



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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April 21, 2017

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2016-TM-5522RPL2TE

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

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Time Extension PDS2016-TM-5522RPL2TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on May 12, 2017. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

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

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

LISA GORDON, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

April 21, 2017

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2016-TM-5522RPL2TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR TENTATIVE MAP 5522 RPL2

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the ~~(6) Residential Land Use RS7~~ VR-15 (Village Residential) Land Use Designation of the San Diego General Plan and with the Alpine Community Plan because it proposes a residential use type at a density of less than seven dwelling units per gross acre;
2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a residential use type with minimum gross lot size of 6,300 square feet within the RS, (Village Residential) Use Regulation; and
3. The approval of this Tentative Map expires on May 12, 2022 at 4:00 p.m.
4. **STRMWTR#1 - STORMWATER REGULATIONS COMPLIANCE**
INTENT: In order to comply with all applicable stormwater regulations under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards.
DESCRIPTION OF REQUIREMENT: The applicant may modify if necessary, Lot 13, portrayed as a residential lot on the approved Tentative Map, to a detention basin lot to comply with all applicable stormwater regulations, if compliance with all applicable stormwater regulations has not been addressed in a different form. The lot size and dimensions of Lot 13 shall remain the same. **DOCUMENTATION:** The applicant shall provide to the [PDS, LDR] documentation that the use of Lot 13 as a residential lot complies with all applicable stormwater regulations to the satisfaction of the Director of PDS or the applicant shall specify on the Final Map that the residential Lot 13 has been modified to a detention basin. **TIMING:** Prior to the recordation of the Final Map. **MONITORING:** The [PDS, LDR] shall verify that residential Lot 13 has been modified to a detention basin on the Final Map or verify through alternate documentation, to the satisfaction of the Director of PDS, that the Final Map shall comply with all applicable stormwater regulations with the use of Lot 13 as a residential lot.

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

STORMWATER ORDINANCE COMPLIANCE: In order to comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(SDRWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the project's approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involves areas one acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The SDRWQCB issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Stormwater Permit were implemented beginning in May 2013. Project design shall be in compliance with the new Municipal Stormwater Permit regulations. The LID Best Management Practices (BMP) Requirements of the Municipal Stormwater Permit can be found at the following link:

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

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

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

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

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

GRADING PERMIT: A grading permit is required prior to commencement of grading per criteria of [Section 87.201 of the County Code](#).

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

ENCROACHMENT PERMIT: An Encroachment Permit from CALTRANS is required for any and all work and for any and all proposed/existing facilities within the State right-of-way. Documentation of approval from CALTRANS shall be provided to the satisfaction of the Director of Public Works and the Director of Planning & Development Services (PDS).

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

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

cc:

Dawn August, Lionhead Properties Inc., 1411 Rock Terrace, Alpine, CA 91901
Anthony Kahn, Omega Engineering Consultants, 3440 Viewridge Ave., Suite B, Sand Diego, CA 92123

email cc:

Mark Slovick, Planning Manager, PDS
Kenneth Brazell, Project Manager, Land Development, PDS