



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 21, 2019

TO: Planning Commission

FROM: Mark Wardlaw, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Six-Year Time Extension for the Arbors Tentative Map 5268 (District: 5)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Arbors Tentative Map (TM 5268) for six years, to allow completion of the Final Map. The Time Extension does not propose, nor does the applicant request, any changes or revisions to TM 5268 or to the conditions in the Resolution of Approval. If approved, this would be the final time extension permitted.

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

BACKGROUND

On November 13, 2009, the Planning Commission approved TM 5268 to subdivide 12.91 acres into 17 residential lots, with each averaging 0.56 acres. The project is located at the corner of East Mission Road, Stagecoach Lane and Gumtree Lane, in the Fallbrook Community Plan Area. The Planning Commission approved TM 5268 for three years, with an expiration date of November 13, 2012. Assembly Bill 208 automatically extended TM 5268 two years to November 13, 2014. Assembly Bill 116 automatically extended TM 5268 to November 13, 2016.

The applicant filed a request on August 5, 2016 for a six-year Tentative Map Time Extension to allow more time to obtain the necessary funding, satisfy conditions of approval, obtain the Final Map for the property and to prepare the storm water quality management plan to final engineering requirements. During that time, the applicant has worked to satisfy the requirements of the 2013 Municipal Separate Storm Sewer System (MS4) Permit, implemented by the County of San Diego in February 2016. Adherence to the MS4 Permit required the applicant to address

additional drainage and associated minor grading changes. The new expiration date would be November 13, 2022. Staff considered this request, and supports a six-year extension. The new expiration date is not extended from the date of this approval, but rather the date of the original expiration.

On August 5, 2016, as required by the County of San Diego Subdivision Ordinance, properties within 300 feet of the exterior boundaries of the project site were notified that the application for a Time Extension for TM 5268 was filed. No comments were received.

The Fallbrook Community Planning Group (CPG) received information and documents for the Time Extension (Record ID PDS2016-TM-5268TE) along with a request for a recommendation on August 10, 2016. The CPG declined to review the project because it consists of a Time Extension for TM 5268 which the CPG previously reviewed and recommended approval of on August 19, 2002. The CPG believed subsequent review was not necessary for the Time Extension.

The Director reviewed the application for a Time Extension with consideration to the following requirements: conformance with all Federal, State, and County regulations, including the County General Plan, Community Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA). No significant changes were found to density, zoning, or CEQA requirements. The Time Extension was found to comply with the originally adopted Mitigated Negative Declaration. The project is required to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations. A Priority Development Project Storm Water Quality Management Plan has been reviewed and approved for the project. In addition, the Director reviewed the conditions of approval and justification from the subdivider, including permit streamlining goals to reduce the processing time and cost. There are no changes to circumstances associated with the project that would preclude approval of the Time Extension request and no changes to the project conditions are warranted. Staff considered these circumstances in their analysis for the Time Extension and support the request for a six-year Time Extension.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the June 11, 2019 Notice of the Preliminary Decision of the Director of Planning & Development Services to approve Tentative Map Time Extension PDS2016-TM-5268TE (Attachment B), has been issued and filed with the Planning Commission as an Administrative Item.

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Time Extension for PDS2016-TM-5268TE

Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

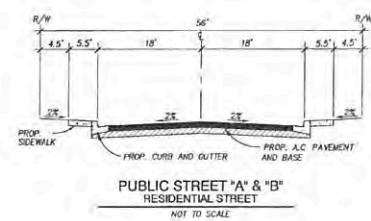
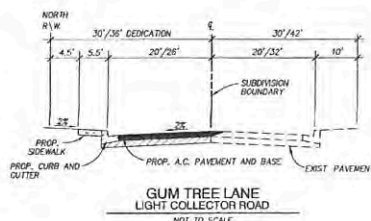
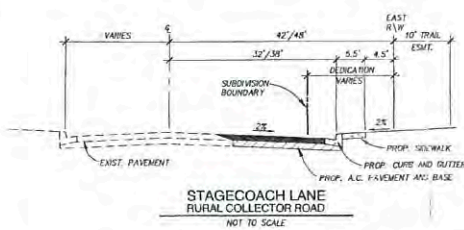
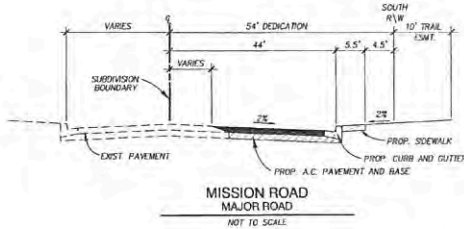
Attachment A – Planning Documentation

TENTATIVE MAP/PRELIMINARY GRADING PLAN

THE ARBORS

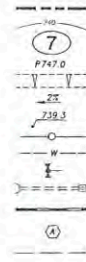
COUNTY OF SAN DIEGO TRACT NO. 5268RPL9

County of San Diego, California



LEGEND

SUBDIVISION BOUNDARY
EXISTING TOPO CONTOUR
BUILDING NUMBER
PAV ELEVATION
SLOPE (2:1 MAX)
PERCENT OF GRADE
STREET ELEVATION
SEWER MAIN (8")
WATER MAIN (8")
FIRE HYDRANT
STORM DRAIN (18")
RETAINING WALL
EASEMENT CALL OUT
EASEMENT LINE
* UNLESS SHOWN OTHERWISE



ZONING INFORMATION

GENERAL PLAN REGIONAL CATEGORY: (CT) COUNTRY TOWN
GENERAL PLAN LAND USE DESIGNATION: 3 RESIDENTIAL
COMMUNITY/CORPORATE PLAN AREA: FALLBROOK COMMUNITY PLAN

USE/REGULATION	ZONE	EXISTING	PROPOSED
MINIMUM REGULATIONS			
MINIMUM LOT AREA	5 ACRES	5 ACRES	5 ACRES
MINIMUM LOT AREA	5 ACRES	5 ACRES	5 ACRES
MINIMUM LOT AREA	5 ACRES	5 ACRES	5 ACRES
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MINIMUM LOT AREA	5 ACRES	5 ACRES	5 ACRES

OWNER/APPLICANT

FALLBROOK ARBORS, LLC
ONE BETTERWOOD CIRCLE, SUITE 200
TENCULA, CA 93290
(951) 506-8506

Paul Garrett 11/17/06
PAUL GARRETT DATE

ENGINEER

LUNDSTROM & ASSOCIATES
1764 SAN DIEGO AVENUE, SUITE 200
SAN DIEGO, CA 92110
(619) 541-5900

Jeffrey R. Lundstrom 11/17/06
JEFFREY R. LUNDSTROM DATE
R.C.E. 21243
EXPIRES ON 9/30/07



GENERAL NOTES

- GROSS PROJECT AREA: 12.91 AC
- NET PROJECT AREA: 9.44 AC
- TOTAL NUMBER OF LOTS: 17
- TOTAL NUMBER OF DWELLING UNITS: 17
- MINIMUM LOT SIZE: 0.5 ACRE
- GROSS DENSITY: 1.3 DU/AC
- ASSESSOR PARCEL NUMBER: 105-380-19, 20, 54, 55 AND 56
- PRESENT LAND USE: VACANT, RESIDENTIAL
- WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND THE REQUIREMENTS OF THE FALLBROOK PUBLIC UTILITY DISTRICT AND SHALL BE MAINTAINED BY THE DISTRICT.
- SOURCE OF TOPOGRAPHY: PHOTOGRAMMETRIC SURVEY DATED 4/10/2001
- UTILITIES SHALL BE UNDER GROUND AND EASEMENTS PROVIDED AS NECESSARY.
- GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP REVISION.
- THIS PROJECT IS A MULTIPLE UNIT SUBDIVISION. MULTIPLE FINAL MAPS MAY BE FILED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 4 OF SECTION 66466, 1 OF THE SUBDIVISION MAP ACT.
- UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- ASSESSOR'S TAX RATE AREA: 75002
- SPECIAL ASSESSMENT ACT: NONE PROPOSED
- STREET DEDICATION: THE SUBDIVISION WILL DEDICATE ON THE SUBDIVISION MAP ALL STREETS SHOWN ON TENTATIVE MAP.
- STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- PARK FEES: PARK FEE TO BE PAID IN LIEU OF DEDICATION.
- ALL CUT AND FILL SHALL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.
- THIS PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTING OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREIN, AND AGREES TO OBTAIN GRADING PERMITS PRIOR TO COMMENCING SUCH ACTIVITY.
- BOUNDARY: 6" CONC. POST WITH BRASS CAP STAMPED 7204 1944, WITH WHITE WITNESS POST AT 1/4" OF BLACK MOUNTAIN RD. AND ARIESIAN RD. PER COUNTY OF SAN DIEGO VERTICAL CONTROL.
- ELEV. 501.745, DATUM: U.S. C&G 85.
- ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
- ALL SHALL BE MAINTAINED BY THE COUNTY.

PUBLIC UTILITIES/DISTRICTS

SEWER: FALLBROOK P.U.D.
WATER: FALLBROOK P.U.D.
STORM DRAIN: FALLBROOK P.U.D.
GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.
TELEPHONE: FALLBROOK P.U.D.
STREET LIGHTING: NORTH COUNTY FIRE PROTECTION DISTRICT
FIRE: FALLBROOK UNION ELEMENTARY SCHOOL DISTRICT
SCHOOL: FALLBROOK UNION HIGH SCHOOL DISTRICT

GRADING QUANTITIES

CUT: 83,360 C.Y. FILL: 83,360 C.Y.

