE SUBJECT TO ENFORCEMENT UNDER PERMITS FROM THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD AND MUST ALSO COMPLY WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY MUNICIPAL STORMWATER PERMIT. THIS INCLUDES REQUIREMENTS FOR MATERIALS AND WASTES CONTROL, EROSION CONTROL, AND SEDIMENT CONTROL ON PROJECT CONSTRUCTION SITES. THE PERMITTEES OF OPERATIONS SHOWN ON THESE PLANS ARE OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. ON PROJECTS OF GREATER THAN 5 ACRES, THE PERMITTEE SHALL ALSO KEEP A COPY OF THE SWPPP (STORMWATER POLLUTION PREVENTION PLAN) ON SITE AND AVAILABLE FOR REVIEW BY THE COUNTY.
21. THE PERMITTEE OF THE GRADING SHOWN ON THESE PLANS ACKNOWLEDGES THAT BMPs (BEST MANAGEMENT PRACTICES) HAVE BEEN INCORPORATED INTO THIS PLAN AND WILL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY MINIMIZE THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. FURTHER, THAT THE MAINTENANCE OF THE SELECTED STORMWATER BMPs SHOWN ON THIS PLAN IS THEIR RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS.

ENGINEER'S NOTES

1. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
2. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS.
3. [illegible]
4. A PRECONSTRUCTION CONFERENCE WITH THE ENGINEER OF WORK SHALL BE HELD PRIOR TO BEGINNING CONSTRUCTION.
5. ALL PROPERTY CORNERS DISTURBED BY CONSTRUCTION WORK OR IMPROVEMENTS SHALL BE RESET BY THE SURVEYOR OF RECORD AT THE CONTRACTOR'S EXPENSE.
6. THE ENGINEER OF WORK IS NOT RESPONSIBLE FOR GRADING OPERATIONS OR GRADING WORK DONE. THE CONTRACTOR IS SOLELY RESPONSIBLE.
7. EROSION CONTROL, INCLUDING RIP-RAP, INTERIM SLOPE PROTECTION, SAND BAGS OR OTHER EROSION CONTROL MEASURES SHALL BE PROVIDED AS NECESSARY TO CONTROL SEDIMENTS AND SILT FROM THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL FACILITIES THROUGHOUT THE DEVELOPMENT OF THE PROJECT.
8. PRECISE LOCATION AND ELEVATIONS ARE NOT KNOWN FOR THE EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL MAKE SUFFICIENT EXPLORATIONS TO LOCATE UTILITIES BEFORE COMMENCING CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF WORK OF ANY POTENTIAL CONFLICTS SUFFICIENTLY IN TIME FOR CONSTRUCTION CHANGES TO BE MADE AND APPROVED. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
9. CONTRACTOR TO MAINTAIN 1% MINIMUM SLOPE ON ALL DITCHES.
10. ONLY GRADING AND PRIVATE DRAINAGE FACILITIES ARE APPROVED ON THIS GRADING PLAN. ALL OTHER FEATURES ARE SHOWN ONLY FOR INFORMATION PURPOSES.
11. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12 INCHES IN DEPTH FORM DPL/CO/73, CERTIFICATION OF FILL COMPACTION, AND THREE (3) COPIES OF THE COMPACTION REPORT FILLED OUT BY A REGISTERED ENGINEER, ARE TO BE SUBMITTED AFTER THE GRADING HAS BEEN DONE
12. ALL GRADING SHALL BE SUPERVISED BY A REGISTERED CIVIL ENGINEER.
13. THE FACE OF ALL CUT AND FILL SLOPES SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED AND MUST BE COMPLETED AND ESTABLISHED PRIOR TO ROUGH APPROVAL OF THE GRADING AND BUILDING.
14. ALL IMPORT MATERIAL SHALL BE OBTAINED FROM A DESIGNATED LEGAL SITE AND EXCESS DISPOSED OF AT AN IDENTIFIED LEGAL SITE.

GRADING SPECIFICATIONS

1. ALL GRADING SHALL BE DONE UNDER THE OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER OR, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND A ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE COUNTY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE GEOTECHNICAL INVESTIGATION ENTITLED:
2. ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OR BETTER AND REPORTS SHALL BE SUBMITTED TO THE COUNTY'S RESIDENT ENGINEER PRIOR TO THE ACCEPTANCE
3. AT THE COMPLETION OF THE GRADING OPERATIONS, AN AS-GRADED SOILS AND GEOTECHNICAL REPORT WILL BE PREPARED. ONE COPY OF THIS REPORT WILL BE SUBMITTED TO THE FIELD INSPECTION SECTION WITHIN 15 DAYS OF THE COMPLETION OF GRADING.
4. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED FOR THIS DEVELOPMENT, DATED: SEPTEMBER 8, 2004.

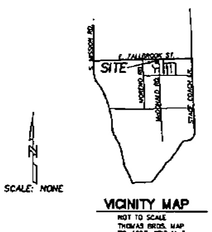
THE SOILS REPORT SHALL BE CONSIDERED AS PART OF THIS PLAN, AND ALL GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS OF SAID REPORT.

NAME: ______________________ DATE

NAME: ______________________ DATE

GRADING PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.



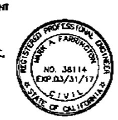
SCALE: NONE

VICINITY MAP
NOT TO SCALE
THOMAS BROS. MAP
PG. 1027, GRID H-3

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE 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 STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITY FOR PROJECT DESIGN.



MARK A. FARRINGTON R.C.E. 38114 EXP. 3/31/17 DATE
11679 VIA FIRUL
SAN DIEGO, CA 92128
(858) 675-9490

SOLAR ACCESS STATEMENT

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THE SUBDIVISION AS REQUIRED BY SECTION 80.401(m) OF THE SUBDIVISION ORDINANCE.

MARK A. FARRINGTON R.C.E. 38114 EXP. 3/31/17 DATE

CONTRACTOR'S NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD COUNTY OF SAN DIEGO HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF COUNTY OF SAN DIEGO PROFESSIONAL.

ENGINEER'S NOTE
UNAUTHORIZED CHANGE & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CELSOC
Consulting Engineers & Land Surveyors of California

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

ABBREVIATIONS

TG = TOP OF GRATE CATCH BASIN
FL = FLOW LINE OF PIPE
FS = FINISH SURFACE ELEVATION OF HARDSCAPE
FG = FINISH GROUND ELEVATION (EARTH)
℄ = CENTERLINE
PP = POWER POLE
O/H = OVERHEAD POWER LINES CAUTION!!!
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL

WORK TO BE DONE

IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT STANDARD SPECIFICATIONS, AND SPECIAL PROVISIONS AND STANDARD REFERENCE DRAWINGS FOR THE SAN DIEGO COUNTY DEPARTMENT OF PUBLIC WORKS

STANDARD SPECIFICATIONS

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION "GREEN BOOK" (2012 EDITION), INCLUDING THE REGIONAL SUPPLEMENT AMENDMENT.
2. STANDARD SPECIFICATIONS FOR SEWER & STORM DRAIN CONSTRUCTION OF THE COUNTY OF SAN DIEGO.
3. WATER AGENCIES' STANDARD – STANDARD SPECIFICATIONS FOR POTABLE WATER, RECYCLED WATER AND SEWER FACILITIES (CURRENT EDITION).
4. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (MAY 2006).

STANDARD DRAWINGS

1. SAN DIEGO AREA REGIONAL STANDARD DRAWINGS, APRIL 2012. (RSD).
2. STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD PLAN (JULY 2010).
3. 2012 MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES ("MUTCD")
4. COUNTY OF SAN DIEGO DESIGN STANDARDS.

IMPROVEMENTS	STD. DWG.	LEGEND
PROJECT BOUNDARY		
LOT LINE		
EXISTING CONTOUR		650
PROPOSED CONTOUR		650
CUT SLOPE (2:1 MAX.)		2:1
FILL SLOPE (2:1 MAX.)		2:1
CUT/FILL LINE		C / F
FINISH GRADE ELEVATION (FG)		610.0 FG
RIPRAP ENERGY DISSIPATOR (TYPE 2)	D-40	
BROW DITCH	D-75	
PCC DRIVEWAY	DS-7	
STORM DRAIN CULVERT		
CONCRETE HEADWALL	D-34	
8" PVC SEWER MAIN		MH
2" WATER SERVICE LATERAL		
8" WATERLINE (CL 312)		W
FIRE HYDRANT		
AC SPILLWAY	D-22	
SIDEWALK UNDER DRAIN	D-25	
A.C. PAVEMENT (3" AC/6" CL. 2 BASE)		
4" PCC SIDEWALK/SLAB	G-7,G-9,G-10	
6" CURB & GUTTER (PRIVATE)	G-2	
REMOVE CURB		
CURB RAMP (TYPE D)	G-31	
BIO-RETENTION BASIN (SEE DETAIL "A" SHEET 2)		

OWNER'S CERTIFICATION

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS.

I THEREFORE AGREE THAT THE DIRECTOR OF PUBLIC WORKS MAY MAKE SUCH CHANGES, ALTERATIONS, OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR DETERMINES TO BE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS. PROVIDED, HOWEVER, SUCH CHANGES, ALTERATIONS, OR ADDITIONS SHALL NOT EXCEED 10 PERCENT (10%) OF THE ORIGINAL ESTIMATED COST OF THE IMPROVEMENTS WITHOUT THE WRITTEN CONSENT OF THE SURETY COMPANY.

