



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 19, 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 Alpine Heights Road Tentative Map 5262 (District: 2)

REVISED TENTATIVE MAP 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 Alpine Heights Tentative Map (TM 5262) for six years to allow completion of the Final Map. The Time Extension proposes minor changes and revisions to TM 5262. The Time Extension does not propose, nor does the applicant request, any changes or revisions to the conditions. 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 October 5, 2007, the Planning Commission approved TM 5262 to subdivide 19.93 acres into 15 residential lots, ranging in size from 1.00 to 2.08 net acres. The project is located at 616 Alpine Heights Road, at the intersection of Alpine Heights Road and Via Corina, within the Alpine Community Plan Area. The Planning Commission approved TM 5262 for three years with an expiration date of October 5, 2010. Assembly Bill 1185 automatically extended TM 5262 one year to October 5, 2011. Assembly Bill 333 automatically extended TM 5262 two years to October 5, 2013. Assembly Bill 208 automatically extended TM 5262 two years to October 5, 2015. Assembly Bill 116 automatically extended TM 5262 two years to October 5, 2017.

The applicant filed a request on October 3, 2017 for a six-year Tentative Map Time Extension to comply with new stormwater regulations, allow more time to secure funding to satisfy conditions

G2 - 2

of approval and obtain the Final Map for the property. The new expiration date would be October 5, 2023. Staff considered this request and supports a six-year extension.

On October 3, 2017, as required by the County of San Diego Subdivision Ordinance, properties within 300 feet of the exterior boundaries of the project site were notified that the application for a Time Extension for TM 5262 was filed. Comments were received from two neighbors as a result of the notification. One of the neighbors had concerns regarding drainage during the review of Tentative Map 5262. This individual wanted to ensure all original drainage and grading conditions would still apply with the approval of this Time Extension. Staff corresponded with this individual to assure them that the original conditions would remain. The other comment staff received was from a neighbor who was concerned about the impact's the proposed development would have on wildlife and traffic on Alpine Heights Road. Staff informed this neighbor that this project was a proposal for a Time Extension to a previously approved Tentative Map, all impacts were previously analyzed, and the project was required to mitigate for impacts to biological resources and traffic.

On June 28, 2018, the Alpine Community Planning Group (CPG) held a meeting to review and discuss Tentative Map 5262 Time Extension. The Alpine CPG recommended approval of the Time Extension for six years by a vote of 8-0-0-7 (Ayes-8, Noes-0, Abstain-0, Absent-7).

The Director reviewed the application for a Time Extension with considerations to the following requirements: conformance with all Federal, State, and County regulations, including the County General Plan, Community Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA). No significant changes were found to density, zoning, or CEQA requirements. The Time Extension was found to comply with the originally certified CEQA document. The project is required to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the July 9, 2019 Notice of Preliminary Decision of the Director of Planning & Development Services to Approve Tentative Map Time Extension PDS2017-TM-5262TE (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 TM-5262

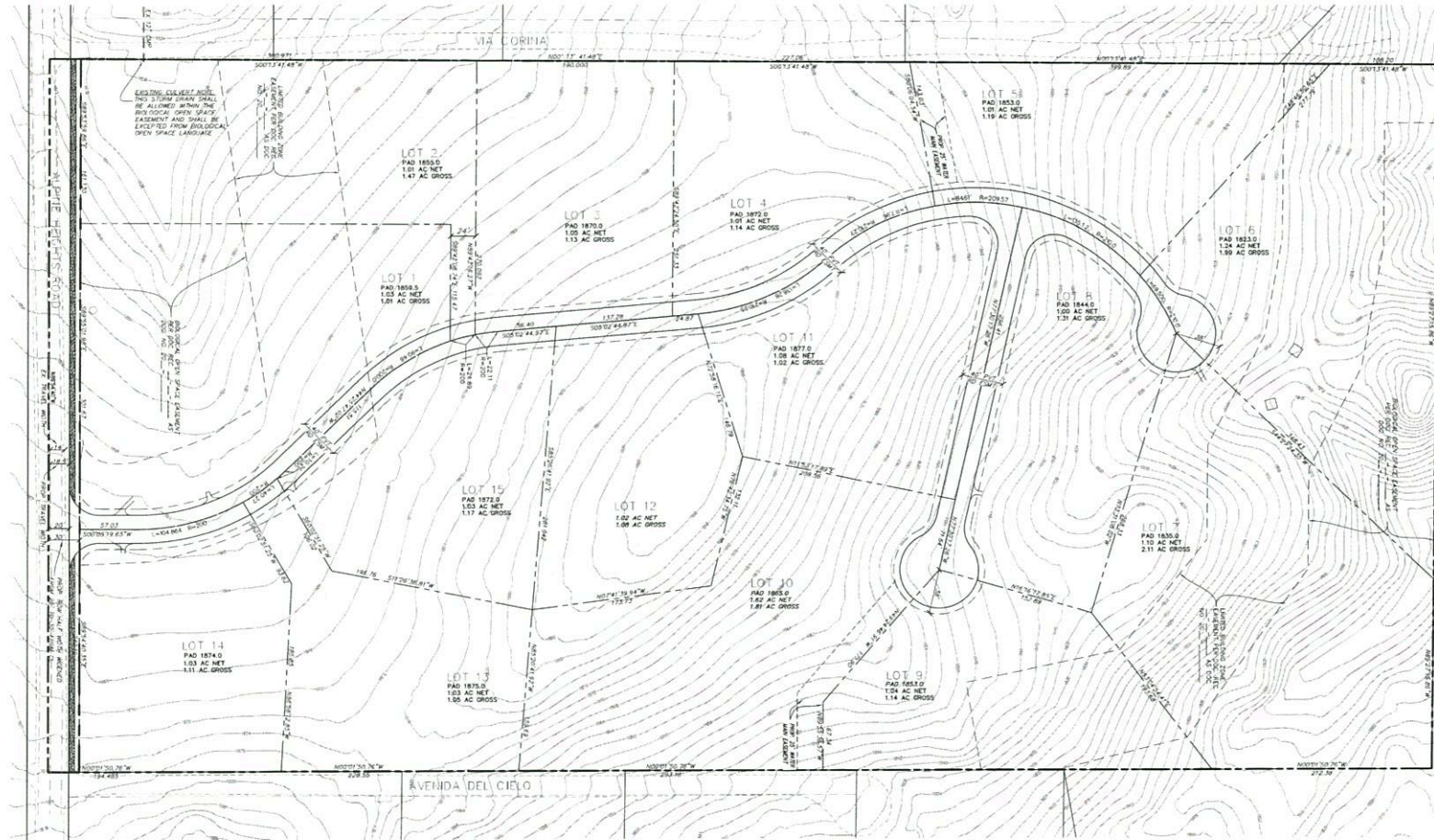
Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO TRACT NO TM 5262 RPL-3 REPLACEMENT TENTATIVE MAP

E.R. LOG NO. 01-14-049



LEGEND	
OPEN SPACE EASEMENT/LIMITED BUILDING FLOOR EASEMENT
PROP LOT LINES	-----
EX LOT LINES	-----
ROAD EASEMENT
PRIVATE ROAD CENTERLINE
PROP. 20' WATER EASEMENT
APPLICANT/OWNER	
SHEETS & DAM: 800027 2124 AVENIDA DEL CIELO ACORN, CA 92037 PH: (619) 443-6246	
A.P.N.	LEGAL DESC.
404-340-11	SW 1/4 OF SEC. 32 T5S R2E S31W
GENERAL PLAN REGIONAL CATEGORY	
URBA	
COMMUNITY/SUB-REGIONAL PLAN AREA	
ALPINE	
GENERAL PLAN DESIGNATION	
(U) RESIDENTIAL	
EXISTING ZONING	
R-70 SUBDIVISION C	
SOURCE OF TOPOGRAPHY	
MORNING AERIAL SURVEYS	
ASSOCIATED PERMITS	
GRADING	
PUBLICLY MAINTAINED ACCESS ROAD	
ALPINE HEIGHTS ROAD	
POWER	WATER
SDGE	FAIRFAX DAM MUNICIPAL WATER DISTRICT
TELEPHONE	SEWER
SDG&CALIFORNIA	SEPTIC (W/ NITRATE REDUCTION)
SCHOOL DISTRICTS	AVERAGE LOT SIZE
GRANDCANTON MIDDLE SCHOOL ALPINE ELEMENTARY	1.68 AC (GROSS) 1.09 AC (NET)
SPECIAL ASSESSMENT ACT STATEMENT	
THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT	
ADDITIONAL REQUIREMENTS	
SAN DIEGO STREET LIGHTING STANDARDS TO BE COMPLETED WITHIN 180 DAYS OF PROPERTY DEVELOPMENT IMPROVEMENTS ARE NOT CONSIDERED UNDER A SPECIAL ASSESSMENT ACT	
BMP MAINTENANCE EASEMENTS	
SEWER MAINTENANCE EASEMENTS WILL BE RECORDED FOR THE LOTS ON WHICH RMP'S OR TRENCHES ARE LOCATED	