LEGAL DESCRIPTION

1/4" PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

COUNTY OF SAN DIEGO 5268RPL9

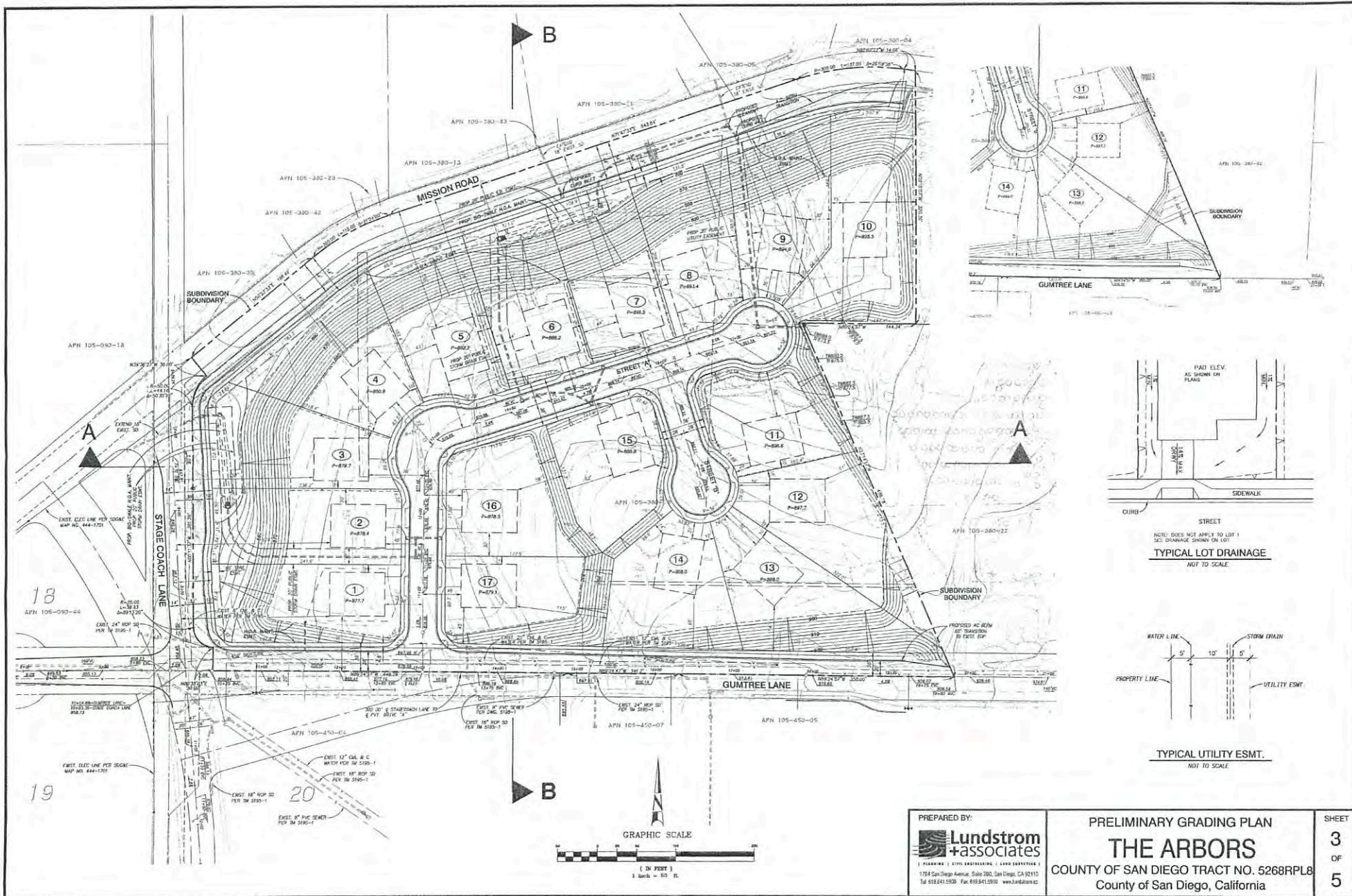
PREPARED BY:	NO.	REVISIONS	DATE	BY
Lundstrom & Associates	1	SUBMITTAL	10/20/03	L&A
	2	REVISE KNUCKLE/LOTS, RESUBMIT	02/05/04	L&A
	3	REPLACEMENT MAP SUBMITTAL	04/01/04	L&A
	4	REPLACEMENT MAP SUBMITTAL	07/08/04	L&A
	5	REPLACEMENT MAP SUBMITTAL	11/18/04	L&A
	6	REPLACEMENT MAP SUBMITTAL	05/20/05	L&A
	7	REPLACEMENT MAP SUBMITTAL	07/14/06	L&A
	8	REPLACEMENT MAP SUBMITTAL	11/17/06	L&A

TENTATIVE MAP
PRELIMINARY GRADING PLAN

THE ARBORS

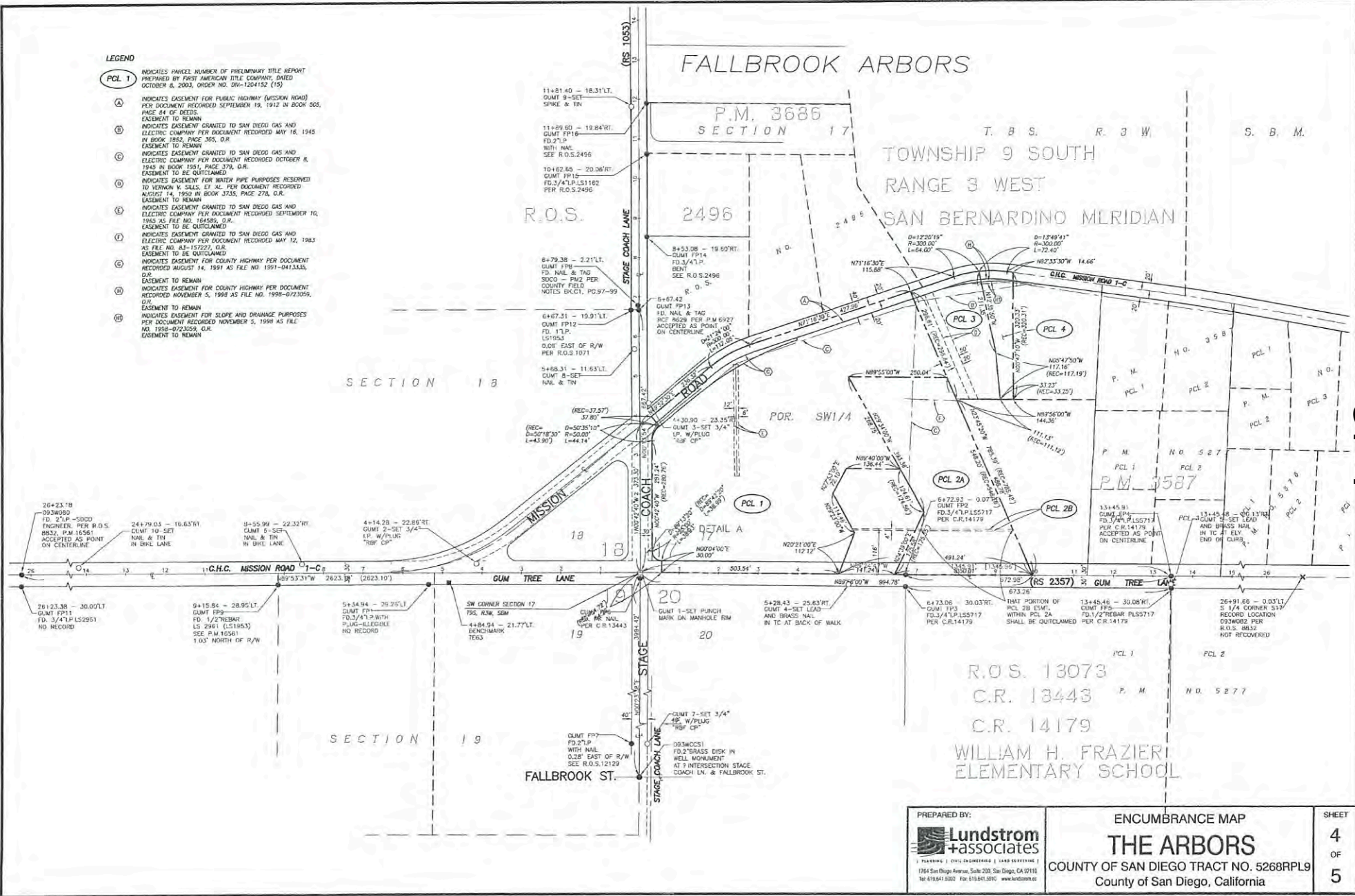
COUNTY OF SAN DIEGO TRACT NO. 5268RPL9
County of San Diego, California