I FURTHER AGREE TO COMMENCE WORK ON ANY IMPROVEMENTS SHOWN ON THESE PLANS WITHIN EXISTING COUNTY RIGHT-OF-WAY WITHIN 60 DAYS AFTER ISSUANCE OF THE CONSTRUCTION PERMIT AND TO PURSUE SUCH WORK ACTIVELY ON EVERY NORMAL WORKING DAY UNTIL COMPLETED, IRRESPECTIVE AND INDEPENDENT OF ANY OTHER WORK ASSOCIATED WITH THIS PROJECT OR UNDER MY CONTROL.

BY: ______________________ DATE: ______________

NAME: ______________________

Underground Service Alert
Call: TOLL FREE
1-800
422-4133
TWO WORKING DAYS BEFORE YOU DIG

COUNTY OF SAN DIEGO DEPARTMENT OF PLANNING AND LAND USE
APPROVED FOR COMPLIANCE WITH THE ENVIRONMENTAL REVIEW
APPROVED BY: ______________
DATE: ______________

COUNTY APPROVED CHANGES

No.	Description	Approved by	Date

OWNER/PERMITTEE

NAME: JOHN HAGERTY
ADDRESS: 1118 S. MAIN ST., FALLBROOK CA 92028
TELEPHONE NO.: 760-728-8826
SHORT LEGAL DESCRIPTION: PARCEL 3 OF PARCEL MAP NO. 3577
SITE ADDRESS:
A.P.N. NO.: 105-800-63

PERMITS

NDI	N/A
IMPROVEMENT PLAN NO.	N/A
REZONE PERMIT NO.	N/A
MAJOR USE PERMIT NO.	N/A
	N/A

BENCH MARK

DESCRIPTION: BENCHMARK NO. TE 0104, 1/2" IP IN CONC. MON.
LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDENBURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM: SAN DIEGO CO. BENCHMARK
ELEVATION: 784.047 RECOV. DATUM: 1980 SD CO DOT

PRIVATE CONTRACT

1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	3 SHEETS

GRADING PLANS FOR:
PROPOSED TPM 21144
(APN 105-800-63)
CALIFORNIA COORDINATE INDEX:

Approved: SIROUS DEYLAMIAN, COUNTY ENGINEER
By:
Date

Engineer of work: MARK A. FARRINGTON, R.C.E.
Grading Permit No.

FARRINGTON ENGINEERING CONSULTANTS
CONSULTING CIVIL ENGINEERING
11679 VIA FIRUL
SAN DIEGO, CA 92128
(858) 675-9490

PROJECT NO.: 2007.265

FILE NO.

PLOT DATE: 12-15-15

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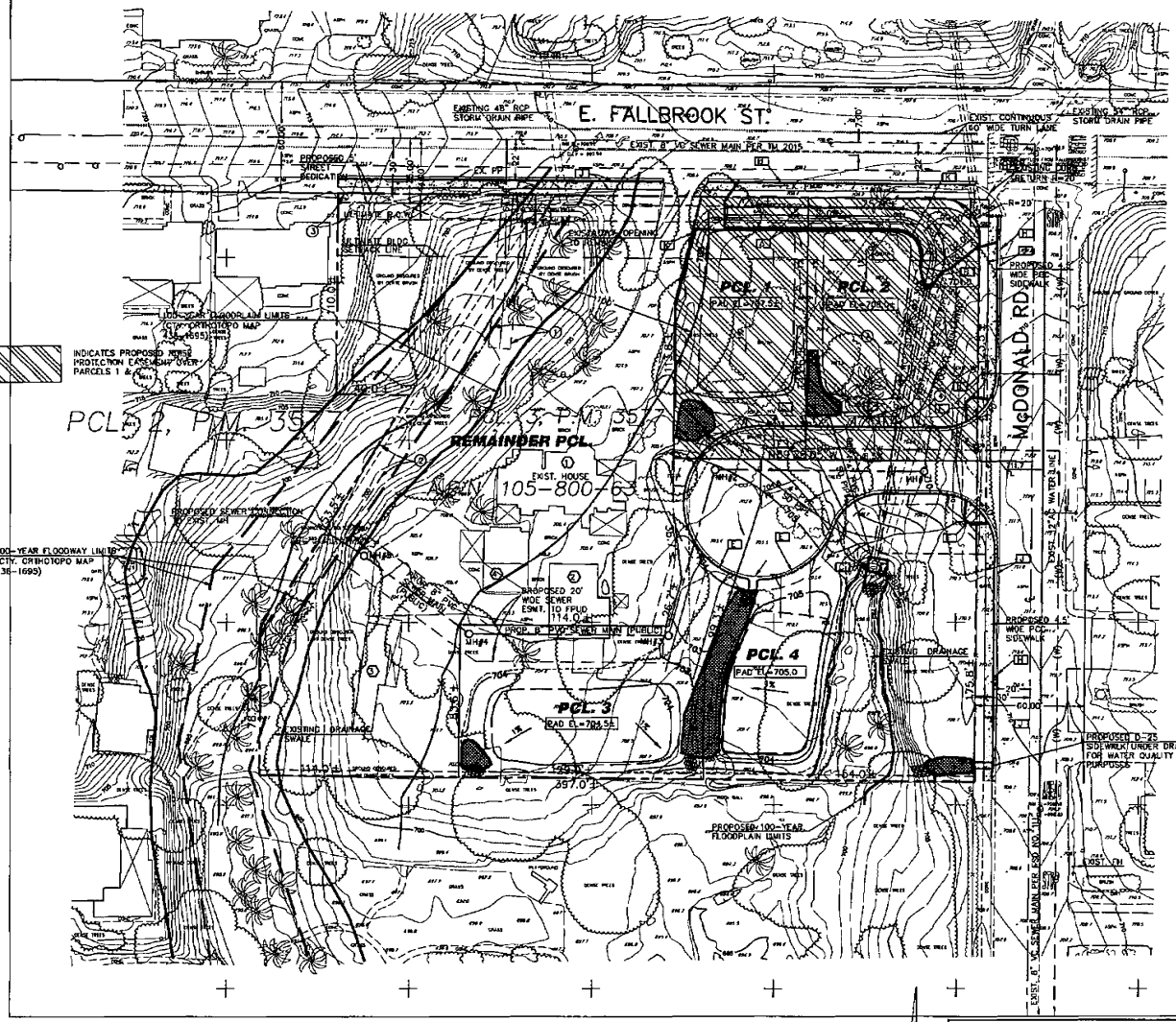
PRELIMINARY GRADING PLAN FOR:

TPM 21144

COUNTY OF SAN DIEGO, FALLBROOK



EASEMENTS OF RECORD

PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY, ORDER NO. DSM-2719126 (08) DATED FEBRUARY 27, 2007

1. EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED 8-12-1960, AS INSTRUMENT NO. 113637, IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY
2. AN EASEMENT FOR A SEWER LINE AND INCIDENTAL PURPOSES, RECORDED 4-28-1967, AS INSTRUMENT NO. 59940, IN FAVOR OF FALLBROOK SANITARY DISTRICT.
3. AN EASEMENT AND RIGHT TO EXTEND EXCAVATION AND/OR EMBANKMENT SLOPES WITH AN EASEMENT OF RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF A DRAINAGE CHANNEL AND ALL STRUCTURES AND INCIDENTAL PURPOSES, RECORDED 11-13-1968 AS INSTRUMENT NO. 189068, IN FAVOR OF THE COUNTY OF SAN DIEGO.
4. AN EASEMENT FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED 3-31-1999, AS INSTRUMENT NO. 99-212211, IN FAVOR OF THE SAN DIEGO FLOOD CONTROL DISTRICT.

NON-EASEMENT NOTES

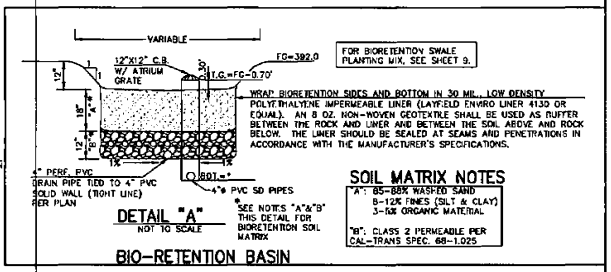
(A) AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD PER PARCEL MAP NO. 3577

PROPOSED CONSTRUCTION NOTES:

A. PROPOSED PCC TRAPAZODAL CHANNEL PER RDS D-70 (B=3.0', Z=1.5:1,T=12')
B. PCC WING-TYPE HEADWALL TRANSITION TO 42" ϕ SD PIPE
C. PROPOSED DOUBLE "U" TYPE HEADWALL PER RSD "D-35A" BOTH SD PIPES
D. PROPOSED PCC DRIVEWAY APRON PER RSD DS-7
E. PROPOSED HC RAMP PER RSD "G-29"
H. EXISTING AC DYKE TO BE REMOVED.
I. PROPOSED 5-FOOT-WIDE PCC SIDEWALK AND 6" CURB & GUTTER PER RSD "G-2"
K. PROPOSED 7 FOOT HIGH MASONRY BLOCK FIRE PROTECTION AND SOUND WALL TO HAVE A DENSITY OF 3.5 LBS. PER SF AND BE PLACED ALONG THE REAR PROPERTY LINE (R.O.W.)
L. PROPOSED FIRE HYDRANT

DISPOSITION NOTES:

1. EXIST. 1,785 SF HOUSE TO REMAIN
2. EXISTING 1,000 SF SHED TO BE REMOVED.
3. EXISTING MOBILE HOME TO BE REMOVED
4. 388 SF EXISTING SHED STRUCTURE TO REMAIN



DETAIL "A"
NOT TO SCALE

BIO-RETENTION BASIN

SOIL MATRIX NOTES

"A": 85-88% WASHED SAND
8-12% FINES (SILT & CLAY)
3-5% ORGANIC MATERIAL

"B": CLASS 2 PERMEABLE PER CAL-TRANS SPEC. 68-1.025

ENGINEER OF WORK

FARRINGTON ENGINEERING CONSULTANTS, INC.
11879 VIA FIRUL
SAN DIEGO, CA 92128
(858)675-9490
(858-675-9487 (FAX)
mark@farringtonengineering.com

REGISTERED PROFESSIONAL ENGINEER MARK A. FARRINGTON NO. 38114 EXP.03/31/17 CIVIL STATE OF CALIFORNIA

MARK A. FARRINGTON RCE 38114 DATE
REGISTRATION EXPIRES: 3/31/17

BENCH MARK

DESCRIPTION: BENCHMARK NO. TE 0104 IN CONC. MON.
LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. OF CL BRANDENBURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM: SAN DIEGO CO. BENCHMARK
ELEVATION: 784.047 RECOV. DATUM: 1960 SD CO DOT

COUNTY APPROVED CHANGES

PRIVATE CONTRACT

2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	3 SHEETS

GRADING PLANS FOR:
PROPOSED TPM 21144
(APN 105-800-63)
CALIFORNIA COORDINATE INDEX:

Approved: GROUP DEYLAMAN COUNTY ENGINEER
By: Date
Engineer of work: MARK A. FARRINGTON, R.C.E.
Grading Permit No.

FILE NO.

FARRINGTON ENGINEERING CONSULTANTS
11879 VIA FIRUL
SAN DIEGO, CA 92128
(858) 675-9490

SCHOLLING CIVIL ENGINEERING

PLOT DATE: 12-15-15

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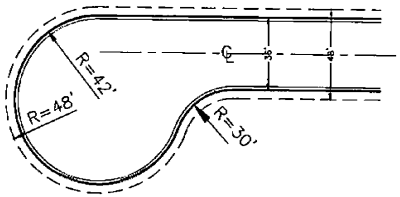
PRELIMINARY GRADING PLAN FOR:

TPM 21144

COUNTY OF SAN DIEGO, FALLBROOK



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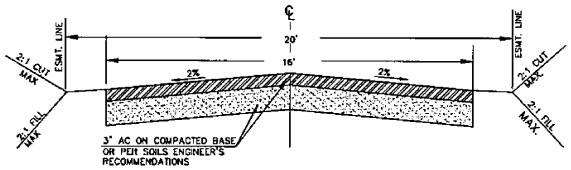

TYPICAL PVT. DRIVEWAY SECTION
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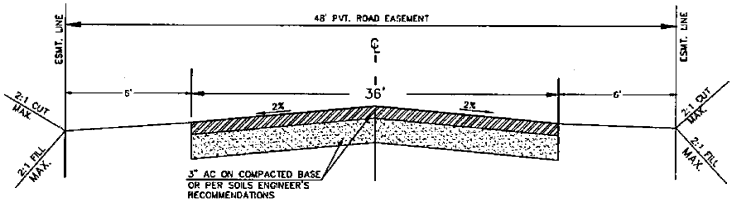

48' PVT. ROAD EASEMENT
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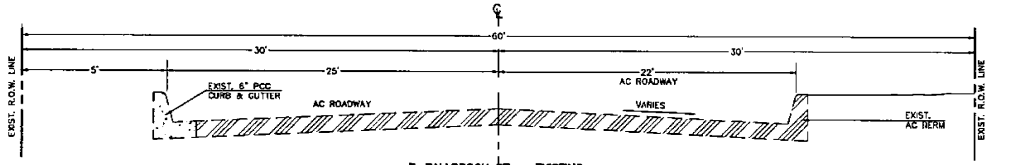
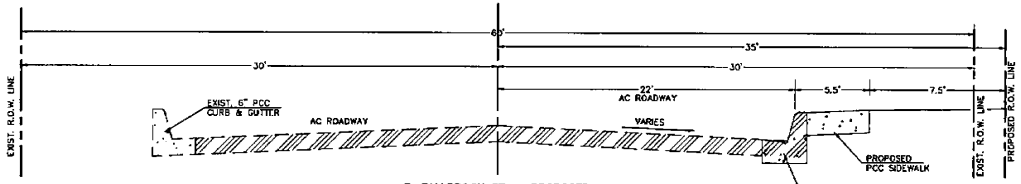
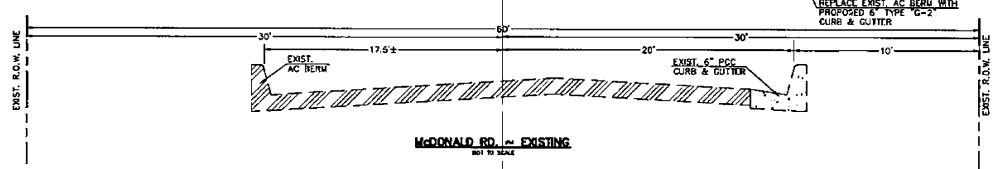


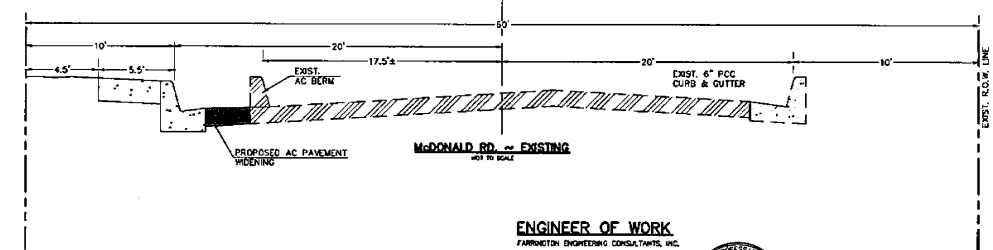
E. FALLBROOK ST. ~ EXISTING
NOT TO SCALE



E. FALLBROOK ST. ~ PROPOSED
NOT TO SCALE



McDONALD RD. ~ EXISTING
NOT TO SCALE



McDONALD RD. ~ EXISTING
NOT TO SCALE

ENGINEER OF WORK
FARRINGTON ENGINEERING CONSULTANTS, INC.
11679 VIA FIRUL
SAN DIEGO, CA 92128
(858)675-9490
(858-675-9457 (FAX)
mark@FARRINGTONENGINEERING.com

REGISTERED PROFESSIONAL ENGINEER
MARK A. FARRINGTON
NO. 38114
EXP.03/31/17
CIVIL
STATE OF CALIFORNIA

MARK A. FARRINGTON RCE 38114 DATE
REGISTRATION EXPIRES: 3/31/17

COUNTY APPROVED CHANGES		

BENCH MARK

DESCRIPTION: BENCHMARK NO. TE 0104 IN CONC. MON.

LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDENBURG S. PROD. 2 FT. NW PP 416240

RECORDED FROM: SAN DIEGO CO. BENCHMARK

ELEVATION: 784.047 RECOV. DATUM: 1980 SD CO DOT

PRIVATE CONTRACT

3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	3 SHEETS

GRADING PLANS FOR:
PROPOSED TPM 21144
(APN 105-800-63)
CALIFORNIA COORDINATE INDEX:

Approved: SIROUS DEYLAMAN
COUNTY ENGINEER
By:
Date

Engineer of work:
MARK A. FARRINGTON, R.C.E.

Grading Permit No.

FILE NO.

FARRINGTON ENGINEERING CONSULTANTS
CONSULTING CIVIL ENGINEERING
11679 VIA FIRUL
SAN DIEGO, CA 92128
(858) 675-9490

PLOT DATE: 12-15-15

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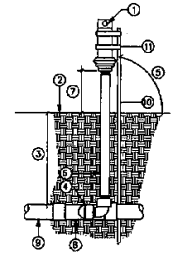
IRRIGATION SPECIFICATIONS:

1. ALL IRRIGATION MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
2. IRRIGATION PLAN IS DIAGRAMATIC ONLY.
3. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF ALL EXISTING SITE CONDITIONS.
4. IRRIGATION CONTRACTOR SHALL ADJUST ALL IRRIGATION EQUIPMENT TO PROVIDE AN EVEN COVERAGE AND KEEP SPRAY OFF OF THE WALKWAYS, WALLS, STREETS AND DRIVES.
5. AS A MINIMUM, ALL IRRIGATION EQUIPMENT LOCATED ADJACENT TO WALKWAYS, STREETS AND DRIVES SHALL BE INSTALLED INSIDE OF PROPERTY LINE.
6. WHEN THE IRRIGATION SYSTEMS ARE COMPLETED, THE CONTRACTOR, IN THE PRESENCE OF THE OWNER/DEVELOPER'S AUTHORIZED REPRESENTATIVE OR THE LANDSCAPE ARCHITECT, SHALL PERFORM A TEST OF COVERAGE OF WATER AFFORDED THE PLANTING AREAS TO ENSURE THAT IT IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK REQUIRED TO CORRECT ANY INADEQUACIES OF COVERAGE AT HIS OWN COST.
7. ALL IRRIGATION LINES ARE TEMPORARY AND INSTALLED ON GRADE.
   A) ALL MAINLINE IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 150 PSI FOR A PERIOD OF FOUR (4) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE.
   B) ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR.
   C) THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED, AND APPROVED BY THE OWNER OR THE LANDSCAPE ARCHITECT.
8. MAIN LINES: ALL PIPING UNDER CONSTANT PRESSURE BETWEEN WATER METER AND OR SUPPLY SYSTEM AND CONTROL VALVES AS PER LOCAL CODE OR SHALL BE PVC SCHEDULE 40 OR CLASS 315 PVC AND STAKED AT 10'-0" O.C. WITH STEEL MAINLINE STAKES UNLESS OTHERWISE SHOWN ON ON THE DRAWINGS.
9. LATERAL LINES, IF USED: ALL PIPING UNDER INTERMITTENT PRESSURE, DOWN STREAM OR CONTROL VALVES SHALL BE RIGID PVC 1120, SDR 21 OR SCHEDULE 40 STAKED AT 10'-0" O.C. WITH STEEL STAKES DRAWINGS, DETAILS, OR LEGEND.
10. ALL PLASTIC FITTINGS SHALL BERIGID POLYVINYL CHLORIDE, STANDARD SCHEDULE 40 TYPE I AND II. ALL RISERS AND NIPPLES SHALL BE REAMED SCHEDULE 80 PVC.
11. ALL HOSE BIB VALVES SHALL BE INSTALLED 18" FROM THE TOP OR TOE OF SLOPE A MINIMUM OF 12" ABOVE THE HIGHEST SPRINKLER HEAD ON THE SERVICED SYSTEM. BALL VALVES SHALL BE INSTALLED IN TEN (10) INCH ROUND VALVE BOXES WITH PEA GRAVEL BENEATH THE VALVE, SEE DETAIL.
12. ALL MAINLINE AND LATERAL LINES SHALL BE SLEEVED WITH PVC SCHEDULE 40. A MINIMUM OF TWICE THE DIAMETER OF THE SLEEVED LINE WHERE IT PASSES UNDER PAVED AREAS.
13. ALL IRRIGATION LINES AND APPURTNANCES WITH THE EXCEPTION OF IRRIGATION LATERALS AND HEADS PROVIDING IRRIGATION OF AREAS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL BE INSTALLED OUTSIDE THE PUBLIC RIGHT-OF-WAY.
14. CHECK VAVES SHALL BE INSTALLED AS NECESSARY TO PREVENT DRAINAGE OF THE VARIOUS LATERAL SYSTEMS FROM OCCURING AT THE HEADS OF LOWEST ELEVATION. NO MORE THAN TWELVE (12) FEET OF ELEVATION CHANGE SHALL SEPARATE CHECK VALVES. CHECK VALVES SHALL BE FIVE (5) PSI RATED.
15. AFTER ALL NEW IRRIGATION PIPING AND RISERS ARE IN PLACE AND CONNECTED AND ALL OTHER NECESSARY WORK HAS BEEN COMPLETED, BUT PRIOR TO THE INSTALLATION OF IRRIGATION HEADS, REMOTE CONTROL VALVES SHALL BE OPENED AND A FULL HEAD OF WATER USED TO FLUSH OUT THE ENTIRE SYSTEM.
16. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBDISH INCIDENTAL TO THE WORK OF THIS SECTION ON A DAILY BASIS.
17. THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR TO GIVE COMPLETE AND SATISFACTORY SERVICES AS TO MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE FINAL ACCEPTANCE OF THE WORK BY
18. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF THIRTY (30) DAYS AND SHALL WATER ON A DAILY BASIS.

IRRIGATION LEGEND (EQUIPMENT)

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PRESSURE	RADIUS	GPM
③	ROTOR HEAD	HUNTER MP-ROTATOR	MP3000-360 SHRUB/POP-UP	40 PSI	24'-30'	3.64(F)
① ②	ROTOR HEAD	HUNTER MP-ROTATOR	MP3000-180 SHRUB/POP-UP	40 PSI	24'-30'	1.82(H)
①	ROTOR HEAD	HUNTER MP-ROTATOR	MP3000-90 SHRUB/POP-UP	40 PSI	24'-30'	.88(Q)
C	AUTOMATIC CONTROLLER	HUNTER	PRO SERIES W/ RAIN-CLIK	PEDESTAL MOUNT W/RAIN CLIK, RAINSENSOR		
RP	R.P. BACKFLOW PREVENTR	FEBCO	825 SERIES	1" SIZE		
	REMOTE CONTROL VALVE	RAINBIRD	ASVF SERIES	1", INSTALL PER MANUFACTURER SPECIFICATIONS		
	BALL VALVE	HAMMOND	8109 SERIES	LINE SIZE		
P.O.C.	1" DOMESTIC METER	ON SITE WATER METER				
	SCHEDULE 40 PVC PRESSURE MAINLINE		SCHEDULE 40 BROWN LINE	TEMPORARY ON GRADE, SEE PLAN FOR SIZE		
	SCHEDULE 40 PVC LATERAL LINE		SCHEDULE 40 BROWN LINE	TEMPORARY ON GRADE, SEE PLAN FOR SIZE		

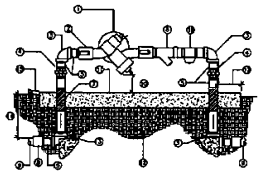
NOTE: ALL IRRIGATION HEADS ADJACENT TO CURBS, WALKS, AND HANDSCAPE AREAS TO BE 6" POP-UP IRRIGATION HEADS.



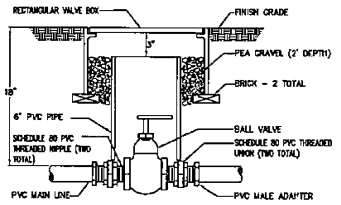
NOTE: USE TEFLON TAPE ON ALL THREADED CONNECTIONS

① ROTOR HEAD WITH NOZZLE
② FINISH GRADE
③ SEE SPECS. FOR DEPTH
④ SWING JOINT ASSEMBLY (COMBINATION MARLEX / PVC SCH 40 STREET ELLS, 1/2"x3/4" THD'D. BUSHING)
⑤ ANGLE MAY VARY WITH SLOPE ANGLE
⑥ PVC SCH 80 RISER
⑦ 8"
⑧ PVC SCH 40 TEE (SST) OR ELL (ST)
⑨ PVC NON-PRESSURE LINE
⑩ REBAR STAKE (30" LONG MIN.)
⑪ HUNTER STAKING KIT

A ROTOR HEAD
SCALE:

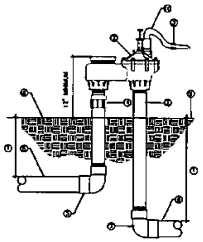


① REDUCED PRESSURE TYPE BACKFLOW PREVENTER
② SHUT-OFF VALVE (TYP).
③ THREADED BRASS ELL
④ BRASS UNION
⑤ THREADED BRASS NIPPLE (TYP.)
⑥ Y-STRAINER
⑦ PVC TAPE WRAP (3 LAYERS)
⑧ PVC SCH 40 FEMALE ADAPTER
⑨ PVC PRESSURE PIPE
⑩ HEIGHT PER LOCAL CODE
⑪ CONCRETE FOOTING (4" MIN.)
⑫ COMPACTED SUBGRADE
⑬ 6" MIN. ALL AROUND
⑭ SEE SPECS. FOR DEPTH
⑮ 2"
⑯ PRESSURE REGULATOR (SEE PLAN FOR PRESSURE SETTING)
⑰ 1.5 CU. FT. MIN. CONCRETE THRUST BLOCK



B BALL VALVE
SCALE:

C R.P. BACKFLOW PREVENTER
SCALE:



① BURIAL DEPTH (COVER): MAIN LINE AND CONTROL WIRES-18"; LATERAL LINES-12"
② REMOTE CONTROL VALVE (ANTI-SIPHON)
③ SCHEDULE 80 PVC NIPPLES, TYP.
④ SCHEDULE 80 PVC UNION. ADAPT TO SOLVENT-WELD ON DISCHARGE SIDE OF UNION.
⑤ LATERAL LINE
⑥ MAINLINE
⑦ THREADED MAINLINE FITTING
⑧ COMPACTED BACKFILL
⑨ FINISH GRADE
⑩ IRRIGATION CONTROL WIRES
⑪ WATERPROFF WIRE CONNECTORS

D REMOTE CONTROL VALVE
SCALE:SCALE

LICENSED LANDSCAPE ARCHITECT
DARSONO CUNNINGHAM
R.L.A. 2412
Exp. 7/31/14
STATE OF CALIFORNIA

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
6014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE: (858) 641-2007 FAX: (858) 641-2008

COUNTY APPROVED CHANGES

BENCH MARK
DESCRIPTION: BENCHMARK NO. TE 0104 IN CONC. MON.
LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL. ALVARADO ST. & 27 FT. W. CL. BRANDENBURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM: SAN DIEGO CO. BENCHMARK
ELEVATION: 784.047 RECOV. DATUM: 1930 SD CO DOT

PRIVATE CONTRACT

1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS

LANDSCAPE SPECIFICATIONS FOR:
PROPOSED TPM 21144
(APN 105-500-63)
CALIFORNIA COORDINATE INDEX:

Approved: MOHAMED FAKHREDDINE
County Engineer
By:
Date

Engineer of work
MARK A. FARRINGTON, R.C.E.

Grading Permit No. L—

FILE NO.