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HEALTH DEPARTMENT STATEMENT
SITING THIS DOES NOT CONSTITUTE APPROVAL OR DISAPPROVAL OF PRELIMINARY INFORMATION RELATING TO THIS TENTATIVE MAP WHICH IS REQUIRED FOR DEPARTMENT OF ENVIRONMENTAL HEALTH PROCESSING HAS BEEN SUBMITTED IN SATISFACTORY FORM
COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH
BY: _____ DATE: _____

OWNERS CERTIFICATE
I HEREBY STATE THAT I AM THE OWNER OF RECORD AND I DO HEREBY CONSENT TO THE FILING OF THIS TENTATIVE MAP
EXECUTED THIS ____ DAY OF _____ IN SAN DIEGO, CALIFORNIA
AS OWNER _____ DATE _____
AS OWNER _____ DATE _____



RECORD PLAN
BY: _____ DATE: _____
R.C.E.: _____
EXPIRES: _____

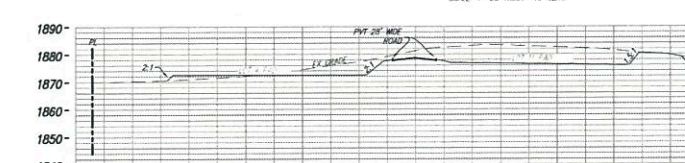
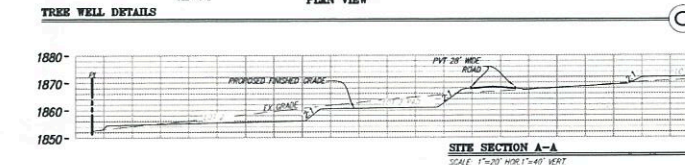
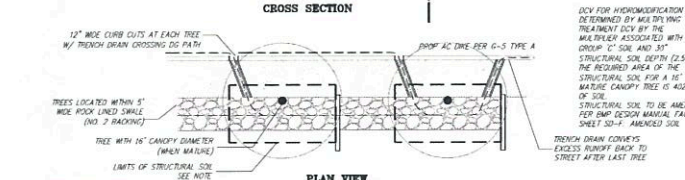
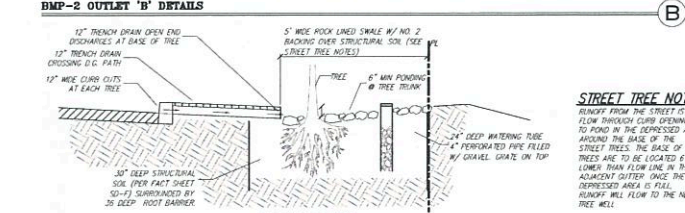
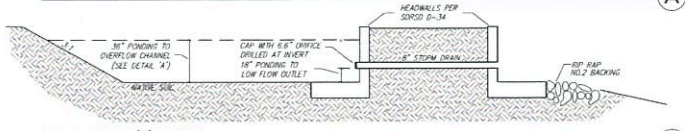
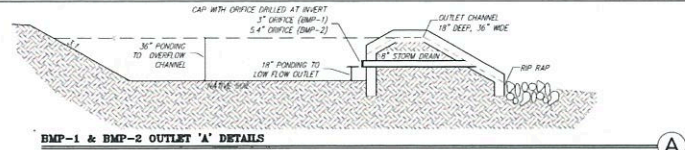
BY: ANDREW J. KANN DATE: _____
RCE NO. 50940 EXPIRES: 9/30/2019



COUNTY APPROVED CHANGES		BENCH MARK
NO.	DESCRIPTION	APPROVED BY DATE
	DESCRIPTION: STATION 152ECC54 (BRASS DISC IN EPOXY SET IN BOULDER) LOCATION: NE OF INTERSECTION OF VIA CORINA AND MAKENNA LANE (BEHIND HOUSE AT 536 MAKENNA LANE) RECORD FROM: SD COUNTY MONUMENT DETAIL DATED 2/17/04 ELEVATION: 1739.67, DATUM: NAVD-88	

PRIVATE CONTRACT		
SHEET 1	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 1 SHEETS
TM 5262 15 RESIDENTIAL LOTS		
CALIFORNIA COORDINATE INDEX 238-1827 (NAD27)		
APPROVED: COUNTY ENGINEER FOR: _____	ENGINEER OF WORK: A. KANN	EXP. 9-30-19 R.C.E. 50940
DATE: _____	GRADING PERMIT NO. _____	

ALPINE HEIGHTS SUBDIVISION PRELIMINARY GRADING PLAN

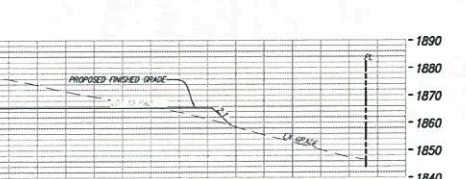
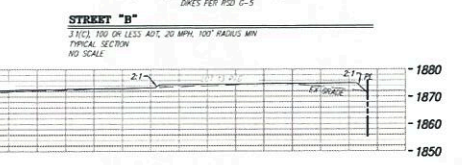
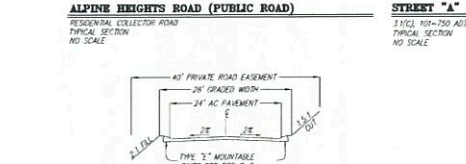
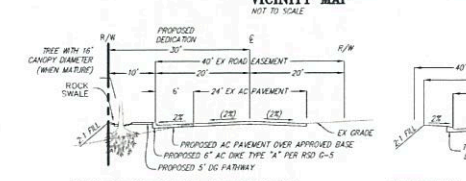
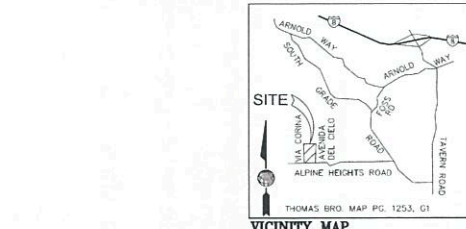


OWNER'S / PERMITTEES

NAME: ALPINE PREMIER PROPERTIES, INC.
 ADDRESS: 1411 ROCK TERRACE, ALPINE, CA 91901
 TELEPHONE NO.: (619) 388-5016
 SHORT LEGAL DESCRIPTION: A PORTION OF THE N 1/2 OF THE SE 1/4 OF SECTION 32, T 15 S, R 2 E, S 8 W
 A.P.N. 404-340-11
 SITE ADDRESS: 616 ALPINE HEIGHTS ROAD
 ALPINE, CA

RECORD PLAN

BY: _____ DATE: _____
 R.C.E. _____
 EXPIRES: _____



WORK TO BE DONE

03-04-09 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) 2009 EDITION
 10-22-99 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING, AND ELECTRICAL SYSTEMS
 12-31-06 CALTRANS 2006 U.S. CUSTOMARY UNIT STANDARD PLANS

LEGEND

ITEM	STD. DWG.	SYMBOL
GRADED SLOPE		$\frac{V}{H}$ or $\frac{V}{cut}$
SPOT ELEVATION		1562.2
FLOW DIRECTION (AT 1% MIN)	05-08	1% MIN
BROWNSHIFT		0-75 TYPE 'B'
R.P. RAP		0-60
EXISTING WATER MAIN		WM
EXISTING UTILITY POLE & GUY WIRE		UP
EXISTING OVERHEAD UTILITY LINE		OH-OH
DARKLINE		DL

STANDARD DRAWINGS:

03-04-09 STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK) 2009 EDITION
 10-22-99 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING, AND ELECTRICAL SYSTEMS
 12-31-06 CALTRANS 2006 U.S. CUSTOMARY UNIT STANDARD PLANS

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 10-22-99 STANDARD SPECIAL PROVISIONS FOR SIGNALS, LIGHTING, AND ELECTRICAL SYSTEMS
 12-31-06 CALTRANS 2006 U.S. CUSTOMARY UNIT STANDARD PLANS

OWNERS CERTIFICATE

IT IS AGREED THAT FIELD CONDITIONS MAY REQUIRE CHANGES TO THESE PLANS. IT IS FURTHER AGREED THAT THE OWNER (DEVELOPER) SHALL HAVE A REGISTERED CIVIL ENGINEER MAKE SUCH CHANGES, ALTERATION OR ADDITIONS TO THESE PLANS WHICH THE DIRECTOR OF PUBLIC WORKS DETERMINES ARE NECESSARY AND DESIRABLE FOR THE PROPER COMPLETION OF THE IMPROVEMENTS.