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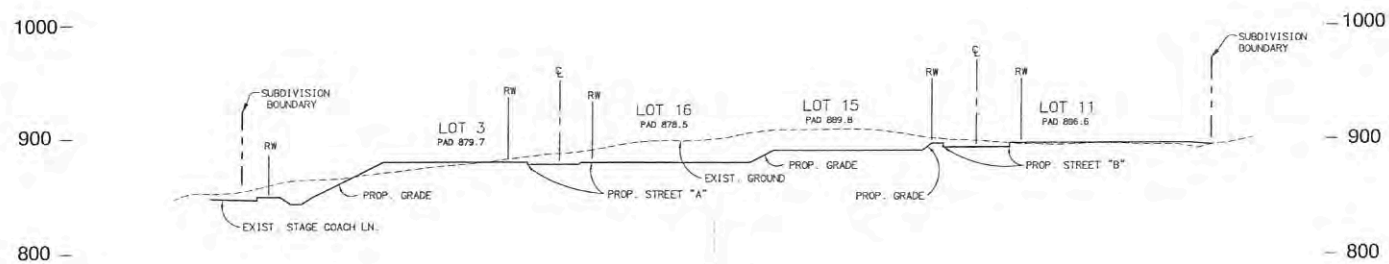


LEGEND

- PCL 1** INDICATES PARCEL NUMBER OF PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED OCTOBER 8, 2003, ORDER NO. 001-1204152 (15)
- (A) INDICATES EASEMENT FOR PUBLIC HIGHWAY (MISSION ROAD) PER DOCUMENT RECORDED SEPTEMBER 19, 1912 IN BOOK 505, PAGE 84 OF DEEDS.
- (B) INDICATES EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED MAY 16, 1945 IN BOOK 1952, PAGE 355, D.R. EASEMENT TO REMAIN.
- (C) INDICATES EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED OCTOBER 8, 1945 IN BOOK 1951, PAGE 379, D.R. EASEMENT TO BE OUTCLAIMED.
- (D) INDICATES EASEMENT FOR WATER PIPE PURPOSES RESERVED TO VERNON V. SALAS, ET AL. PER DOCUMENT RECORDED AUGUST 14, 1950 IN BOOK 3735, PAGE 278, D.R. EASEMENT TO REMAIN.
- (E) INDICATES EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED SEPTEMBER 10, 1945 AS FILE NO. 164580, D.R. EASEMENT TO BE OUTCLAIMED.
- (F) INDICATES EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY PER DOCUMENT RECORDED MAY 12, 1983 AS FILE NO. 48-157277, D.R. EASEMENT TO BE OUTCLAIMED.
- (G) INDICATES EASEMENT FOR COUNTY HIGHWAY PER DOCUMENT RECORDED AUGUST 14, 1991 AS FILE NO. 1991-041333, D.R. EASEMENT TO REMAIN.
- (H) INDICATES EASEMENT FOR COUNTY HIGHWAY PER DOCUMENT RECORDED NOVEMBER 5, 1998 AS FILE NO. 1998-0723059, D.R. EASEMENT TO REMAIN.
- (I) INDICATES EASEMENT FOR SLOPE AND DRAINAGE PURPOSES PER DOCUMENT RECORDED NOVEMBER 5, 1998 AS FILE NO. 1998-0723059, D.R. EASEMENT TO REMAIN.



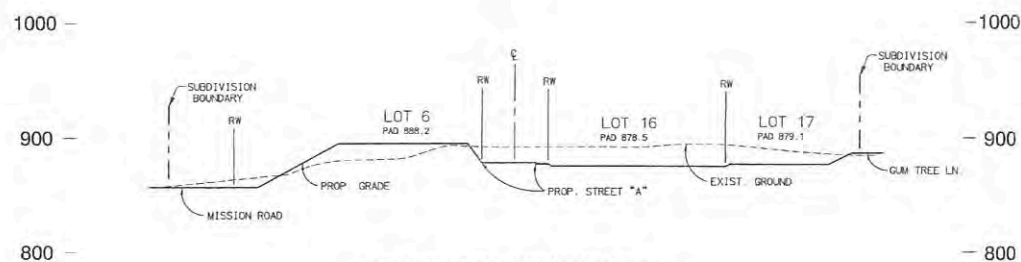
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SEE SHEET 3 FOR SECTION LOCATIONS

SECTION A-A

HORIZ. / VERT. 1" = 50'



SEE SHEET 3 FOR SECTION LOCATIONS

SECTION B-B

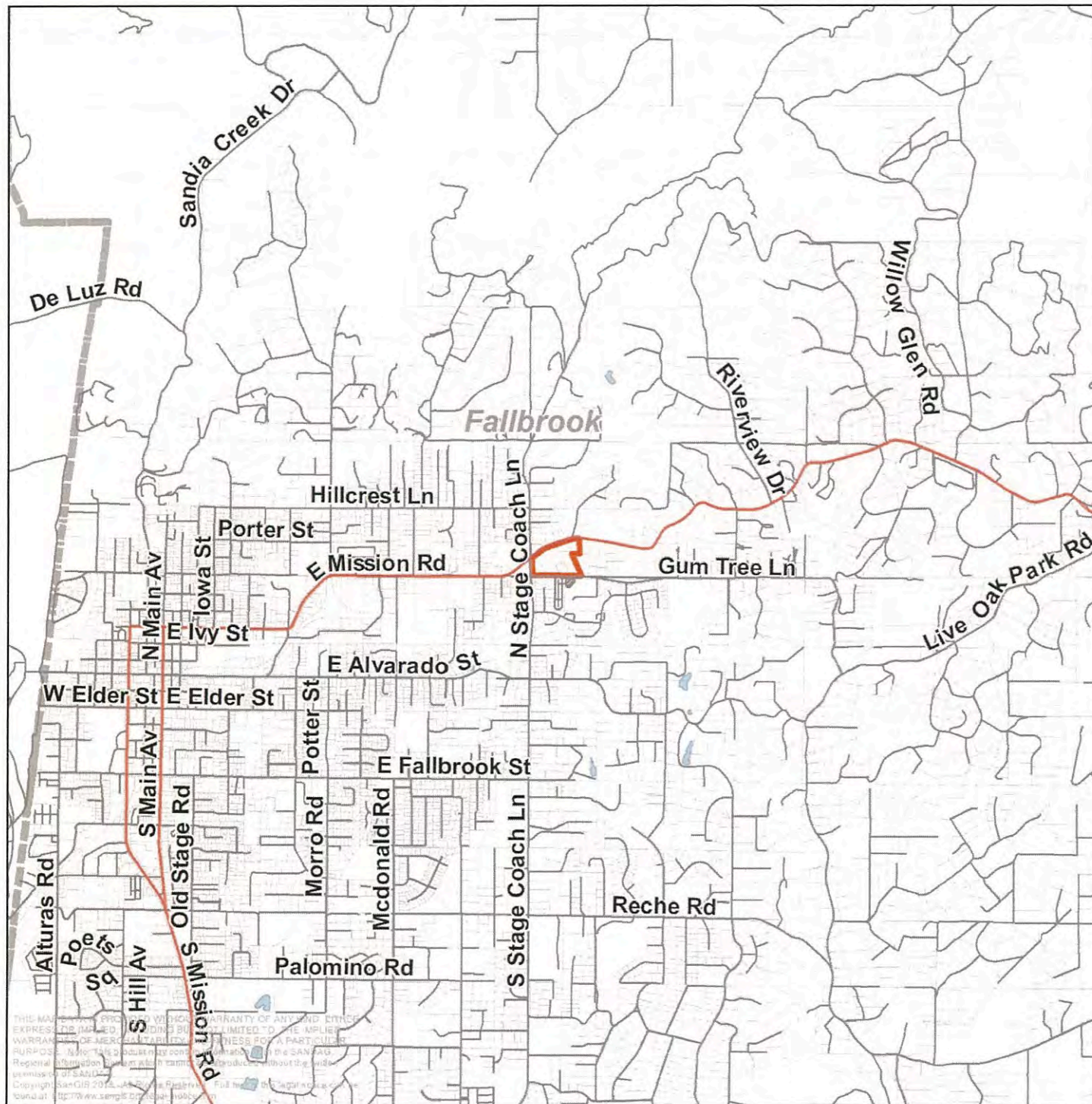
HORIZ. / VERT. 1" = 50'

PREPARED BY:

 PLANNING | CIVIL ENGINEERING | LAND DEVELOPMENT
 1704 San Diego Avenue, Suite 200, San Diego, CA 92110
 Tel: 619.641.2000 Fax: 619.641.2010 www.lundstrom.com

SITE SECTIONS
THE ARBORS
 COUNTY OF SAN DIEGO TRACT NO. 5268RPL9
 County of San Diego, California

SHEET
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 OF
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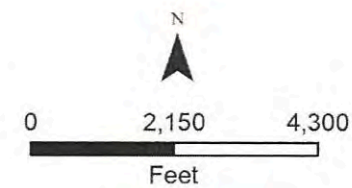
The Arbors Tentative Map Time Extension