1 - 59

PLANTING SPECIFICATIONS:

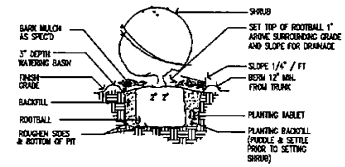
1. ALL PLANTING MATERIALS AND PROCEDURES SHALL CONFORM TO THE COUNTY OF SAN DIEGO SPECIFICATIONS AND REQUIREMENTS.
2. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
3. PRIOR TO THE INCORPORATION OF THE AMENDMENTS, ALL PLANTING AREAS ARE TO BE THOROUGHLY WATERED IN A MANNER THAT WILL PASS A MINIMUM OF TWELVE (12) INCHES OF WATER THROUGH THE SURFACE SOIL ZONE. THIS PROCEDURE IS CALLED LEACHING AND ONLY WHEN COMPLETED AND SOLUABLE SALTS ARE ADEQUATELY LOW SHALL THE ABOVE AMENDMENTS BE INCORPORATED.
4. FOR EACH CUBIC YARD OF BACKFILL CONSISTING OF 90% NATIVE SOIL AND 10% NITROGEN STABILIZED WOOD SHAVINGS, THE FOLLOWING AMENDMENTS SHALL BE INCORPORATED:

   A) 1 LB. AGRIFORM SLOW RELEASE FERTILIZER 12-12-12
   B) 2 LBS. IRON SULFATE (DO NOT PLACE ON CONCRETE SURACES)
   C) 1 LB. SOIL SULPHUR

   NOTE: THE ABOVE SOIL AMENDMENTS IN ITEMS SIX (6) AND EIGHT (8) ARE SPECIFIED FOR BIDDING PURPOSES ONLY. A MINIMUM OF THREE (2) SOIL SAMPLES SHALL BE TAKEN FROM VARIOUS POINTS IN THE SLOPE PLANTING AREAS AND ANALYZED BY SOIL TESTING LABORATORY.

   RECOMMENDATIONS FOR TREE AND SHRUB BACKFILL, AS WELL AS BROADCAST AMENDMENT RECOMMENDATIONS FOR ALL SLOPE AREAS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
5. PLANT PITS SHALL BE SQUARE AND TWO (2) TIMES GREATER IN DIAMETER THAN THE PLANT CONTAINER AND AT LEAST TWELVE (12) INCHES BELOW THE BOTTOM OF THE CONTAINER.
6. ALL WATERING BASINS SHALL RECEIVE A MINIMUM OF TWO (2) INCHES OF SHREDDED BARK MULCH A ONE (1) CUBIC YARD SAMPLE OF MULCH TO BE USED SHALL BE DELIVERED TO THE SITE FOR INSPECTION BY THE OWNER/LANDSCAPE ARCHITECT.
7. PLANT COUNTS ARE FOR THE CONVENIENCE OF LANDSCAPE CONTRACTOR ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL NECESSARY PLANT MATERIAL TO FULFILL THE DESIGN INTENT OF THESE DRAWINGS.
8. TWENTY FOUR (24) HOURS PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT OWNER/LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL AND ITS INTENDED LOCATION ON SITE.
9. THE LANDSCAPE CONTRACTOR SHALL LEAVE THE SITE IN A CLEAN CONDITION REMOVING ALL USED MATERIALS, TRASH, AND TOOLS ON A DAILY BASIS.
10. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS FOR A PERIOD OF THIRTY (30) DAYS. GUARANTEE ALL SHRUBS FOR NINETY (90) DAYS AND ALL TREES FOR ONE (1) YEAR. GUARANTEE PERIOD FOR ALL TREES AND SHRUBS SHALL COMMENCE UPON WRITTEN APPROVAL OF THE OWNER AT THE END OF THE MAINTENANCE PERIOD OR EXTENSION THEREOF.
11. LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY REPAIRS OR REPLACEMENT OF MATERIALS MADE NECESSARY THROUGH THE ACTION OR NEGLIGENCE OF HIS CREW.
12. UPON COMPLETION OF ALL WORK OUTLINED IN THESE PLANS. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER/LANDSCAPE ARCHITECT AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP LIKE MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE COMMENCEMENT OF THE MAINTENANCE PERIOD.

MINIMUM PLANTING PIT SIZING		
1 GAL. CONTAINER	12" DEEP x 18" DIAMETER	
5 GAL. CONTAINER	18" DEEP x 32" DIAMETER	



(A) SHRUB PLANTING
SCALE:

PLANT LIST / LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	SYMBOL
SHRUBS					
CAL ROS	CALIFORNICA ROSEA	CALIFORNIA ROSE	1 GALLON	FULL AND BUSH FORM	
RUB URS	RUBUS URSINUS	CALIFORNIA BLACKBERRY	1 GALLON	FULL AND BUSH FORM	
SAL LAS	SALIX LASIOLEPIS	ARROYO WILLOW	1 GALLON	FULL AND BUSH FORM	
GROUNDCOVERS					
	3" DEEP NATIVE MULCH	PROVIDE SAMPLES FOR APPROVAL			

LICENSED LANDSCAPE ARCHITECT
DARSONO CUNNINGHAM
R.L.A. 2416
Exp. 7/31/14
STATE OF CALIFORNIA

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
8014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92127
PHONE (858) 841-2007 FAX (858) 841-0008

COUNTY APPROVED CHANGES			

BENCH MARK
DESCRIPTION: BENCHMARK NO. TE 0104 IN CONC. MON.
LOCATION: S.W. COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDENBURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM: SAN DIEGO CO. BENCHMARK
ELEVATION: 784.047 RECOV. DATUM: 1980 SD CO OOT

PRIVATE CONTRACT

2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS

PLANTING LEGEND AND INSTALLATION DETAILS FOR:
PROPOSED TPM 21144
(APN 105-500-63)
CALIFORNIA COORDINATE INDEX:

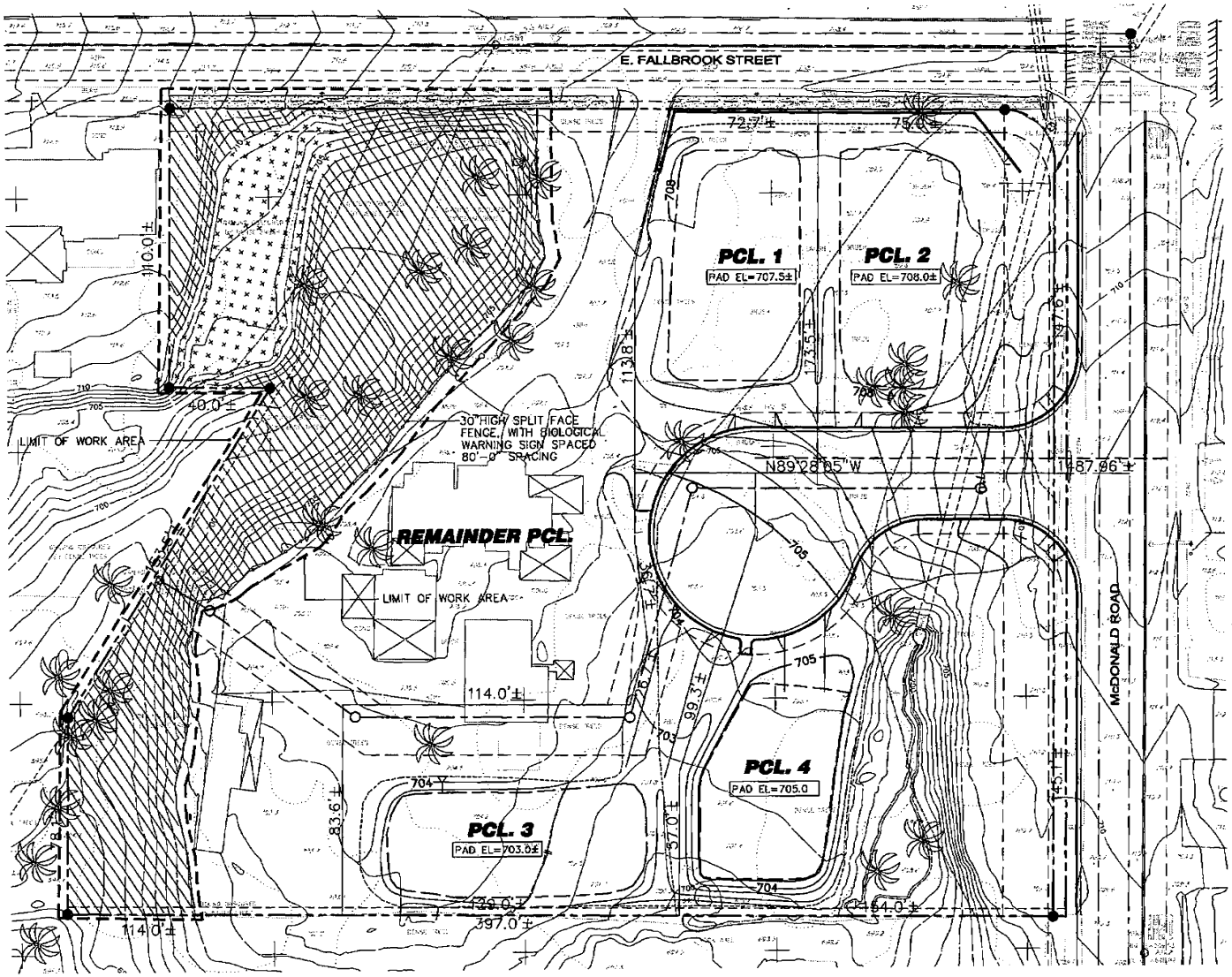
Approved: MOHAMED FAKHRADDINE
County Engineer
By:
Date

Engineer of work:
MARK A. FARRINGTON, R.C.E.