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

GRADING QUANTITIES

CUT (TO FINISH SURFACE): 40,000 CY
 FILL (TO FINISH SURFACE): 40,000 CY
 IMPORT: 0 CY
 EXPORT: 0 CY

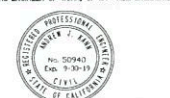
ABBREVIATIONS

CD	CATCH BASIN	P	PAVEMENT
CL	CENTERLINE	PAO	PAV. ELEVATION
CONC	CONCRETE	PP	POWER POLE
ELEC	ELECTRICAL UTILITIES	PSOV	RECLAIMED WATER GATE VALVE
EL H	ELECTRICAL HOLE	RM	MANHOLE RIM ELEVATION
EX	EXISTING	RM	RECLAIMED WATER METER
EX	EXISTING	RM	ROOT-OF-WAY
FF	FINISHED FLOOR	SD	STORM DRAIN UTILITIES
FI	PIPE W/FRAM	SD	STORM DRAIN UTILITIES
FL	FLOW LINE	SDCD	STORM DRAIN CONNECTION
FS	FINISHED SURFACE	SWM	STORM DRAIN MANHOLE
GA	GATE VALVE	ST	STATION
GUY	GUY WIRE	TC	TOP OF CURB
GE	OVERHEAD ELEVATION	TEL	TELEPHONE UTILITIES
LD	UNDERWRITED LED	TC	TOP OF DRAPE
LP	LIGHT POLE	WM	WATER METER BOX
MH	MANHOLE		

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF SAN DIEGO IS CONFINED TO REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

BY: ANDREW J. KANN DATE: 9/30/2019
 RCE NO. 50940 EXPIRES: 9/30/2019



OWNER'S / PERMITTEES

NAME: ALPINE PREMIER PROPERTIES, INC.
 ADDRESS: 1411 ROCK TERRACE, ALPINE, CA 91901
 TELEPHONE NO.: (619) 388-5016
 SHORT LEGAL DESCRIPTION: A PORTION OF THE N 1/2 OF THE SE 1/4 OF SECTION 32, T 15 S, R 2 E, S 8 W
 A.P.N. 404-340-11
 SITE ADDRESS: 616 ALPINE HEIGHTS ROAD
 ALPINE, CA

RECORD PLAN

BY: _____ DATE: _____
 R.C.E. _____
 EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY DATE

PERMITS

CURB GRADE	NONE
SITE PLAN NO.	NONE
REZONE PERMIT NO.	NONE
MAJOR USE PERMIT NO.	NONE
TENTATIVE MAP NO.	5252
N.O.I. NO.	0 00X000000

BENCH MARK

DESCRIPTION: STATION 1520054 (BRASS DISC IN EXPOSED SET IN BOULDER)
 LOCATION: NE COR INTERSECTION OF VA. CORNIA AND MARKENA LANE (BEHIND HOUSE #1 538 MARKENA LANE)
 RECORD FROM: SD COUNTY MONUMENT DETAIL DATED 2/7/04
 ELEVATION: 1739.87 DATUM: NAVD-88

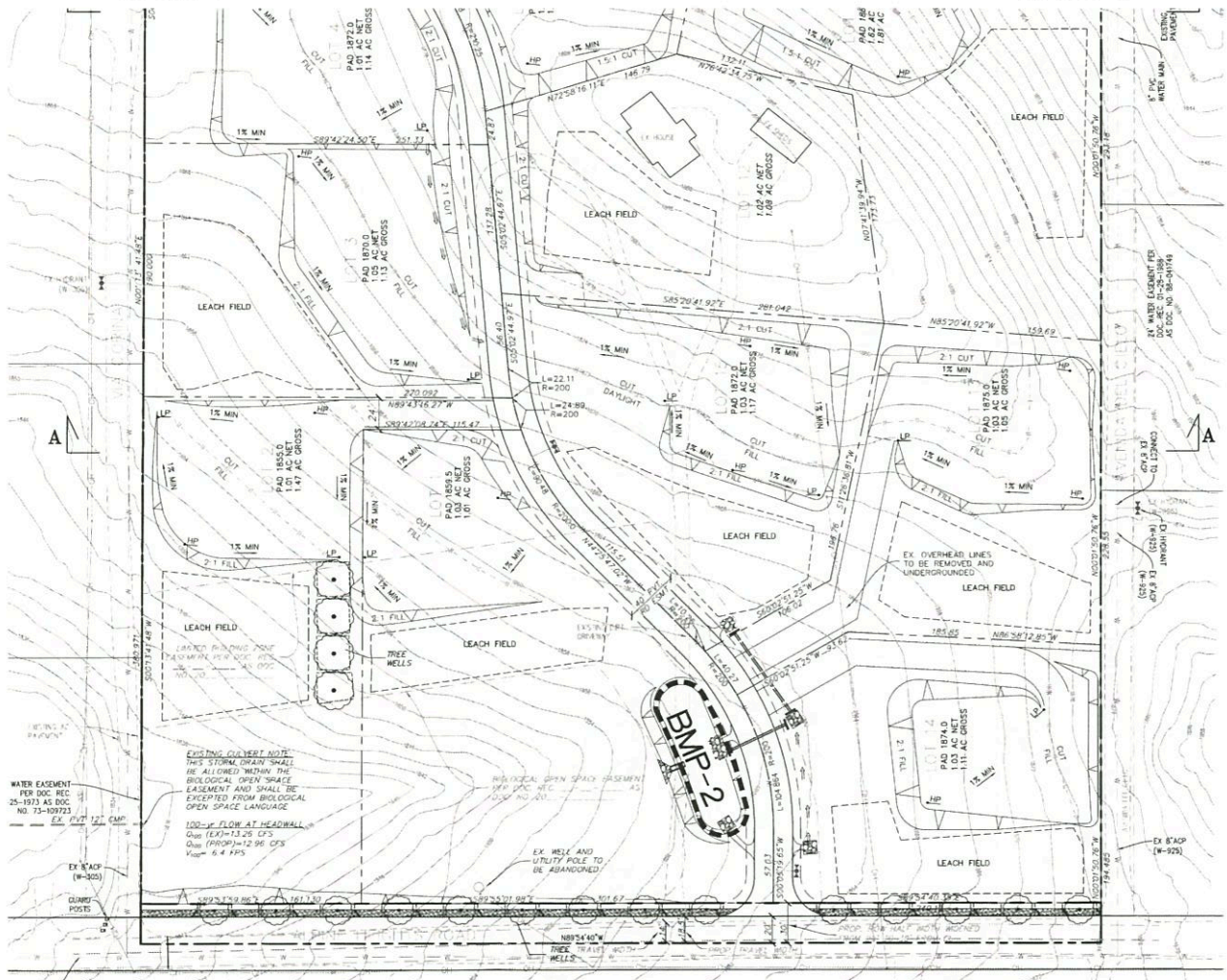
PRIVATE CONTRACT

SHEET 1 OF 4 SHEETS
 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS
 TITLE SHEET FOR: TM 5262
 15 RESIDENTIAL LOTS
 PRELIMINARY GRADING PLAN
 CALIFORNIA COORDINATE INDEX 238-1827 (NAD27)
 APPROVED: _____ ENGINEER OF WORK: A. KANN
 COUNTY ENGINEER FOR: _____ EXP 9-30-19 R.C.E. 50940
 DATE: _____ GRADING PERMIT NO. _____

G2-6

SEE SHEET 3

SEE SHEET 3



LEGEND

ITEM	SYM	SMOKE
GRADE SLOPE	1/8" V 1/4" H
SPOT ELEVATION	1862.2
DAKESIT LINE	
FLOW DIRECTION (AT 1% MIN)	1% MIN
BROWNSH	0-75 TYPE 'B'
PP PAV	0-40
EXISTING WATER MAIN	
PROP. DECOMPOSED GRANITE PATH	
INFILTRATION BASIN LIMITS	
TREE WELL	



OMEGA
ENGINEERING CONSULTANTS
 4340 VIEWBRIDGE AVE, SUITE B
 SAN DIEGO, CA 92121
 PH: (619) 634-8629 FAX: (619) 634-5627

PRIVATE CONTRACT		
SHEET 2	COUNTY OF SAN DIEGO	DEPARTMENT OF PUBLIC WORKS
PRELIMINARY GRADING PLANS FOR: TM 5262 15 RESIDENTIAL LOTS PRELIMINARY GRADING PLAN CALIFORNIA COORDINATE INDEX 236-1827 (NAD27)		
APPROVED: COUNTY ENGINEER FOR:	ENGINEER OF WORK: A. KANN EXP 9-30-19 R.C.E. 50940	GRADING PERMIT NO.
DATE		