Vicinity Map

Fallbrook
Community Plan Area

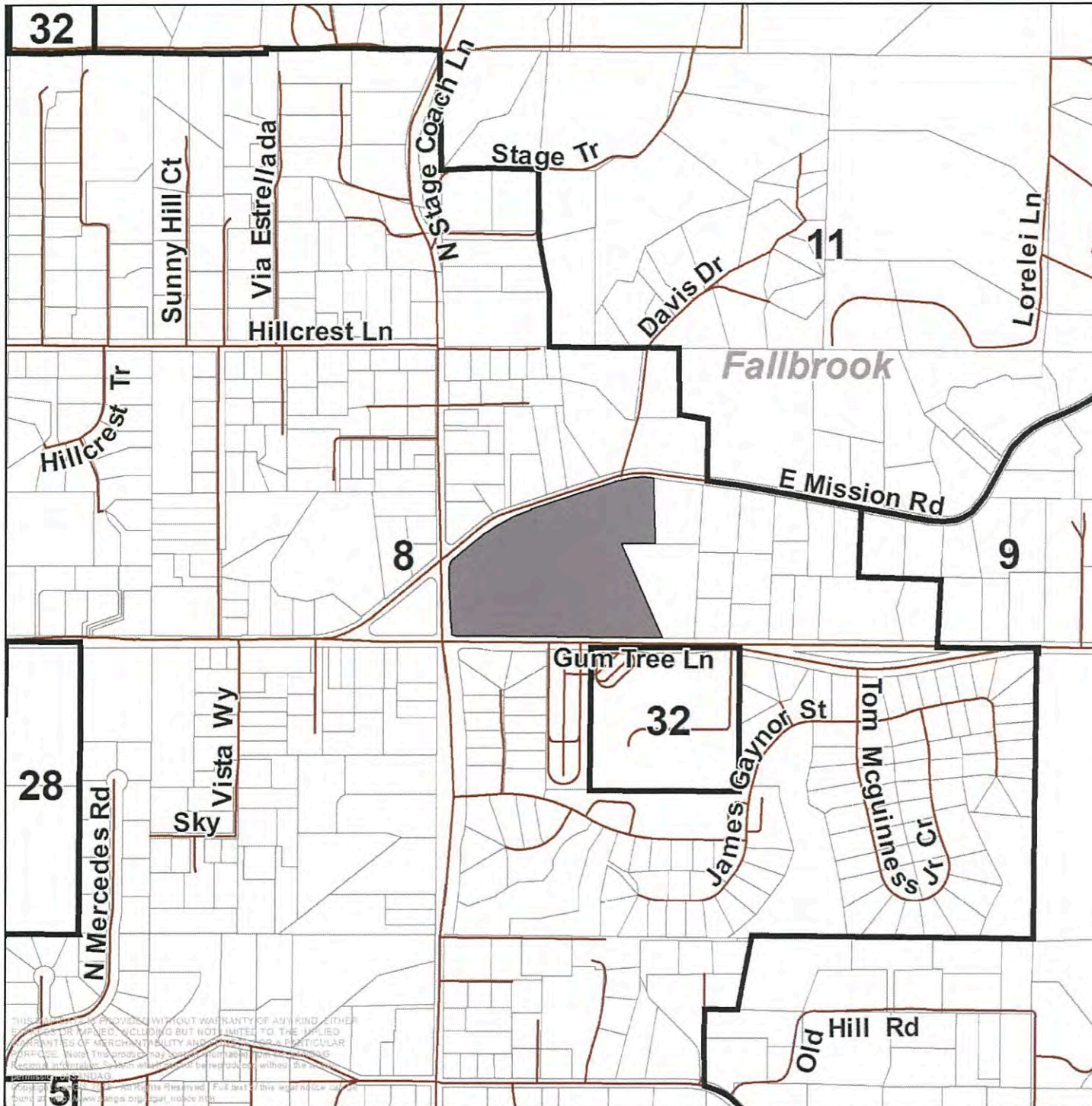


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Land Use & Environment Group
Geographic Information Services

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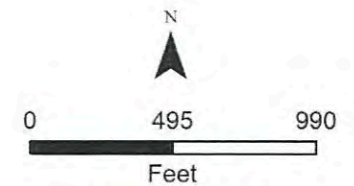
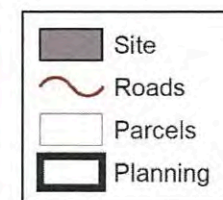


The Arbors Tentative Map Time Extension

General Plan

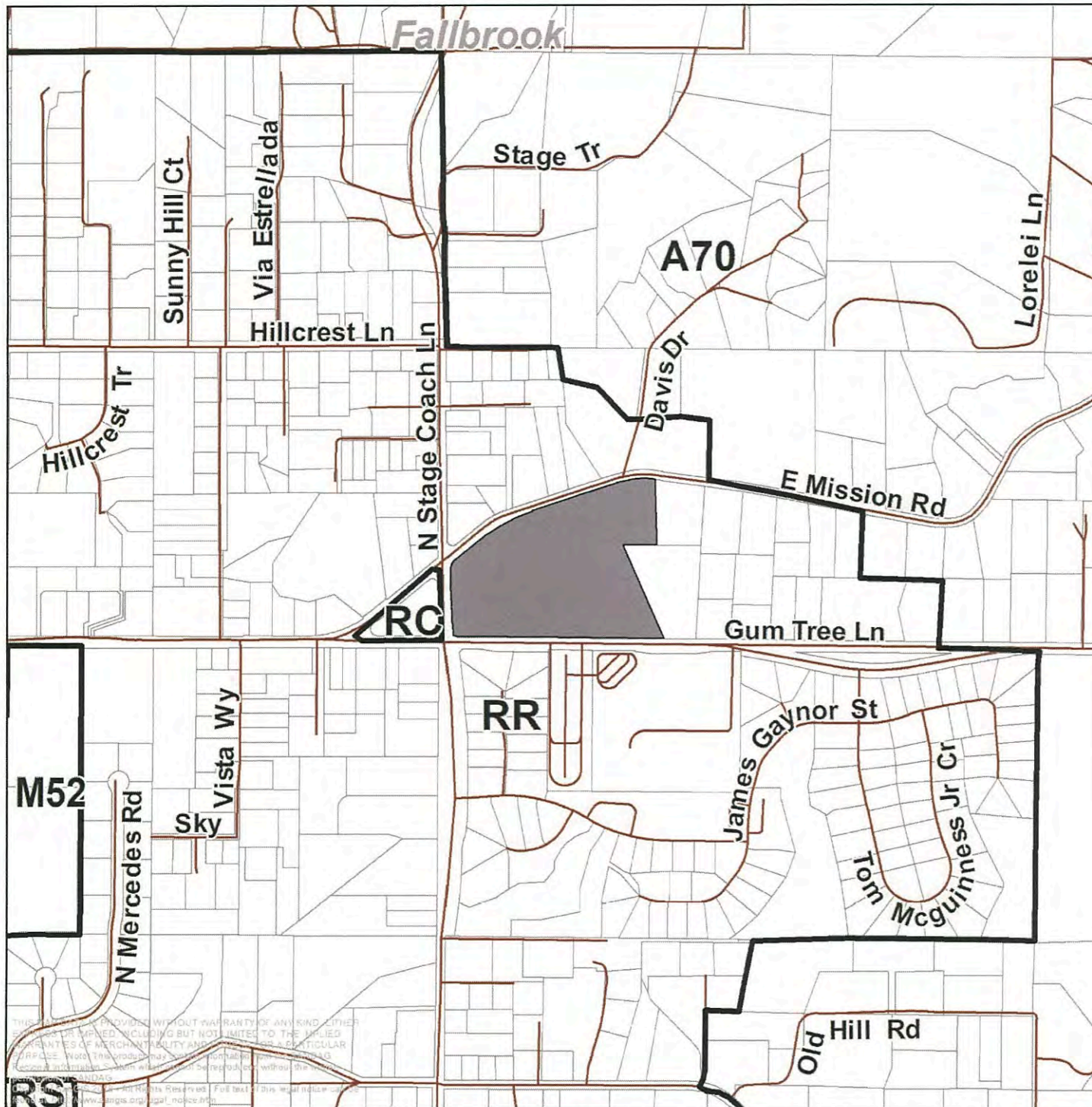
*Fallbrook
Community Plan Area*

- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (28) Limited Impact Industrial
- (32) Public/Semi-Public Facilities



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Geographic Information Services

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The Arbors Tentative Map Time Extension

Zoning

*Fallbrook
Community Plan Area*

A70 - Limited Agricultural

M52 - Limited Impact Industrial

RC - Residential/Commercial

RR - Rural Residential

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EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED
WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR
PURPOSE. NOTE THAT THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY
AND DOES NOT CONSTITUTE A LEGAL NOTICE. FOR A COMPLETE
LEGAL NOTICE, SEE THE NOTICE OF PRELIMINARY MAP AND
NOTICE OF FINAL MAP. FOR A COMPLETE LEGAL NOTICE, SEE THE
NOTICE OF PRELIMINARY MAP AND NOTICE OF FINAL MAP.
LUEGGIS & ASSOCIATES, INC. 5/9/2019
www.lueggis.org/legal_notice.html

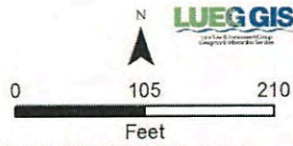
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Geographic Information Services

The Arbors Tentative Map Time Extension

Fallbrook Community Plan Area

Site
Roads



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Fallbrook

E Mission Rd

Davis Dr

N Stage Coach Ln

Gum Tree Ln

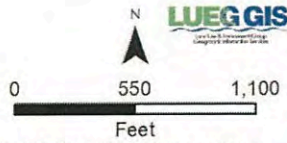
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The Arbors Tentative Map Time Extension