Grading Permit No. L—

FILE NO.

1 - 60



WETLAND CLEAN-UP LEGEND:

AREA TO REMOVE ALL EXISTING NON-NATIVE PALM TREES, NON-NATIVE TREES, AND NON-NATIVE SHRUBS, REMOVE GENERAL CLEAN-UP OF THE AREAS.

AREAS WHERE SOUTHERN WILLOW SHRUBS, NATIVE TO THIS AREA, ALL SOUTHERN WILLOW TO REMAIN IN PLACE, PROTECT IN PLACE

DARSONO CUNNINGHAM R.L.A. 2418 Exp. 7/31/14 STATE OF CALIFORNIA

Darsono Design Associates, Inc.
LANDSCAPE ARCHITECTURE PLANNING
5014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 841-2007 FAX (858) 841-2008

COUNTY APPROVED CHANGES			

BENCH MARK

DESCRIPTION: BENCHMARK NO. TE 0104 IN CONC. MON.

LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDENBURG S. PROD. 2 FT. NW PP 416240

RECORDED FROM: SAN DIEGO CO. BENCHMARK

ELEVATION: 764.047 RECOV. DATUM: 1980 SD CO DOT

PRIVATE CONTRACT

3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS

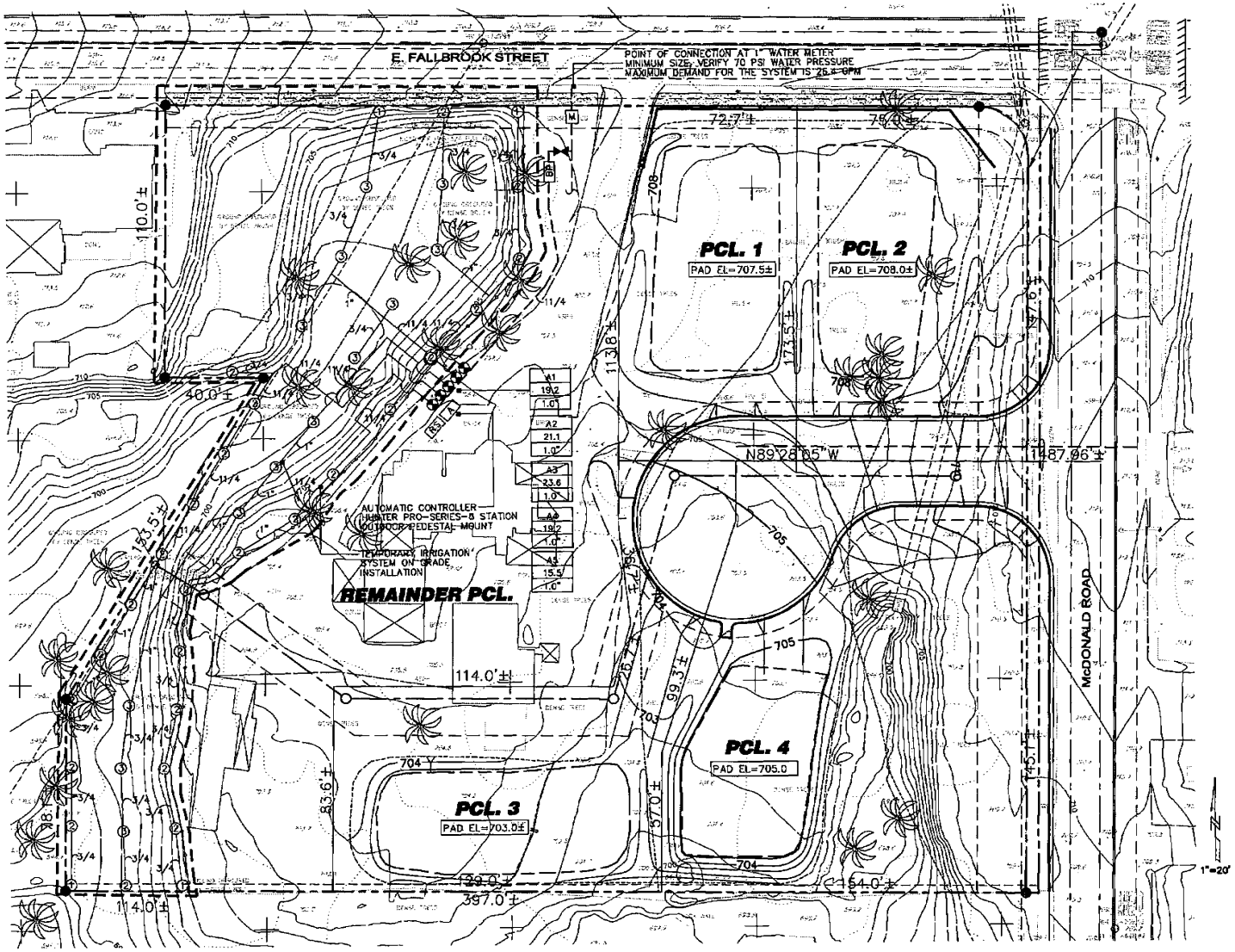
LANDSCAPE WETLAND CLEAN-UP PLAN FOR:
PROPOSED TPM 21144
(APN 105-800-63)
CALIFORNIA COORDINATE INDEX:

Approved: MOHAMED FAKHRRODINE
County Engineer
By:
Date

Engineer of work:
MARK A. FARRINGTON, R.C.E.

Grading Permit No. L-

FILE NO.



PIPE SIZING/SLEEVING

THIS LEGEND TO BE USED FOR LATERAL LINE PIPE INSTALLATION. ALL MAINLINE TO BE SIZED AS INDICATED ON PLAN

PIPE SIZE	GPM's
3/4"	1-8
1"	9-12
1 1/4"	13-22
1 1/2"	23-30
2"	31-50
2 1/2"	51-70

NOTE: CONTRACTOR IS REQUIRED TO PROVIDE SLEEVING FOR ALL LATERAL LINE AND MAINLINE UNDER ALL PAVING SURFACES.

DARSONO CUNNINGHAM R.L.A. 2416 Exp. 7/31/14

Darsono Design Associates, Inc.
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6014 MOUNT LA PLATTA DRIVE SAN DIEGO, CA 92117
PHONE (858) 541-8007 FAX (858) 541-2008

COUNTY APPROVED CHANGES		

BENCH MARK

DESCRIPTION: BENCHMARK NO. TE 0104 IN CONC. MON.

LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDENBURG S. PROD. 2 FT. NW PP 410240

RECORDED FROM: SAN DIEGO CO. BENCHMARK

ELEVATION: 784.047 RECOV. DATUM: 1980 SD CO DDT

PRIVATE CONTRACT

4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS

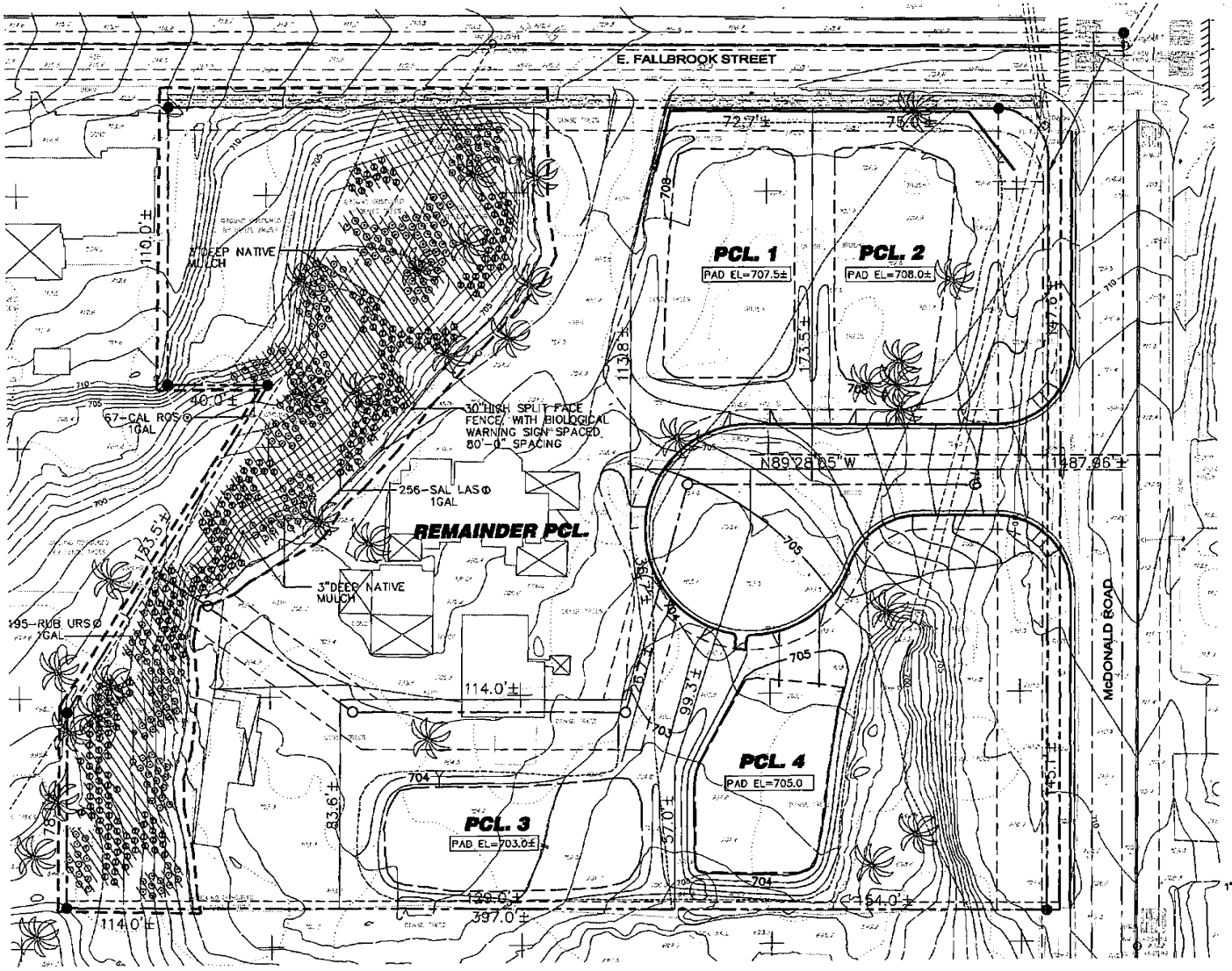
TEMPORARY IRRIGATION PLAN FOR:
PROPOSED TPM 21144
(APN 105-800-63)
CALIFORNIA COORDINATE INDEX:

Approved: MOHAMED FAKHRIDDINE
County Engineer
By:
Date

Engineer of work:
MARK A. FARRINGTON, R.C.E.

Grading Permit No. L-

FILE NO.



Darsono Design Associates, Inc.
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PHONE (858) 541-2007 FAX (858) 541-2008

DARSONO CUNNINGHAM R.L.A. 2410 Exp. 7/31/14 STATE OF CALIFORNIA

PRIVATE CONTRACT		
5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	5 SHEETS

LANDSCAPE PLANTING PLAN FOR:
PROPOSED TPM 21144
(APN 105-800-83)
CALIFORNIA COORDINATE INDEX:

Approved: MOHAMED FAKHRRIDDINE
County Engineer
By:
Date

Engineer of work:
MARK A. FARRINGTON, R.C.E.
Grading Permit No. L-

FILE NO.

BENCH MARK

DESCRIPTION: BENCHMARK NO. TE 0104 IN CONC. MON.
LOCATION: SW COR. BRANDENBURG RD. & ALVARADO ST., 22 FT. S. OF CL ALVARADO ST. & 27 FT. W. CL BRANDENBURG S. PROD. 2 FT. NW PP 416240
RECORDED FROM: SAN DIEGO CO. BENCHMARK
ELEVATION: 704.047 RECOV. DATUM: 1980 SD CO DOT

COUNTY APPROVED CHANGES

Attachment E – Environmental Findings

Attachment E
Environmental Findings

1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the Notice of Exemption dated April 19, 2016, because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated April 25, 2016.

2. In accordance with State CEQA Guidelines section 15183(e)2, the Zoning Administrator, at a duly noticed public hearing on May 26, 2016, found that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.

3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).

4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment F – Public Documentation

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

SDC DPLU RCVD 10-23-08

PROJECT NAME: Hagerty **Case Number:** ~~TPM21144~~

Results of Planning / Sponsor Group Review:

Planning / Sponsor Group: Dallbrook

Meeting date: 11/17/08

A. Initial comments made by the group on the proposed project.
- Identification of major issues
- Scope of environmental review
- Suggested changes in project design

B. Review of CEQA environmental document.
- Provide comments on adequacy of environmental analysis.

C. **Advisory Vote:** The Group ☒ did or ☐ did not make a formal recommendation, approval or denial on the project at this time.

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

MOTION:

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

VOTE: 13 Yes 0 No _____ Abstain

C. Recommended conditions of approval:

Reported by:_____ Position _____ Date _____

DPLU #534 (04/08)

FALLBROOK COMMUNITY PLANNING GROUP
Regular Meeting
Monday, November 17, 2008, 7:00 PM, Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

Meeting called to order at 7:00 PM by Chair Jim Russell, who led the assembly in the Pledge of Allegiance. 14 members were present, Bill Bopf, Jim Bowen, Anne Burdick, Harry Christiansen, John Crouch, Eileen Delaney, Tom Harrington, Carolyn Major, Ron Miller, Jim Oenning, Ike Perez, Mary Jane Pfeil, Jim Russell and Paul Schaden. Chuck Sanacore was absent. Carolyn Major arrived during Item #3 and left before final vote on project # 5.

Announcements :Jim Russell announced a special meeting of the Planning Group on January 5.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item.

Gerald Walson said CalTrans will siiue the EIR for the segment of SR76 from Bonsall Center to I-15 soon. Ronald _____ said one of the alternate routes is bad and all should favor the southern route. Sheila Walson pointed out this is a poor time to undertake major developments.

2. Approval of the minutes for the meeting of 20 October 2008. Voting item.

Jim Oenning moved to approve the minutes as presented. Motion approved 13 to 0.

3. Waiver of Utility Undergrounding along Old Highway 395 & Sterling View Drive. Applicant Dan Wery 858-614-5081. DPW project manager Mark Slovick 858-495-5172. Continued at the 18 February 2008 & denied at the 17 March 2008 and continued at the 20 Oct 2008 meetings. **Public Facilities Committee.** Community input. Voting item. (9/24)

Chris Brown led off for the property owner, saying that the Public Facilities Committee had continued the project in September for three reasons, clarification of the letter from NCFPD, Harmonics effect on swaying of overhead lines, and buildout potential in the neighborhood. He believes all are now corrected and understood. John Crouch for the Committee reported the project was originally continued in February and denied in March. Clarification was needed. Now all three questions are answered and the committee voted approval. Gerald Walson said the Rice Canyon fire was reported to be caused by an overhead power line failure. Ed Clark, a power line consultant, reported the line sag is not such as to be subject to hammonics, that SDG&E has upgraded the hardware in this area, and that some fires are caused by underground failures. The involved length of overhead line is 3300 feet, and the undergrounding cost would be $2 million, enough to kill the development project. Ike Perez moved to approve the waiver, which was approved 11 in favor, 2 opposed and I abstaining.

4. Request for approval from the Fallbrook Community Planning Group for the installation of a horse trail along Flowerwood Way. Applicant and contact person: Mike McMillen, 949-476-5231, Mike.McMillen@Lyonhomes.com. County planner Derek Gade, Department of Public Works, Derek.Gade@sdcounty.ca.gov. and Maryanne Vancio Department of Parks & Recreation. **Parks & Recreation Committee.** Community input. Voting item. (10/9)

Eric Armstrong spoke for the proposal to widen the trail along Flowerwood only to 19 feet, 5 feet to be colorized concrete and 5 feet of DG. A number of residents of Sycamore Ranch had a variety of arguments and questions Monty Voigt mentioned a 2001 for 8 foot wide trails. Janice _____ said no one can safely ride along Flowerwood since mail boxe locations forbid it. Rebecca Diaz said the trails can be maintained with tax money as soon as the DPW accepts the Sycamore Ranch roads, etc. Vic

Several chairs had tried to get in touch with the applicant, without success. No one knows how it got onto tonight's agenda or if there was any change from previous project applications. Tom Harrington moved to deny the project. Motion approved 13 to 0.

7. TPM21142 request to subdivide the 23.3 acres located between Rock Mountain and Gavilan Mountain Roads (Thomas Brothers Coordinates 997 H4) into four lots for four single family dwelling units. The existing house, barn, travel trailer, shed, and greenhouse on lot four are to remain. Owner and applicant American Lotus Buddhist Association 949-752-5738. Contact person Hadley Johnson 728-1134. County planner Ashley Gungle 858-495-5373 ashley.gungle@sdcounty.ca.gov. Land Use Committee. Community input. Voting item. (10/20)

Hadley Johnson showed a map. There is a drainage way through the site. The lot layouts are awkward. Land Use Committee visited the site. The slope is to the rear. They suggested increasing the front stback to 100 feet. Hadley agreed with the constraints that the homes must be split level designs with appropriate footprints. Archie McFee spoke about road changes and that the easement is not on this property. He said more permits are needed. There are 3-toad species on the land, and an EIR is needed. He is not necessarily opposed to the proposal, but feels an EIR is required. He submitted a letter, attached to these minutes. Harry Christiansen moved to approve the subdivision with a proviso that the County of San Diego check the ravine and approve site adaptive foundations. Motion was approved unanimously.

8. TPM21144 Request for a Minor Subdivision to subdivide the 2.69 acres located at the south west corner of E. Fallbrook Street and McDonald Road into four lots plus a remainder for five single family dwelling units. The existing house, two garages and the mobil home located on the remainder parcel to remain. Owner and applicant Jack & Bonnie Hagerty, Leisa Grajek 728-4850. Contact person Thure Stedt 619-299-2525. County planner Andy Wickersham 858-694-3694. **Land Use Committee**. Community input. Voting item. (10/23)

No representative present. Harry Christiansen said Land Use Committee had visited the site and found that the remainder lot as shown cannot be re-split. The Committee voted to approve the subdivision. Ike Perez moved for the Planning Group to approve the subdivision as presented. His motion was approved unanimously, 13 to 0.

9. Request for a Waiver of B Community Design Review Special Area Regulation for a sign for Sweet N Sassy, 110 Ash St. Fallbrook. Contact person Jessica jsheriff48609@roadrunner.com. County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community Input. Voting Item. (10/29)

The Design Review Committee had reviewed photos of the proposed sign and voted unanimously to approve it. Eileen Delaney moved to approve the requested Waiver. This motion was approved unanimously.