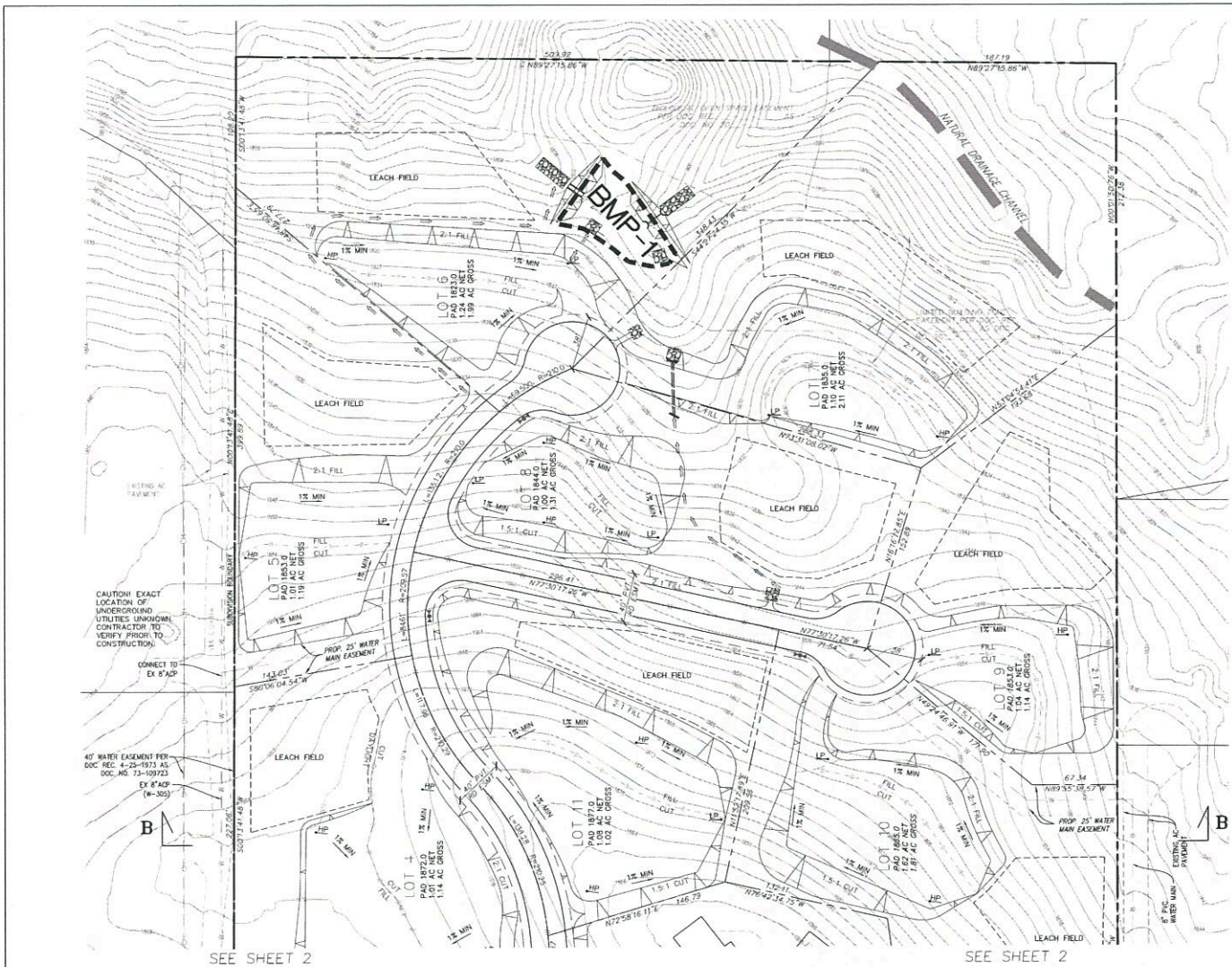
RECORD PLAN	
BY: _____	DATE: _____
R.C.E. _____	
EXPIRES: _____	

BY: ANDREW J. KANN DATE: _____
 R.C.E. NO. 50940 EXPIRES: 9/30/2019



COUNTY APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION	APPROVED BY	DATE
	DESCRIPTION: STATION 1526CC54 (BRASS DISC IN EPOXY SET IN BOULDER) LOCATION: NE. OF INTERSECTION OF VIA CORINA AND MAKENNA LANE (OPENING HOUSE AT 536 MAKENNA LANE) RECORD FROM: SD COUNTY MONUMENT DETAIL DATED 2/17/04 ELEVATION: 1739.67, DATUM: NAVD-88		

G2-7



LEGEND

FEW	STB ENC	MARK
GRADED SLOPE		1822.2
SPOT ELEVATION		1822.2
DAYLIGHT LINE		1% MIN
FLOW DIRECTION (AT 1% MIN)		D-25 TYPE 3"
BROWSDTH		D-40
IMP. CAP.		EXISTING WATER MAIN
EXISTING WATER MAIN		INFILTRATION BASH UNITS
INFILTRATION BASH UNITS		



OMEGA
ENGINEERING CONSULTANTS
 4340 VILWING AVE. SUITE B
 SAN DIEGO, CA 92121
 PH: (619) 634-8620 FAX: (619) 634-8627

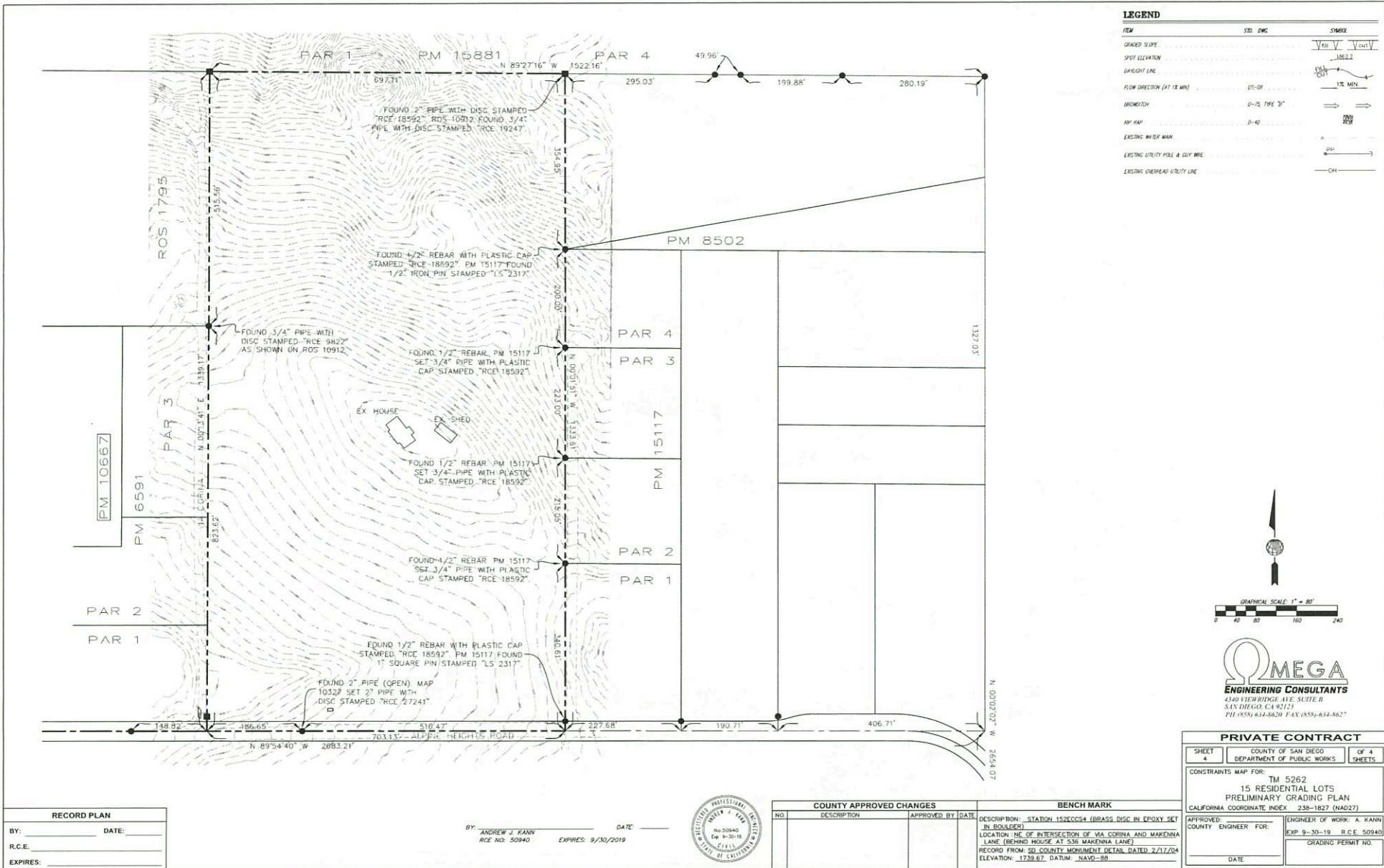
PRIVATE CONTRACT		
SHEET 3	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 4 SHEETS
PRELIMINARY GRADING PLANS FOR: TM 5262 15 RESIDENTIAL LOTS PRELIMINARY GRADING PLAN CALIFORNIA COORDINATE INDEX 238-1827 (NAD27)		
APPROVED: COUNTY ENGINEER FOR:	(ENGINEER OF WORK: A. KANN) EXP 9-30-19 R.C.E. 50940	GRADING PERMIT NO.
DATE		