Fallbrook Community Plan Area



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LAND USE & ENVIRONMENTAL

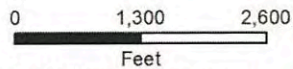
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The Arbors Tentative Map Time Extension

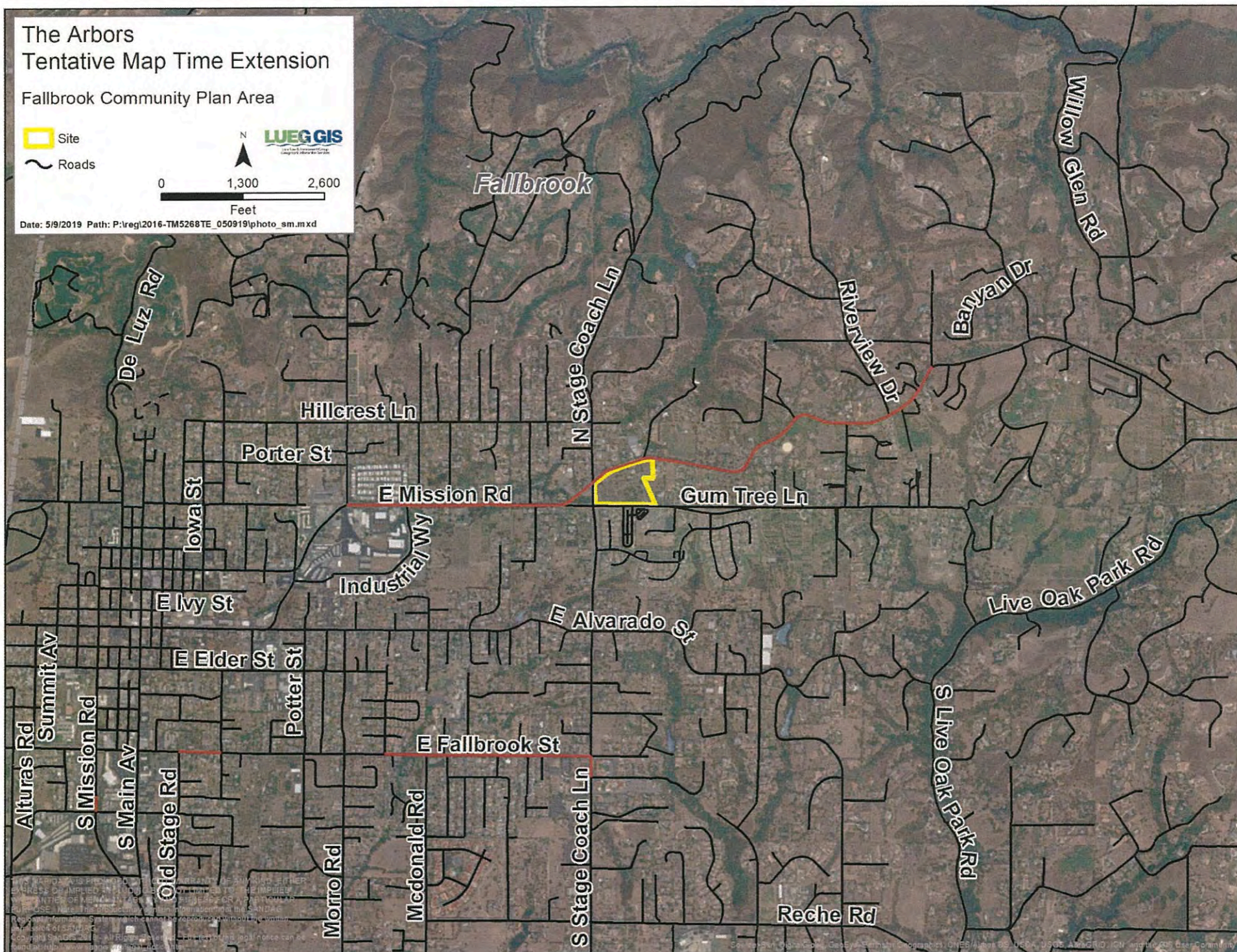
Fallbrook Community Plan Area

- Site
- Roads



LUeGGIS
Land Use & Geographic Information Systems

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1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the (3) Residential Land Use Designation of the Fallbrook Community Plan because it proposes a residential use type at a density of less than 2 dwelling units per acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code, with the exception of Subdivision Ordinance Section 81.401 (e), which was waived by the Planning Commission;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of 0.5 acre in the RR2 Use Regulation;

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Fallbrook Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the site is generally flat and can accommodate appropriately sized residential pads which do not require setback variances or impact sensitive resources;
5. The site is physically suitable for the proposed density of development because it has access to Gumtree Lane, a Circulation Element Road, which connects to Stagecoach Lane and East Mission Road, both also Circulation Element Roads. In addition the site is served with water and sewer by the Fallbrook Public Utility District;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services are available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Mitigated Negative Declaration dated October 29, 2009;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the Fallbrook Public Utility District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the

public service needs of County residents and fiscal and environmental resources; and

11. The Planning Commission finds, on the basis of the whole record, that there is no substantial evidence that the project will have a significant effect on the environment; the Planning Commission has considered the Mitigated Negative Declaration on file with the Department of Planning and Land Use as Environmental Review Number 01-02-049, together with any comments received from public review, and hereby adopts it, finding that it reflects the independent judgment and analysis of the Planning Commission; and
12. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance; and
13. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

IT IS FURTHER RESOLVED, DETERMINED, AND ORDERED, that based on these findings, said Tentative Map is hereby approved subject to the following conditions:

- A. The approval of this Tentative Map expires 36 months from the date of this resolution, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance.

PLEASE NOTE: Condition compliance, preparation of grading and improvement plans and final mapping may take a year or more to complete. Applicants are advised to begin this process at least one year prior to expiration of this Tentative Map.

PLEASE NOTE: Time Extension requests cannot be processed without updated project information including new Department of Environmental Health certification of septic systems. Since Department of Environmental Health review may take several months, applicants anticipating the need for Time Extensions for their projects are advised to submit applications for septic certification to the Department of Environmental Health several months prior to the expiration of their Tentative Maps.

- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those

exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.

- C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

Standard Conditions 1 through 10:

1. The subdivider shall submit plans and specifications for improvements of all public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage channels to the Department of Public Works for approval.
2. Street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the Director of Public Works. [DPW - Development Review Section]
3. The exact depth of imported base material shall be based on soil tests which have been approved by the Director of Public Works. [DPW - Development Review Section]
4. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria of the Public Road Standards of the Department of Public Works. [DPW - Development Review Section]
5. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit with the Director of Public Works to ensure that any damage to the existing roadway is repaired in a timely manner. [DPW - Development Review Section]
6. The subdivider shall construct, or agree to construct, the public improvements and private road improvements shown on the improvement plans as approved by the Director of Public Works. [DPW - Development Review Section]
7. Streets shown on the Tentative Map are to be given street names approved by the Street Names Section of the Department of Planning and Land Use and the subdivider shall install all street name signs as part of the subdivision street improvements. If the subdivider desires site addresses for the lots created by

the subdivision, the subdivider is to furnish a true scale Final Map to the Street Names Section. Said map is to show driveway locations for all lots and street names for all streets. [DPW - Development Review Section]

8. All new and existing utility distribution facilities, including cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The subdivider is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities. The subdivider shall either provide the Director of Public Works with documentation from a licensed cable television operator stating cable television service is available or with documentation that the Cable Television Review Commission has reported that no licensed cable television operator is willing and able to provide service to the subdivision. [DPW - Development Review Section]
9. The installation (if required) of all gas, electric, sewer, and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutters, sidewalks and the surfacing of the streets. [DPW - Development Review Section]
10. The subdivider shall construct to the satisfaction of the Director of Public Works, a public street lighting system that complies with the following to the satisfaction of the director of public works: [DPW - Development Review Section]
 - a. All fixtures shall use a high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories in which case fixtures shall use a low pressure sodium vapor light source.
 - b. Deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:
 - (1) Energize, maintain and operate the street lighting system until tax revenues begin accruing from the subdivision for those purposes.
 - (2) Pay the cost to process lighting district administration of this project. After recording of the Final Map, the subdivision shall be transferred without notice or hearing, to Zone A of the lighting district to operate and maintain the system.
11. Specific Conditions:

- a. Improve or agree to improve and provide security for Mission Road (SF1305), along the project frontage in accordance with the Public Circulation Element Major Road Standards, to a graded width of fifty-four feet (54') from centerline with forty-four feet (44') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk, with face of curb at forty-four feet (44') from centerline. Construct a fourteen foot (14') wide left turn lane to Stage Coach Lane. Provide other pavement widening along the project's Mission Road frontage as proposed the approved preliminary striping plan. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement. All of the foregoing shall be done to the satisfaction of the Director of Public Works.
- b. Improve or agree to improve and provide security for Stage Coach Lane (SA 30), along the project frontage in accordance with the Public Rural Collector Road Standards, to a graded width of forty-two feet (42') from centerline with twenty (20') of asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk. In addition to the standard graded width/ improved width of forty-two feet (42') / twenty feet (20') indicated above, on the project side of centerline provide: continuous twelve foot (12') wide northbound through lane, a dedicated fourteen foot (14') wide right turn lane and twelve foot (12') wide left turn lane at E. Mission Road; and twelve foot (12') wide left turn lane and eight foot (8') wide parking lane at Gum Tree Lane. Provide additional pavement widening as necessary for a minimum twelve foot (12') wide southbound through lane. The applicant shall process a parking prohibition along the right-turn lane segment of Stage Coach Lane; application for said parking prohibition shall be made to The Traffic Advisory Committee (TAC)-Maria Rubio-Lopez 858-874-4030. Provide transitions, tapers, traffic striping and A.C. dike to the existing pavement. All of the foregoing shall be done to the satisfaction of the Director of Public Works.
- c. Improve or agree to improve and provide security for Gum Tree Lane, from Stage Coach Lane to the most Easterly subdivision boundary in accordance with the Public Light Collector Road Standards, to a graded width of thirty feet (30') from centerline with twenty feet (20') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk, with face of curb at twenty feet (20') from centerline. The applicant shall process a parking prohibition along the project frontage on the north side of Gum Tee Lane and along the south side of Gum Tree Lane from Frazier Elementary School to Stage Coach Lane; application for said parking prohibition shall be made to The Traffic Advisory Committee (TAC)-Maria Rubio-Lopez 858-874-4030. Provide

transitions, tapers, traffic striping and A.C. dike to the existing pavement. All of the foregoing shall be done to the satisfaction of the Director of Public Works.

- d. Improve or agree to improve and provide security for Street "A" from Gum Tree Lane northerly to a knuckle at northwesterly corner of Lot 16, thence, easterly to a terminus cul-de-sac at the driveway access to Lot 10 in accordance with the Public Residential Street Standards, to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk, with face of curb at eighteen feet (18') from centerline to the satisfaction of the Director of Public Works.
- e. Street "A" shall be located such that its intersection with Gum Tree Lane is a minimum of three hundred feet (300') from the centerline of Stage Coach Lane, as measured along the centerline of Gum Tree Lane, to the satisfaction of the Director of Public Works.
- f. Improve or agree to improve and provide security for Street "B" from a Tee intersection with Street "A" southerly to a terminus cul-de-sac driveway accesses to Lots 13 and 14, in accordance with the Public Residential Street Standards, to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk, with face of curb at eighteen feet (18') from centerline to the satisfaction of the Director of Public Works.
- g. Improve or agree to improve and provide security for the construction of a knuckle in Street "A" at northwestern corner of Lot 16 per County of San Diego Design Standard DS-15 to the satisfaction of the Director of Public Works.
- h. Terminate the easterly end of Street "A" and the southerly end of Street "B" with a cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk with the face of curb at thirty-eight feet (38') from the radius point to the satisfaction of the Director of Public Works.
- i. AC surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including

those areas scheduled for shoulder backing. The above shall be to the satisfaction to the Director of Public Works.

- j. Provide a registered civil engineer, a registered traffic engineer, or a licensed land surveyor signed statement that: "Physically, there is a minimum unobstructed sight distance in both directions along Gum Tree Lane from the proposed private easement road Street "A", for the prevailing operating speed of traffic on Gum Tree Lane." Any vegetation currently obstructing sight distance shall be removed or cut back. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- k. If height of downward slope bank for a 2:1 slope is greater than twelve feet (12'); or if height of downward slope bank for a 1.5:1 slope or retaining wall is greater than ten feet (10'), guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.
- l. Provide a registered civil engineer, a registered traffic engineer, or a licensed land surveyor signed statement that: "Physically, there is a minimum unobstructed sight distance in both directions along Street "A" (public road) from Street "B" and from each of the proposed driveways accessing into Street 'A', for the prevailing operating speed of traffic on Street 'A' per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". Any vegetation currently obstructing sight distance shall be removed or cut back. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- m. Provide a registered civil engineer, a registered traffic engineer, or a licensed land surveyor signed statement that: "Physically, there is a minimum unobstructed sight distance in both directions along Gum Tree Lane (public road) from Street "A" (public street), for the prevailing operating speed of traffic on Gum Tree Lane per Section 6.1.E of the County Public Road Standards (approved July 14, 1999)". Any vegetation currently obstructing sight distance shall be removed or cut back. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- n. Improve or agree to improve and provide security for the trails as specified under Streets and Dedication to the satisfaction of the Director of Public Works.

- o. Design the knuckle for the on-site public roads in conformance with San Diego County Design Standards Number DS-15.
- p. Hand-rake and compact asphalt concrete surfacing material to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphaltic concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.

(Drainage and Flood Control)

- 12. Standard Conditions 13 through 18:
- 13. The subdivider shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall include any easements and structures required by the Director of Public Works to properly handle the drainage and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance. [DPW - Development Review Section]
- 14. The subdivider shall provide for the improvement of all drainage easements by culvert or drainage channel of adequate size, whichever is required by the Director of Public Works. Any required drainage channel shall be lined with a suitable material as specified by the Director of Public Works. All such drainage easements shall be monumented along property lines at locations approved by the Director of Public Works. An access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. Such access easement is to be improved, fenced and aligned to the satisfaction of the Director of Public Works. [DPW - Development Review Section]
- 15. Portland cement concrete cross gutters or culverts shall be installed where water crosses the roadways. [DPW - Development Review Section]
- 16. Each building lot shall have a flood-free site for a residence. The building site shall be safe from the flood peak of a 100-year frequency storm. [DPW - Development Review Section]
- 17. An adequate energy dissipator shall be constructed at the outlet of the storm drain or verification shall be provided that such improvement is not needed. [DPW - Development Review Section]

18. Hydrology and hydraulic calculations for determining the storm system design with water surface profile and adequate field survey cross section data shall be provided satisfactory to the Director of Public Works or verification shall be provided that such calculations are not needed. [DPW – Development Review Section]
19. Specific Conditions:
 - a. Provide on-site and off-site drainage easements to the satisfaction of the Director of Public Works.

(Grading Plans)

20. Standard Conditions 19(a-d): A grading permit is required and the subdivider shall comply with the following conditions prior to the issuance of such permit: [DPW - Development Review Section]
 - a. The subdivider shall submit grading plans, a permit application and all fees and deposits to the County Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
 - b. The grading plan shall contain a certificate signed by a registered civil engineer that the grading plan has preserved a minimum of one hundred square feet of solar access for each lot created by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance.
 - c. The subdivider shall deposit with the County Department of Public Works \$200.00 at the time the lot grading plan or improvement is submitted. The deposit will be made with whichever plan is first submitted. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.
 - d. Obtain a sewer commitment if the subdivision is to be served by public sewer from a County Sanitation District. Such commitment shall only be issued when all conditions in the Resolution of Approval have been satisfied, the Final Map, grading plan and improvement plan have been approved by the Department of Public Works and all fees and deposits paid and improvement security posted.

21. Specific Conditions:

- a. It is determined that the project includes category 2 post-construction BMPs, the applicant will be required to establish a maintenance agreement/mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.
- b. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (**Ordinance No. 9926**) and all other applicable ordinances and standards. This includes requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

PLANNING AND ZONING ADMINISTRATION

22. Specific Conditions:

- a. Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any required solar access (plans shall show the proposed solar access/solar panel locations).
[DPLU - Regulatory Planning Division]

In addition, the Landscape Plan shall address the following concern(s):

- (1) Submit copies of approved encroachment permits issued through the Department of Public Works for tree placement in the public right-of-ways for Mission Rd., Gum Tree Lane, and Stagecoach Lane, otherwise all street trees shall be located outside of the right-of-ways just inside private property.

- (2) Provide construction details of proposed trail fencing and surface treatment. Provide construction details for all proposed walls and fences.
 - 3) Provide sufficient shrub planting along the face of all proposed perimeter walls to help with screening from public views. Screening vegetation will consist of shade trees, shrubs, and groundcover planted along the perimeter slope on the eastern boundary, the perimeter slope along Gum Tree Lane and Lot 1, and the down slopes of lots 13, 14, and 17.
 - 4) Show ornamental accent trees planted along Streets "A" and "B" through the property site and at the entrance to the subject property.
 - 5) Turf requirements per the Landscape Water Conservation Design Manual do not allow its' use in areas smaller than six feet in width in all directions. Please remove turf from within the right-of-way for all streets, existing and proposed.
 - 6) The proposed avocado grove along Mission Ave. shall consider the irrigation hydrozone requirements of the avocado when mixing this high water use species with drought tolerant vegetation proposed for the slopes.
 - 7) All irrigation systems shall provide a rain-sensing override device attached to the controller (s) for further water conservation efforts.
 - 8) The cut slope shown on lot 12 shall be permanently planted and irrigated to protect from erosion.
 - 9) Clarify how berms along the back sides of lots 3 - 10 will be protected from erosion after walls have been built.
 - 10) Show the location and detail of the required noise attenuation barriers. The plan shall indicate the height, material type, and color of the noise attenuation barriers. The finished material for the noise attenuation barriers shall be earthtone in color. The plans shall demonstrate that the wall will be painted in an earthtone color and/or will be constructed out of an earthtone colored material.
- b. "Prior to approval of a Final Map, the subdivider shall provide evidence that all existing structures shown on the Tentative Map "to be removed"

have been removed to the satisfaction of the Director of Planning and Land Use."