10. Request for a Waiver of B Community Design Review Special Area Regulation for a new sign for Fallbrook Pharmacy. Alvarado St. Contact person Scott Tyree, scott.tyree@pacificpharmacygroup.com. County planner is Debra Frischer (858)495.5201 debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Community Input. Voting Item. (10/29)

Deign Review Committee discovered a problem with line-of-sight for the proposed signs, and voted to continue for further study. Eileen Delaney moved for the PG to also continue this application for a month. This motion was approved unanimously, 13 to 0.

11. Presentation of a plan to build 22 additional units at the Silvergate Retirement Residences, 420 Elbrook Drive, Fallbrook. Contact person: Allen Cook 728-4799. Community input. Non voting item. (10/29)

FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD

Regular Meeting
Monday 18 August 2014, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook
MINUTES

Mr. Russell called the meeting to order at 7:00 p.m.

Thirteen (13) members were present: Anne Burdick, Ike Perez, Roy Moosa, Tom Harrington, Jean Dooley, Jim Russell, Jack Wood, Lee J. De Meo, Ron Miller, Donna Gebhart, Jackie Heyneman, Eileen Delaney and Bill McCarthy. Paul Schaden and Jerry Farrell were excused.

A large audience was also in attendance.

Mr. Russell announced that there were seven openings on the Group and only five candidates had applied. He encouraged any additionally interested individuals to apply.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion, & Non-voting item.

Ms. Delaney informed the Group and audience that Fallbrook Healthcare, the group that manages the Fallbrook Hospital, had their computers hacked and up to five years of personal record information had been lost. She advised that anyone having had dealings with the hospital, doctors or caregivers affiliated with the hospital watch their bills and mail carefully for anything out of order.

Ms. Burdick informed the Group and audience that Fallbrook Healthcare was again having financial and another of issues. They have scheduled a meeting for August 25 to discuss the situation and another meeting for September 16 to hopefully announce solutions.

2. Approval of the minutes for the meetings of 21 July 2014. Voting Item.

Mr. Wood motioned to approve the minutes as presented and the motion passed unanimously.

3. Presentation by Tracy Ellis and Leah Taylor, San Diego County Department of Agriculture, on the development of a new ordinance for regulating beekeeping. Since presenting to your group last spring, we have had two meetings on the subject with the Board of Supervisors (May 21st and June 18th if you would like to review them online), and the Minute Orders from each meeting are pasted below. We have been asked to further refine our proposal (main points of Minute Orders highlighted below) and would like to present to you the new proposed setback distances for beekeeping at your August meeting. County planners Tracy Ellis, 760-752-4700 Tracy.Ellis@sdcounty.ca.gov and Leah Taylor, Leah.Taylor@sdcounty.ca.gov. Community input. Voting item. (5/21)

Dr. David Kellum, for the County Department of Agriculture, Weights and Measures introduced the latest developments in the Counties tiered plan to control bee keeping in the County. The tier controlled the number of hives and setbacks for bee keeping urban, rural and commercial settings. He also outlined the required best management practices (BMPs) that would be required of bee keepers and further detailed what would be identified as sensitive sites requiring

8. TPM20800 Waiver request to remove condition C.1.b undergrounding of all utilities. The County of San Diego has requested that the Fallbrook Planning Group review and respond to our request to Waive the requirement to place all SDG&E facilities underground on TPM 20800 which is located on the East side of Ranger Road approximately 600' North of Reche Road. We are proposing to place all new facilities underground but would like to waive the relocation of the existing facilities for the reasons listed in the Waiver Request. TPM 20800 Condition C. 1. b. Underground Dry Utilities Per our discussions with Romi Iida we are preparing this letter to request your consideration to waive the undergrounding of the existing overhead facilities at the Northeast corner of Parcel 1 of TPM 20800. We feel that there are two major concerns with the request to underground the existing dry utilities. 1) The County of San Diego Board of Supervisors Policy 1-92 states within the Background portion of the document "This requirement to underground utilities may be completely or partially waived only when it is deemed that undergrounding would be impossible or impractical. San Diego Gas and Electric does not have the rights to underground the facilities to any of the off site properties. They have overhead rights only per document numbers Book 416, Page 241 Recorded 7-29-1935, Book 613, Page 137 Recorded 1-18-1937, Book 616. Page 48 Recorded 1-19-1937 and File/Page 72-305032 Recorded 11-14-1972 (Attached). 2) The County of San Diego Board of Supervisors Policy 1-92 states under policy item number 2.b. that" Undergrounding would result in no reduction in the number of poles on or adjacent to the project" We met with SDG&E Project Planner Jeff Woodard at the project site to discuss our options for undergrounding the existing utilities. There would be no reduction in number of power poles if we undergrounded the existing facilities. There would actually be an increase in the number of power poles. underground. Jim Eyerman, Office: 760-723-2385, Cell: 760-525-2121, Jim@elsurvey.com. County planners KENNETH J. BRAZELL, (858) 694-2728,Cell: (858) 204-9133, Kenneth.Brazell@sdcounty.ca.gov and Mark Slovick, (858) 495-5172, Mark.slovick@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (7/30)

Mr. Jim Eyerman presented the request. He stated that since overhead services went off site of his project and the easements covering the facilities covered overhead lines only, his client would need to place two additional poles to address the offsite service lines. He request approval of leaving the off-site services poles and lines in place.
After limited discussion Mr. Wood motioned to approve the request as submitted and the motion passed unanimously.

9. TPM21144 Hagerty Minor Subdivision requesting a design exemption to a requirement of undergrounding of utilities, a road standard and an off-site road widening at1065 Fallbrook Street. Owner John Hagerty, 760-728-8826. Applicant and contact 619-299-2525, 619-306-6920 TRS Consultants. County planner Kristina Jeffers, (858) 694-2604, Kristina.Jeffers@sdcounty.ca.gov. **Land Use Committee**. Community input. Voting item. (8/5)

Reason for requested Design Exception
1. Undergrounding: Undergrounding will provide minimal benefits. Only two poles would be undergrounded. Utilities on Fallbrook Street in the vicinity are not undergrounded. Additional undergrounding not likely because all other properties in the immediate vicinity are entirely build out. The cost of undergrounding is high because one of the poles would require special handling.
2. Intersection Separation: The entry to TPM 21144 has been located a distance of 168' from the Fallbrook Street/MacDonald Road intersection (as measured center line to center line). A separation of 300 feet is required between a non-Mobility Element Road and a Mobility Element Road. The project entry location was chosen to:
a. Allow for alignment with an existing entry way to a church across the street, thereby creating a four-way intersection and avoiding off-set entries in close proximity.
b. This location avoids a wetland habitat
3. Road Widening: The design standards for Fallbrook Street changed when the new general plan was

adopted August 3, 2011. The new standard would add approximately 8 feet of road width along the project frontage. At the time of adoption of the revised standards, Fallbrook Street was largely built out and so the street conforms to the old standards.Widening this limited segment of road would significantly affect the project design, including plans for a sound wall, a five foot gravel footpath, and the design of two lots along Fallbrook Street.
Additionally, the change interfere with a drainage system design that is proposed parallel to Fallbrook Street to address drainage issues created by an undocumented alteration of drainage onto the site from points north of the project.

Mr. Wood introduced the request. He stated that the project was located at the southwest corner of Fallbrook Street and MacDonald Street. Further the request had three aspects.

1) **A request to waive the undergrounding requirement along Fallbrook Street. All of the other power lines along Fallbrook Street are overhead and to underground the lines along the frontage would be very difficult due to the drainage features through this lot.**
2) **A request allow less than the County standard of 300 feet separation between intersections. The proposed entrance to the development would be 168 feet south of Fallbrook Street on MacDonald. But it would align with the driveway to the church parking lot across the street allowing for a four way intersection.**
3) **A request to waive the condition to dedicate and improve an additional 8 feet of right-of-way along Fallbrook Street. While the new General Plan widened the ultimate right-of-way requirements for Fallbrook Street, most of the Street has been improved to the previous width designation. The developer is asking to waive the additions right-of-way dedication and allow them to match the current improvement width on Fallbrook Street.**

Mr. Wood reported that the Land Use Committee had reviewed these requests and approved them. After limited discussion Mr. Wood motioned to approve the request as presented and the motion passed unanimously.

10. Request for a waiver of the B Designator Design Review requirement for a Site Plan for a used car sales with 2 parking spaces and 4 signs with an office space of 50 sqft at 300 North Brandon Road #17. Owner and contact person Garrett Eddings, 760-681-1757, drsmallbusiness@gmail.com. **Design Review Committee**. Community input. Voting item.

Mr. Eddings introduced the request to waive the site plan requirement for his used auto sales facility. He described the layout of the auto display, office and signage.
Ms. Delaney commented that the Design Review Committee had reviewed the request and suggested that the signage be moved to the roof line. But after inspecting the site felt the window placement would be better.
After limited discussion Ms. Delaney motioned to approve the request with the signage in the window of the office. The motion passed unanimously.

The Meeting was adjourned at 10:04 pm
Tom Harrington, Secretary

Attachment G – Ownership Disclosure

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

Jack Hagerty

Bonnie Hagerty

Leisa Grajek

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

Jack Hagerty

Bonnie Hagerty

Leisa Grajek

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

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

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

NOTE: *Attach additional pages if necessary.*

Signature of Applicant

5-5-08

Date

DPLU-305 (04/03)