RECORD PLAN	
BY: _____	DATE: _____
R.C.E. _____	
EXPIRES: _____	

BY: ANDREW J. KANN DATE: _____
 RCE NO. 50940 EXPIRES 9/30/2019



COUNTY APPROVED CHANGES		BENCH MARK
NO.	DESCRIPTION	APPROVED BY DATE
	DESCRIPTION: STATION 1526CC54 (BRASS DISC IN EPOXY SET IN BOLLARD) LOCATION: NE OF INTERSECTION OF VIA CORNIA AND MAKENNA LANE (BEHIND HOUSE AT 538 MAKENNA LANE) RECORD FROM: SD COUNTY MONUMENT DETAIL DATED 2/17/04 ELEVATION: 1739.67 DATUM: NAVD-89	



LEGEND

ITEM	STD. DWG.	SYMBOL
GRADED SLOPE		$\nabla_{fill} \nabla_{cut}$
SPOT ELEVATION		152.2
BARICENT LINE		∇_{cut}
FLOW DIRECTION (AT 1% MIN)	05-08	1% MIN
BROWSHY	0-75 TREE 0"	\Rightarrow
80' R/W	0-40	\Rightarrow
EXISTING WATER MAIN		WM
EXISTING UTILITY POLE & GUY WIRE		UW
EXISTING OVERHEAD UTILITY LINE		OH



OMEGA
ENGINEERING CONSULTANTS
 4340 TIERRAS BLVD. SUITE B
 SAN DIEGO, CA 92123
 PH (619) 634-8620 FAX (619) 634-8627

PRIVATE CONTRACT

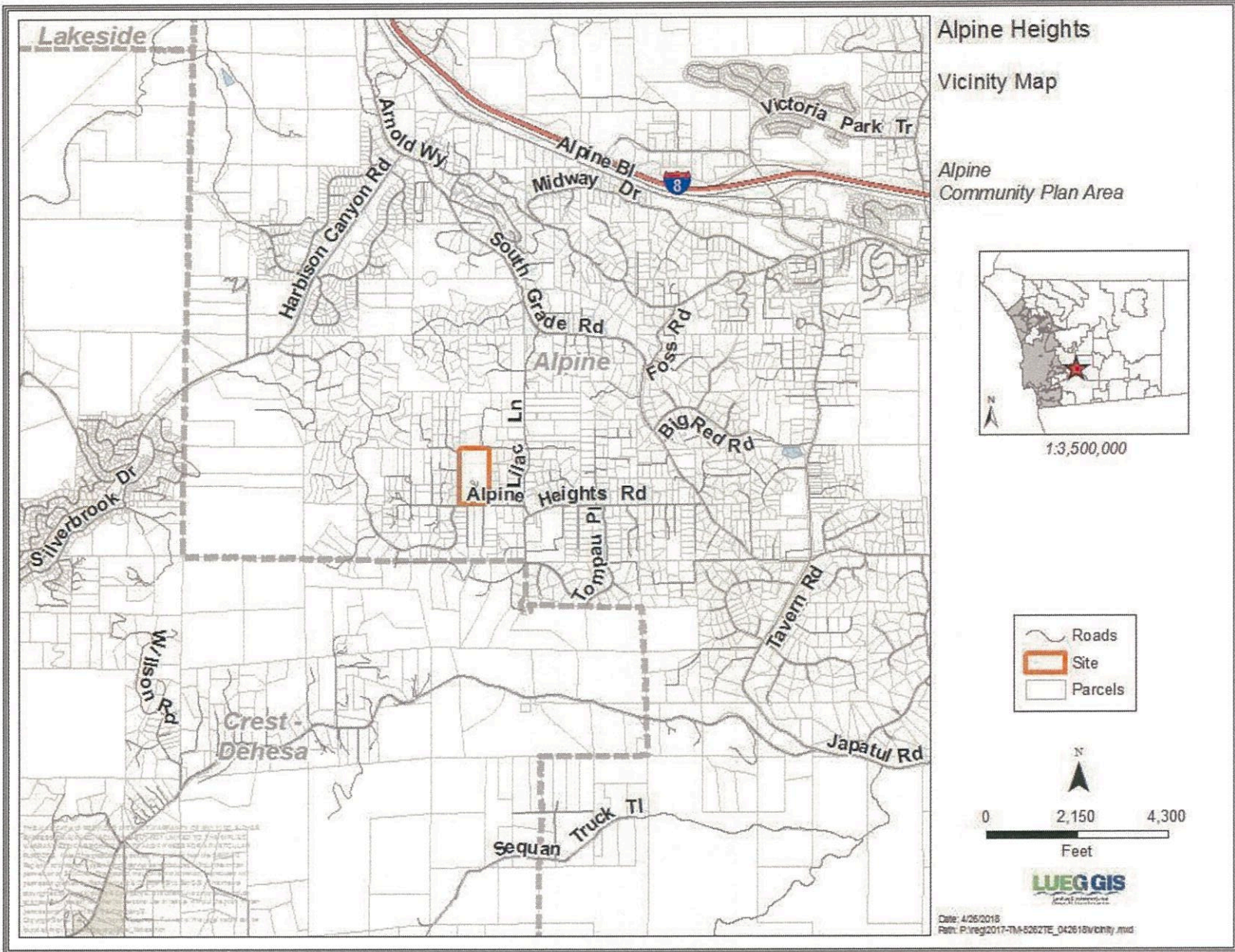
SHEET 4	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	OF 4 SHEETS
CONSTRAINTS MAP FOR: TM 5262 15 RESIDENTIAL LOTS PRELIMINARY GRADING PLAN CALIFORNIA COORDINATE INDEX 238-1827 (NAD27)		
APPROVED: COUNTY ENGINEER FOR:	ENGINEER OF WORK: A. KANN EXP 9-30-19 R.C.E. 50940	DATE
GRADING PERMIT NO.		

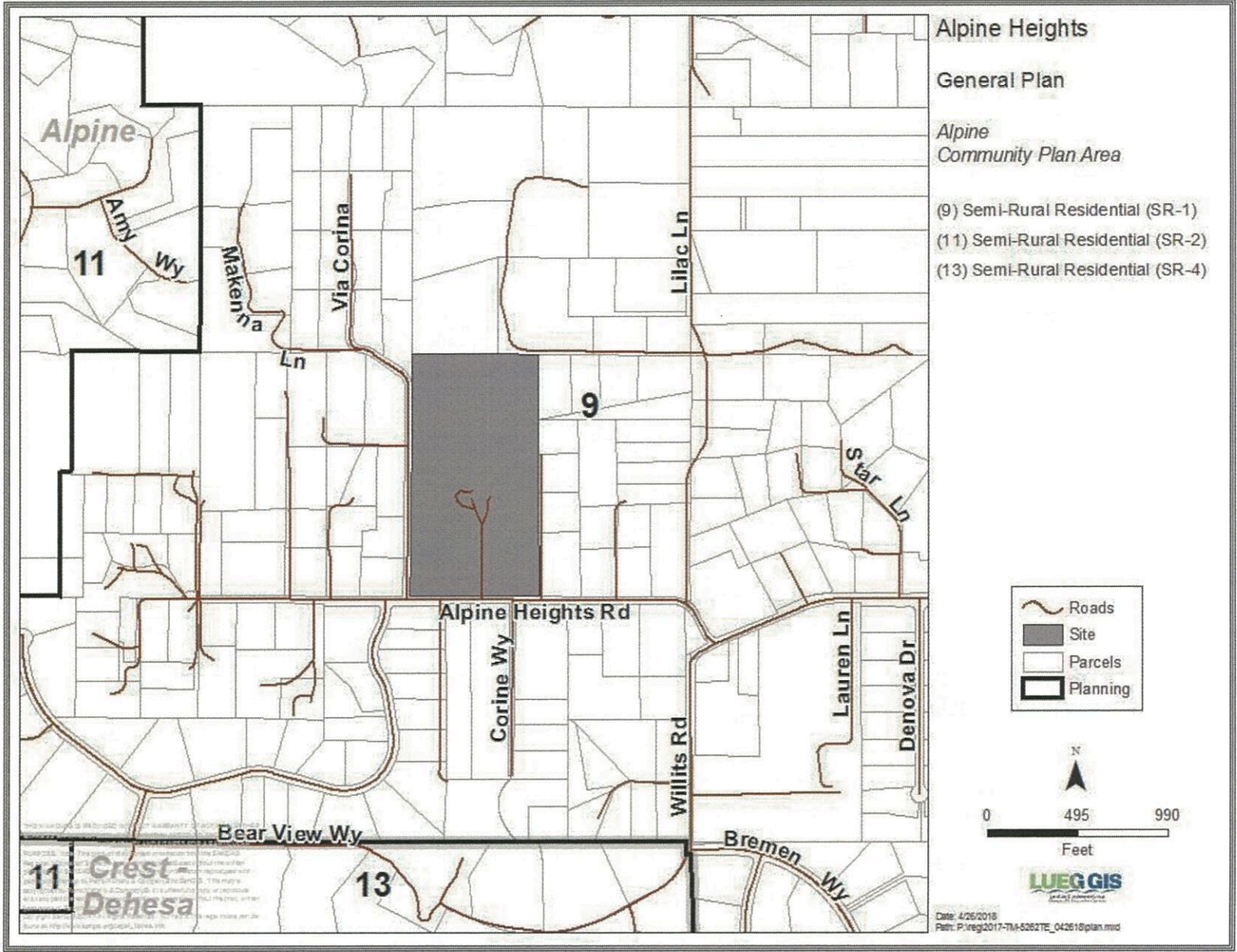
COUNTY APPROVED CHANGES		BENCH MARK	
NO.	DESCRIPTION	APPROVED BY	DATE
	DESCRIPTION: STATION 1526024 (BRASS DISC IN EPOXY SET IN BOLLARD) LOCATION: I.C. OF INTERSECTION OF VIA CORINA AND MAKENNA LANE (BEHIND HOUSE AT 536 MAKENNA LANE) RECORD FROM: SD COUNTY MONUMENT DETAIL DATED 2/17/04 ELEVATION: 1239.67 DATUM: NAVD-83		