DEVELOPMENT IMPACT FEES

23. Specific Conditions:

- a. Deposit with the County Department of Public Works \$220.00. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.

FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

24. Specific Conditions:

- a. With the Final Map, dedicate Mission Road (SF 1305), in accordance with Public Major Road Standards including a designated Bike Lane, along the entire project frontage to a one-half right-of-way width of fifty-four feet (54').
- b. With the Final Map, dedicate Stage Coach Lane (SA 30), in accordance with Public Rural Collector Road Standards along the entire project frontage to a one-half right-of-way width of forty-two feet (42'). Dedicate an additional six feet (6'), to accommodate fourteen-foot wide right-turn lane to Mission Road. All of the above shall be to the satisfaction of the Director of Public Works.
- c. With the Final Map, dedicate Gum Tree Lane (SC 30), in accordance with Public Light Collector Road Standards along the entire project frontage to a one-half right-of-way width of thirty feet (30'). All of the above shall be to the satisfaction of the Director of Public Works.
- d. With the Final Map, dedicate Street A and Street B in accordance with Public Residential Street Standards to a one-half right of way width of

twenty-eight feet (28'), together with knuckle and curb return widenings, together with terminus cul-de-sac of radius of forty-eight feet (48') from the center point, and together with the right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.

- e. Provide on-site, and, if necessary off-site, drainage easements to the satisfaction of the Director of Public Works.
- f. Contact the Department of Public Works to determine the desired location of the centerline for Mission Road (SF 1305), which is shown on the Circulation Element of the County General Plan as a Major Road. The following shall be shown on the Final Map:
 - 1. The centerline location as approved by the Department of Public Works.
- d. Contact the Department of Public Works to determine the desired location of the centerline for Stage Coach Lane (SA 30), which is shown on the Circulation Element of the County General Plan as a Rural Collector Road. The following shall be shown on the Final Map:
 - 1. The centerline location as approved by the Department of Public Works.
- e. Contact the Department of Public Works to determine the desired location of the centerline for Gum Tree Lane (SC 30), which is shown on the Circulation Element of the County General Plan as a Light Collector Road. The following shall be shown on the Final Map:
 - 1. The centerline location as approved by the Department of Public Works.
- f. With the Final Map, dedicate a ten (10') wide Non-motorized Recreational Trail Easement to the County of San Diego outside and adjacent to the right of way for Stage Coach Lane. The specific location and layout of this easement shall be to the satisfaction of the Director of Public Works.
- g. With the Final Map, dedicate a ten (10') wide Non-motorized Recreational Trail Easement to the County of San Diego outside and adjacent to the right of way for Mission Road. The specific location and layout of this easement shall be to the satisfaction of the Director of Public Works.
- h. Relinquish access rights into Gum Tree Lane except for Street A, to the satisfaction of the Director of Public Works.

- i. Relinquish access rights into Mission Road and Stage Coach Lane to the satisfaction of the Director of Public Works.
- j. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- k. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations with first order accuracy to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811).
- l. The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of first order accuracy as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811 and 81.506(j)).

(Miscellaneous)

Standard Conditions 25, 26, 27, and 28:

- 25. The Final Map shall show that all lots within the subdivision have a minimum 100 square feet of solar access for each future building unit allowed by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance. [DPLU - Community Planning Division]
- 26. The Final Map shall show the dedication of all on-site drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Director of Public Works, or verify that no easements are required. [DPW - Map Processing]

27. The Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
28. The subdivider shall accomplish the following prior to approval of the Final Map by the Board of Supervisors.
 - a. Provide the County Department of Public Works with standard forms approved by the Director of Planning and Land Use stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision (including but not necessarily limited to, water and sewer services). [DPLU - Community Planning Division]
 - b. Provide the County Department of Public Works with a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the subdivider shall furnish proof to the satisfaction of the Director of Public Works that no new encumbrances have been created that would subordinate the County's interest over areas to be dedicated for public road purposes since submittal of the tentative map. [DPW - Map Processing]
 - c. Grant to the appropriate agency by recorded document all required off-site easements and all on-site water main easements that serve fire hydrants or furnish a letter from said agency that none are required. [DPW - Map Processing]
 - d. Provide the County Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation of the Final Map. [DPW - Map Processing]
 - e. If the subdivider does not have the real property rights necessary for public access or the construction of required improvements, he/she shall request the Board of Supervisors to direct County staff to begin eminent domain proceedings for acquisition of said property rights in accordance with Board Policy J-33. The developer shall agree to pay full County costs of eminent domain proceedings, including all easement costs. The developer shall also agree to construct required improvements within said easement. [DPW - Map Processing]

- f. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use, the Department of Public Works and the Department of Health Services prior to docketing the Final Map with the Clerk of the Board of Supervisors. [DPLU - Administrative Services Section, DHS - Environmental Health Services, Land Use]

29. Specific Conditions:

- a. No lot shall contain a net area of less than 0.5 acres. [DPLU - Project Planning Division]
- b. No lot shall contain a gross area of less than 0.5 acres. [DPLU - Project Planning Division]
- c. On the Final Map, grant to the County of San Diego a perpetual Noise Protection Easement on Tentative Map 5268. The easement shall be placed over the entire project subdivision. The easement is for the mitigation of present and anticipated future excess noise levels on residential uses within the project subdivision. **[DPLU, FEE X2]**

"Said Noise Protection easement requires that before the issuance of any building or grading permit for any residential use within the noise protection easement, the applicant shall:"

- (1) Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County approved acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dB CNEL)]. Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for Mission Road as a major road, Stagecoach Lane as a rural collector and Gum Tree Lane as a light collector which are all designated General Plan Circulation Element buildout roadway classification.
- (2) Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis, including the location and detail of the required noise attenuation barriers, into the project design and building plans.

WAIVER AND EXCEPTIONS

Said subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required Ordinances of San Diego County except for a waiver or modification of the following:

1. Standard Conditions for Tentative Maps:
 - a Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
 - b Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
 - c Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
2. County Public Roads Standards
 - a. County Public Roads Standards Section 6.1.C.2 requires that non-Circulation Element roads entering into a Circulation Element road shall have their centerlines separated by at least 300 feet. TM 5268 access road, Street 'A', a non-circulation element road accesses Gum Tree Lane, a circulation element road 300' east of Stage Coach Lane. At this location it is approximately 175' westerly of the centerline of Frazier School parking lot's westerly access driveway. Section 6.1.C.2 is modified to permit such a separation for TM 5268.
 - b. Section 6.1.C.1 and Section 6.1.C.2 of County standards for Public Roads require a minimum separation between driveways and between driveways and roads entering non-Circulation Element roads of two hundred feet (200'). This waiver is modification of Section 6.1.C.1 and Section 6.1.C.2 to permit locations of driveways along Streets 'A' and 'B' within 200 feet provided consideration should be given to separating the driveway from

the intersections as far as lot lines will allow to avoid a driveway being hidden around a corner by landscaping.

3. County Subdivision Ordinance design requirements:

- a. Subdivision Ordinance section 81.401(e) requires that lots radial to a cul-de-sac have at least 33 feet of frontage measured at the right-of-way line. Lot 10 has only 29.5 feet of frontage. The shape of lot 10 is constrained by the shape of the existing lot, which notches inward and forms the southern boundary of lot 10 almost to the cul-de-sac. The main body of lot 10 is 105 feet wide, with ample building space, and the driveway has adequate frontage on the cul-de-sac. Section 81.401(e) is waived to allow reduced frontage for lot 10 of TM 5268.

The following shall be the Mitigation Monitoring or Reporting Program for TM 5268, The Arbors.

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

22a, 29c

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on November 13, 2009.

NOTICE: Low Impact Development (LID) requirements apply to all priority projects as of March 25, 2008. These requirements can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit:

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

The draft LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. You can access the Handbook at the following DPLU web address:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit must be implemented beginning March 25, 2008. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit:

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

All priority projects must minimize directly connected impervious areas and promote biofiltration. Section 67.812 includes the minimal site design requirements that project applicants must address and implement. These can be summarized into the following four requirements: Disconnect impervious surfaces, Design impervious surfaces to drain into properly designed pervious areas, Use pervious surfaces wherever appropriate, Implement site design BMPs. The applicant / engineer must determine the applicability and feasibility of each requirement for the proposed project and include them in the project design, unless it can be adequately demonstrated which (if any) of the requirements do not apply.

NOTICE - THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT 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.

TM5268; The Arbors

- 21 -

November 13, 2009

NOTICE: - Fish and Game Fees have been paid in the amount of \$1993.00 for the review of the Mitigated Negative Declaration, Receipt number 365081 dated 6/18/09.

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of **2 DPLU conditions** that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the [DPLU, FEE] designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

ON MOTION of Commissioner Pallinger, seconded by Commissioner Brooks, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 13th day of November, 2009, in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:

AYES: 6 - Beck, Brooks, Norby, Pallinger, Riess, Woods

NOES: 0 - None

ABSENT: 1 - Day

[NOTE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance to the appellant body and/or the Board of Supervisors. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body.]