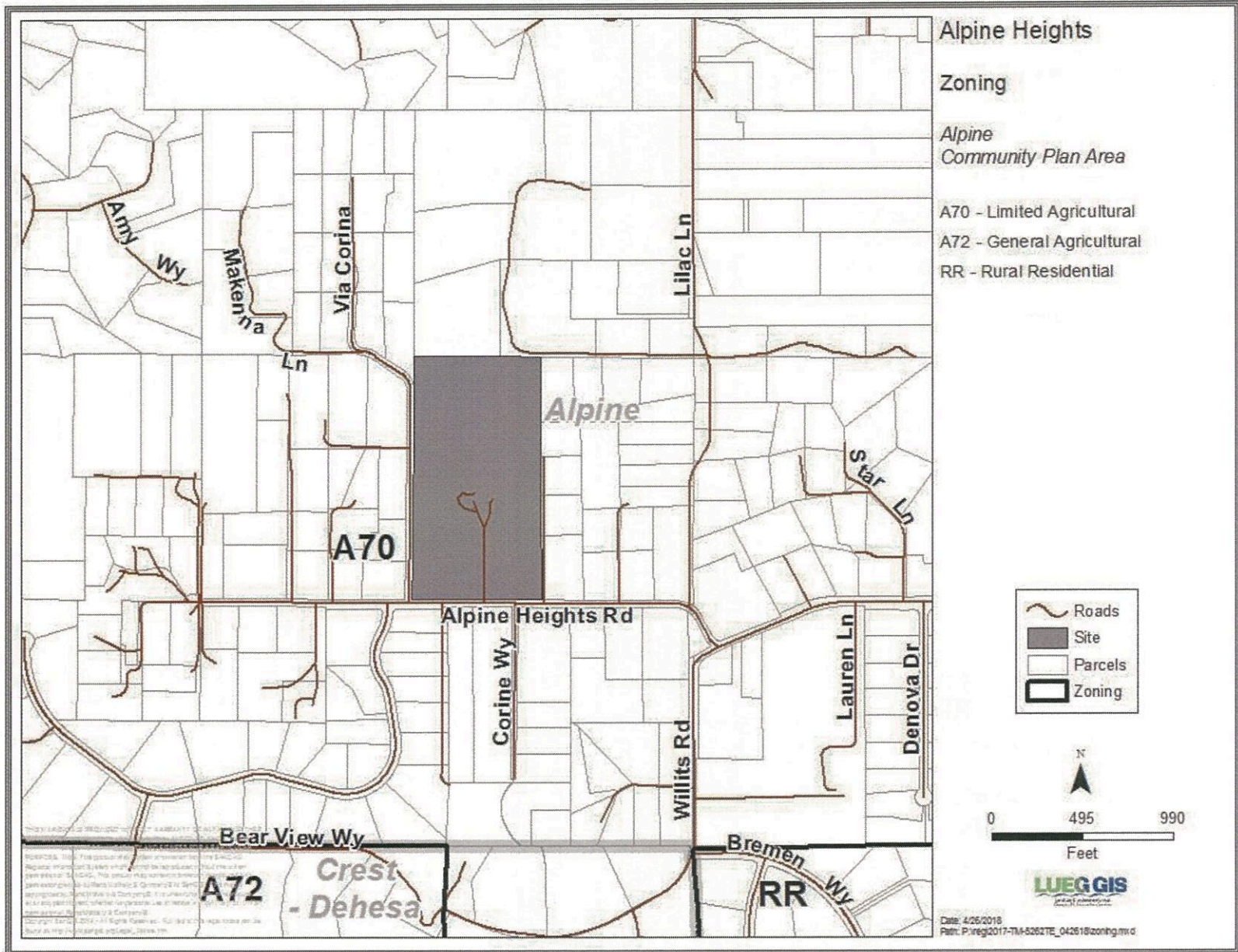


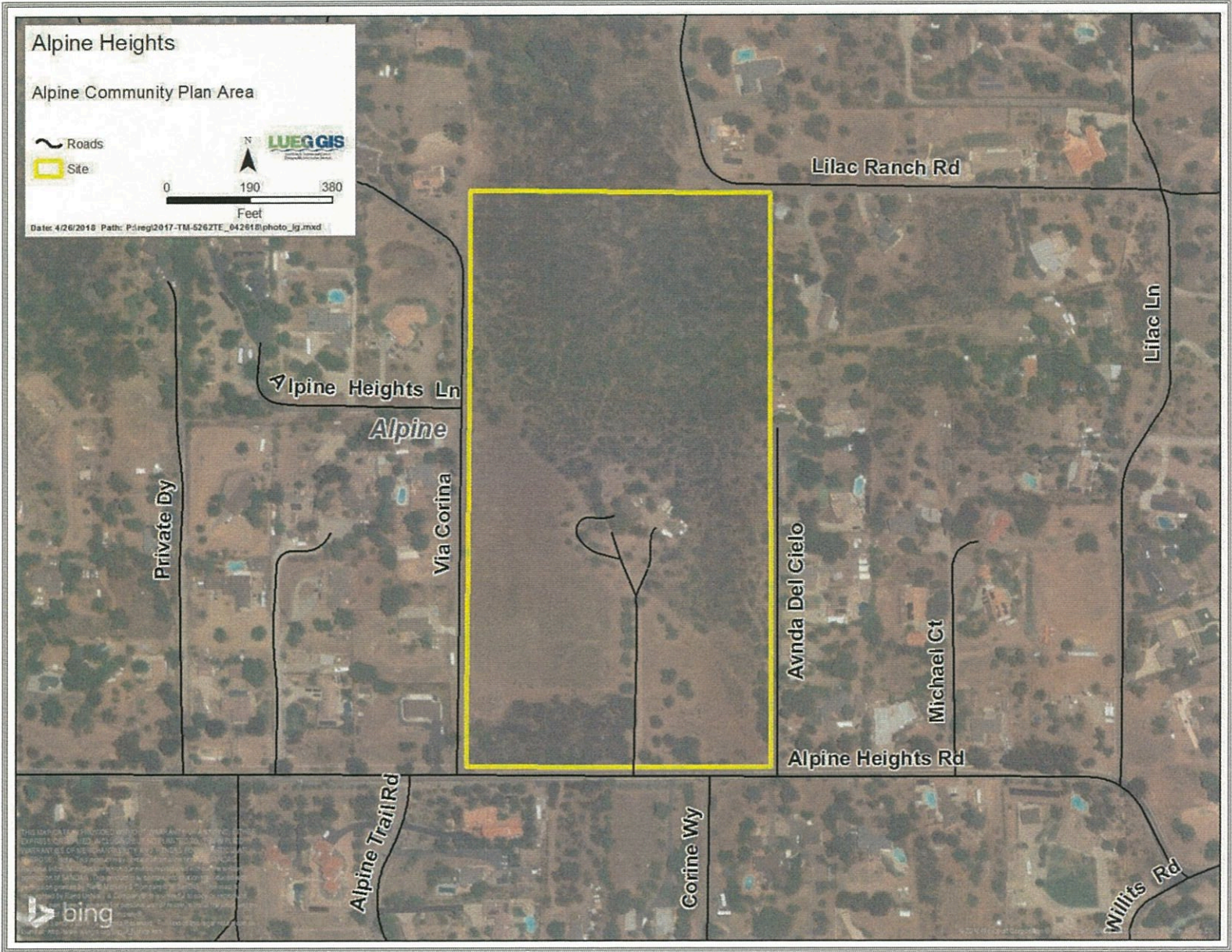
BY: ANDREW J. KANN
 R.C.E. NO. 50940
 DATE: 9/30/2019