DPL/WP 001-TM (06/13/08)

**Attachment B – Notice of Preliminary Decision of the
Director of Planning & Development Services and
Final Notice of Action of the Planning Commission
Approving a Time Extension for PDS2016-TM-5268**



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 11, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2016-TM-5268TE

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-5268TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on June 21, 2019. 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:

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

June 21, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2016-TM-5268TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR TENTATIVE MAP 5268

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

1. The approval of this Tentative Map expires on ~~November 13, 2012~~ November 13, 2022 at 4:00 p.m.

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5268 dated November 13, 2009 are still applicable.

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

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5268RPL3 dated November 13, 2009 are still applicable.

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

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 915 Wilshire Blvd., Suite 1101, Los Angeles, CA 90017; (213) 452-3333; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9 DredgeFill@waterboards.ca.gov ;<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 636-3160; AskR5@wildlife.ca.gov; <http://www.dfg.ca.gov/>

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

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

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

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

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 REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200

- 4 -

cubic yards or eight feet (8') in vertical height of cut/fill pursuant to Section 87.201 of the County Code.

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

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

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2016-TM-5268TE

JUNE 21, 2019

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Mitigated Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Mitigated Negative Declaration have occurred.

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

1. To the Project Name add: THE ARBORS TENTATIVE MAP TIME EXTENSION
2. To the Project Number(s) add: PDS2016-TM-5268TE; PDS2016-ER-01-02-049A
3. To the first paragraph add as indicated: To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated June 21, 2019, which includes the following forms attached.
 - A. An Addendum to the previously adopted Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated June 21, 2019.
 - B. An Ordinance Compliance Checklist dated June 21, 2019.
 - C. An updated Priority (PDP) Stormwater Quality Management Plan (Major SWQMP) prepared by Mayers & Associates Civil Engineering, Inc.
 - D. An updated Hydrology and Hydraulics Analysis prepared by Mayers & Associates Civil Engineering, Inc.



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 21, 2019

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

**FOR PURPOSES OF CONSIDERATION OF
The Arbors Tentative Map Time Extension
PDS2016-TM-5268TE; PDS2016-ER-01-02-049A**

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

1. Background on the previously adopted ND:

A Mitigated ND for The Arbors Tentative Map, TM 5268, was adopted by the Planning Commission on November 13, 2009. The adopted Mitigated ND found the project would have potentially significant effects to traffic, noise and aesthetics that were clearly mitigated. The potentially significant effects that were clearly mitigated consisted of the following: cumulative traffic impacts mitigated by the payment of TIF, noise impacts mitigated by noise barriers and a noise protection easement, and aesthetic impacts mitigated by the preparation of a landscape plan.

2. Lead agency name and address:

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

- a. Contact Brad Sonnenburg, Project Manager
- b. Phone number: (858) 694-3640
- c. E-mail: bradley.sonnenburg@sdcounty.ca.gov

3. Project applicant's name and address:

Fallbrook Arbors LLC, Two Betterworld Circle, Suite 200, Temecula, CA 92590

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

The present permit application would extend the expiration date of the approved Tentative Map by the maximum allowed by the Subdivision Map Act (six years) so that the expiration date would become November 13, 2022.

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

YES

☐

NO

☒

No changes are proposed to the project or to protect conditions of approval.

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

☒ NONE

☐ Aesthetics

☐ Biological Resources

☐ Greenhouse Gas Emissions

☐ Land Use & Planning

☐ Population & Housing

☐ Transportation/Traffic

☐ Agriculture and Forest Resources

☐ Cultural Resources

☐ Hazards & Haz Materials

☐ Mineral Resources

☐ Public Services

☐ Utilities & Service Systems

☐ Air Quality

☐ Geology & Soils

☐ Hydrology & Water Quality

☐ Noise

☐ Recreation

☐ Mandatory Findings of Significance

DETERMINATION:

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

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

June 21, 2019

Signature

Date

Brad Sonnenburg

Printed Name

Project Manager

Title

INTRODUCTION

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

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

☐

NO

☒

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

YES

☐

NO

☒

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

YES

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NO

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IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to

biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES
☐

NO
☒

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

YES
☐

NO
☒

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

YES
☐

NO
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VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO



Since the previous ND was adopted, the State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of greenhouse gas emissions be addressed in CEQA documents.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Senate Bill 32, passed in 2016, requires that statewide greenhouse gas emissions are reduced to 40% below the 1990 level by 2030.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Regional targets have been developed and SANDAG has prepared the region's Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

The annual 900 metric ton carbon dioxide equivalent (MTCO₂e) screening level referenced in the California Air Pollution Control Officers Association (CAPCOA) white paper (<http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>) can be used as a criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. The CAPCOA white paper reports that the 900 metric ton screening level would capture more than 90% of development projects, allowing for mitigation towards achieving the State's GHG reduction goals. CAPCOA also reports that a single family residential development that proposes 50 units or more would be expected to generate more than 900 metric tons of GHGs per year. Since the proposed project only proposes 11 units, it is below this screening criterion, and emissions are expected to be less than 900 metric tons annually. GHG emissions associated with the proposed project are considered less than significant.

Furthermore, projects that generate less than 900 MTCO₂e per year of GHG will also participate in emission reductions because air emissions including GHGs are under the purview of the California Air Resources Board (CARB) (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. As a result, even the emissions that result from projects that produce less than 900 MTCO₂e per year of GHG will be subject to emission reductions.

Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

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

YES
☐

NO
☒

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

YES
☒

NO
☐

A Priority (PDP) Stormwater Quality Management Plan (SWQMP) prepared by Mayers & Associates Civil Engineering, Inc. The SMQWP was reviewed and determined to comply with current stormwater regulations.

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

YES NO
☐ ☒

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

YES NO
☐ ☒

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

YES NO
☐ ☒

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

YES NO
☐ ☒

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

YES NO
☐ ☒

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

YES NO
☐ ☒

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

YES NO
☐ ☒

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

YES NO
☐ ☒

Since the previous Mitigated Negative Declaration was certified, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA.

AB-52 consultation does not apply to this project since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

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

YES NO
☐ ☒

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

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

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

The Arbors
Tentative Map Time Extension
PDS2016-TM-5268TE

- 12 -

June 21, 2019

☐ YES ☒ NO

Attachments
Ordinance Compliance Checklist

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

Priority (PDP) Stormwater Quality Management Plan (Major SWQMP) prepared by Mayers & Associates Civil Engineering, Inc.

Hydrology and Hydraulics Analysis prepared by Mayers & Associates Civil Engineering, Inc.

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

The Arbors
Tentative Map Time Extension
PDS2016-TM-5268TE

- 13 -

June 21, 2019

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

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

**FOR PURPOSES OF CONSIDERATION OF
The Arbors Tentative Map Time Extension
PDS2016-TM-5268TE**

June 21, 2019

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The proposed project and off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

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

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by a County of San Diego staff archaeologist, it has been determined that the project

site does not contain any archaeological resources. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

A Priority (PDP) Stormwater Quality Management Plan (Major SWQMP) prepared by Mayers & Associates Civil Engineering, Inc. The SWQMP was reviewed and determined to be acceptable for discretionary approval. The SWQMP is a living document and will be updated at Final Engineering to ensure compliance with the most current storm water requirements.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

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

Staff previously evaluated preliminary grading plans for TM 5268 and determined that the proposed subdivision will be impacted by future traffic noise from Mission Road, Stagecoach Lane and Gum Tree Lane which are all identified within the County of San Diego Mobility Element. All ground level receptors located on the proposed lots will be impacted by future traffic noise exceeding the County sound level limit of 60 dBA CNEL. Noise mitigation is required to reduce noise levels to all proposed noise sensitive land uses. Noise barriers ranging in height from 6 feet to 8.5 feet high will be constructed along the property line adjacent to the all the aforementioned circulation roadways. The construction of noise barriers that are greater than 6 feet in height will consist of a combination of masonry block wall and earthen berm. Lots 1, 2, 13, 14 and 17 require 6 foot high noise barriers along the outer edges of these lots facing Gumtree Lane and Stage Coach Lane. Lot 3 requires a 6.5 to 7 foot high noise barrier on top of the pad edge facing Stage Coach Lane. Lots 4, 5, 6, 7, 8 and 9 require a 7.5 foot high noise barriers on top of each pad edge facing Mission Road. Lot 10 requires an 8 foot high noise barrier on top of the pad edge facing Mission Road, with a return of a 8.5 foot high noise barrier running along the east pad edge of this lot. Additionally, 6 foot high barriers separating Lots 1 through 10 will be required. Second story sensitive receptors on Lots 3 through 10 adjacent to Mission Road will require an interior noise analysis. Although interior noise measures and requirements are typically reviewed with the final building plans prior to issuance of building permits and not during this permit process, Staff requires the dedication of a noise protection easement to Lots 3 through 10.

Therefore, incorporation of noise mitigation barriers and the dedication of a noise protection easement will ensure the proposed project subdivision will comply with County of San Diego General Plan Noise Element and Noise Ordinance.

Attachment D – Ownership Disclosure



County of San Diego, Planning & Development Services

APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS

ZONING DIVISION

Record ID(s)

TM-5268TE

Assessor's Parcel Number(s)

105-380-19, 20, 54, 55, 56

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

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

The Fallbrook Arbors, LLC

A California limited liability company

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.

PAUL GARRETT, MANAGER

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."

Signature of Applicant

PAUL GARRETT, MANAGER

Print Name

7/28/16

Date

OFFICIAL USE ONLY

SDC PDS RCVD 08-05-16

TM5268TE

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