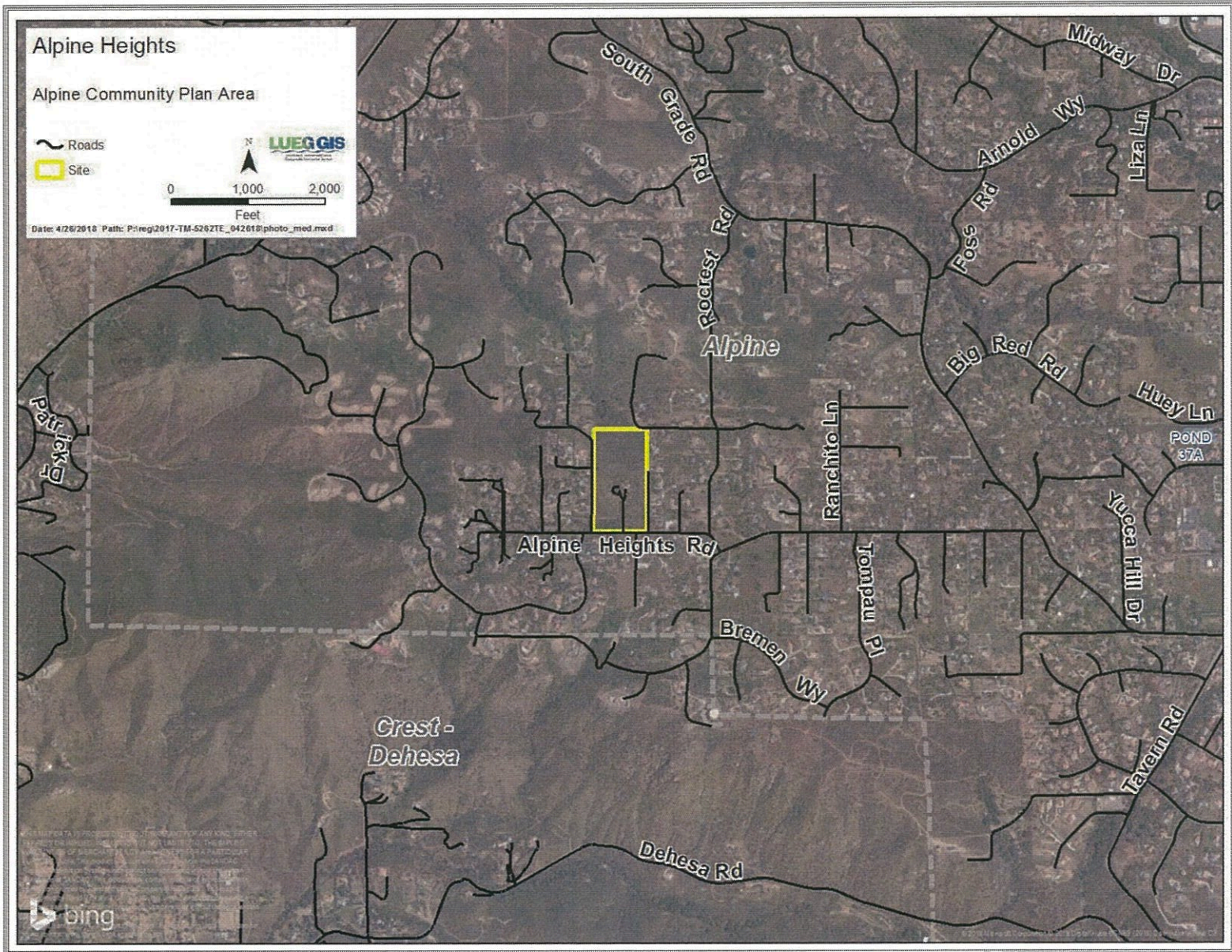
RECORD PLAN
 BY: _____ DATE: _____
 R.C.E. _____
 EXPIRES: _____

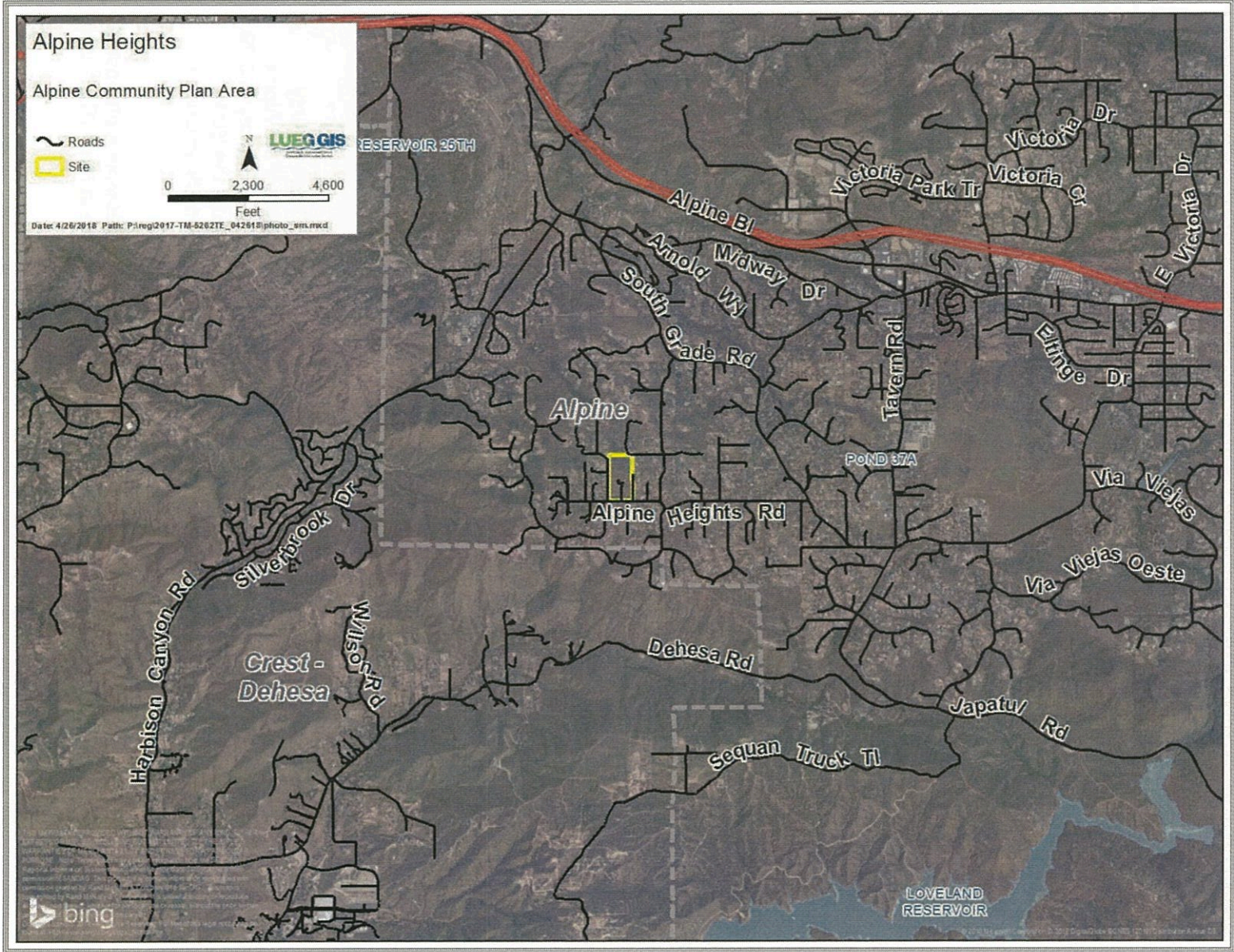












October 5, 2007

RESOLUTION OF SAN DIEGO COUNTY)
APPROVING CONDITIONS FOR)
TENTATIVE MAP NO. TM 5262RPL³)

WHEREAS, Tentative Map No. 5262 proposing the division of property located at 616 Alpine Heights Road, between Avenida Del Cielo and Via Corina, in Alpine and generally described as:

All that portion of the North Half of the Southwest Quarter of Section 32, Township 15 South, Range 2 East, San Bernardino Meridian, according to Official Plat thereof.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on May 2, 2007; and

WHEREAS, on October 5, 2007, the Planning Commission of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, THEREFORE, that the Planning Commission of the County of San Diego hereby makes the following findings as supported by the minutes, maps, exhibits, and documentation of said Tentative Map all of which are herein incorporated by reference:

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the (1) Residential Land Use Designation of the Alpine Community Plan because it proposes a Residential use type at a density of 0.76 dwelling units per gross acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a Residential use type with a minimum net lot size of one acre in the A70 Limited Agricultural 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 Alpine 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 gently sloping and requires minimal grading;
5. The site is physically suitable for the proposed density of development because the necessary public services are available to the site;
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 have been found to be 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 July 19, 2007 and revised September 18, 2007;
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 individual private subsurface 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 Mitigated Negative Declaration dated July 19, 2007 and revised on September 18, 2007 on file with DPLU as Environmental Review Number ER 01-14-049; is hereby adopted.

12. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.
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.
14. The "Multiple Species Conservation Planning Conformance Findings" dated July 7, 2005 on file with DPLU as Environmental Review Number ER 01-14-049 is hereby adopted.

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)

1. Standard Conditions 1 through 10 and 12.
2. Specific Conditions:
 - a. Improve or agree to improve and provide security for Alpine Heights Road along the project frontage, in accordance with Public Road Standards for a Residential Collector, to a graded half-width of thirty feet (30') and to an improved half-width of twenty feet (20') with asphalt concrete pavement over approved base with asphalt concrete dike, with face of dike at twenty feet (20') from centerline. A pathway shall be constructed along the project frontage in accordance with Section 5.3 of the County Public Road Standards. The above shall be to the satisfaction of the Director of Public Works.
 - b. Improve or agree to improve and provide security for the on-site private easement road, from Lot 7 to Alpine Heights Road, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750) trips shall apply.
 - c. Improve or agree to improve and provide security for the on-site private easement road serving Lots 9 and 10 to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply.
 - d. Both private easement roads shall terminate with a cul-de-sac graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike at thirty-six feet (36') from the radius point.
 - e. Asphalt concrete 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 done to the satisfaction of the Director of Public Works.

- f. Prior to recordation, a registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a signed statement that: "Physically, there is a minimum of four hundred fifty feet (450') of unobstructed sight distance in both directions from the to-be-named private easement road along Alpine Heights Drive, per the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards (approved July 14, 1999)." 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."

(Drainage and Flood Control)

3. Standard Conditions 13 through 18.
4. Specific Conditions:
 - a. The private storm drain system shall be privately maintained.
 - b. Evidence shall be provided to the satisfaction of the Director of Public Works, demonstrating that the project will not result in any increase in peak flow rate for drainage exiting the site as compared to pre-project conditions.

(Grading Plans)

5. Standard Conditions 19(a-e).
6. Specific Conditions:
 - a. 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. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for 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 on-site concerning stormwater runoff.

This requirement shall be to the satisfaction of the Director of Public Works.

- b. 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.
- c. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

FAIR HOUSING

- 7. Standard Condition 20.

SANITATION

- 8. Standard Condition 22.

FIRE PROTECTION AND WATER SUPPLY

- 9. Standard Condition 23.2.

DEVELOPMENT IMPACT FEES

- 10. Specific Conditions:
 - a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private road improvements.

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)**

11. Specific Conditions

- a. With the recordation of the Final Map, dedicate Alpine Heights Road to a half-width of thirty feet (30').
- b. Because private roads are approved as a condition of this subdivision, the following shall apply:
 - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
 - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to the private easement roads, and place a note on the Final Map as to the final title status of said streets.
 - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- c. If the private streets are separate lots, they shall have lot numbers consecutive with the other lot numbers.
- d. 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.
- e. The Map shall show a one-foot (1') access restriction easement along the easterly edge of Via Corina to the satisfaction of the Director of Public Works.
- f. The Map shall show a one-foot (1') access restriction easement along the westerly edge of Avenida Del Cielo to the satisfaction of the Director of Public Works.

- g. 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. To be in compliance with the Public Resources Code, all Parcel Map surveys performed after January 1, 2000, must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
- h. Prior to January 1, 2000, a survey for any Parcel Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, 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 County of San Diego, Director of Public Works (Refer to San Diego County Subdivision Ordinance Section 81.811 and 81.506(j)).

After December 31, 1999, a survey for any Parcel Map that is to be based on state plane coordinates shall show 2 measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego Horizontal Control book. These tie lines to the existing control system 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 Grid to Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the map.

(Miscellaneous)

- 11. Standard Conditions 25, 26, 27, and 28
- 12. Specific Conditions:
 - a. No lot shall contain a net area of less than 1 acre. [DPLU - Regulatory Planning Division]

- b. No lot shall contain a gross area of less than 1 acre. [DPLU - Regulatory Planning Division]
- c. Prior to issuance of grading permits or improvement plans, and prior to approval of the Final Map, the applicant shall:
 - 1) Grant to the County of San Diego and the California Department of Fish and Game an open space easement, or grant to the California Department of Fish and Game a conservation easement, as shown on the Open Space Exhibit dated July 12, 2005 on file with the Department of Planning and Land Use as Environmental Review Number 01-14-049. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation.

The sole exceptions to this prohibition are:

 - a) Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts, and any subsequent amendments thereto.
 - b) Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use.
- d. Prior to approval of grading permits or construction permits, or on the Final Map, whichever comes first, the applicant shall:

- 1) Grant to the County of San Diego a Limited Building Zone Easement as shown on the Open Space Exhibit dated July 12, 2005 on file with the Department of Planning and Land Use as Environmental Review Number 01-14-049. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibits the construction or placement of any structure designed or intended for occupancy by humans or animals, The only exceptions to this prohibition are:
 - a) Decking, fences, and similar facilities.
 - b) Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
- e. Grading and/or improvement plans shall include the requirement that temporary fences shall be placed to protect all open space easements shown on the Tentative Map which preclude grading, or brushing or clearing. The subdivider shall submit to the Department of Planning and Land Use a statement from a California Registered Engineer, or licensed surveyor that temporary fences have been placed in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The temporary fence location shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned between the open space easement boundary and any area of proposed disturbance. The temporary fencing shall be removed only after the conclusion of such activity.
- f. Grading and/or improvement plans shall include the requirement that permanent fences or walls shall be placed along the open space boundary of Parcels 1, 2, 6, 7, and 9. The property owner shall submit to the Director, Department of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that permanent fences or walls have been placed to protect from inadvertent disturbance all open space easement that do not allow grading, brushing or clearing. Permanent fencing or walls are required in all locations of the project as shown on the Open Space Fencing and Signage Exhibit dated July 12, 2005 on file with the Department of Planning and Land Use as Environmental Review Number 01-14-049. Placement of permanent fencing or walls is required at the conclusion of the grading activity and

prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer. Construction materials and fence or wall design are subject to approval by the Department of Planning and Land Use. Minimum fence or wall height shall be four (4) feet.

- g. Prior to the approval of grading or improvement plans and prior to the approval of the Final Map, the applicant shall:

Submit to the Director, Department of Planning and Land Use evidence that permanent signs have been placed to protect all Open Space Easements in accordance with on the Open Space Fencing and Signage Exhibit dated July 12, 2005 on file with the Department of Planning and Land Use as Environmental Review Number 01-14-049. Evidence shall include photographs of a sign placed on the project site and a stamped, signed statement from a California Registered Engineer, or licensed surveyor that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

"Sensitive Environmental Resources
Disturbance Beyond this Point is Restricted
by Easement

Information:

Contact County of San Diego, Department of Planning and Land Use
Ref: ER 01-14-049"

- h. Prior to approval of grading or improvement plans, and prior to approval of the Final Map, the applicant shall:
- 1) Provide for the approval of the Director of Planning and Land Use evidence that 0.45 acres of Tier I credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:

- a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
- b) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
- c) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- d) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 0.45 acres of Tier I habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier I habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.

- 2) Provide for the approval of the Director of Planning and Land Use evidence that 0.80 acres of Tier II or higher habitat credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for

the long-term management and monitoring of the preserved land.

- c) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- d) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 0.80 acres of Tier II or higher habitat located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier II or higher habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.

- 3) Provide for the approval of the Director of Planning and Land Use evidence that 7.99 acres of Tier III or higher habitat credit has been secured in a County approved mitigation bank located within the Multiple Species Conservation Program (MSCP). Evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 - c) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

- d) An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

-OR-

Provide for the conservation and habitat management of a minimum of 7.99 acres of Tier III or higher located within the MSCP in an area designated as PAMA or meeting the definition of a BRCA. A Habitat Management Plan (HMP) for the Tier III or higher habitat must be submitted and approved by the Director of the Department of Planning and Land Use. An open space easement over the acquired habitat must be dedicated to the County of San Diego prior to or immediately following the approval of the HMP.

- i. Cause to be placed on grading and/or improvement plans and on the Map, the following: "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of coastal sage scrub habitat during the breeding season of the California gnatcatcher. This is defined as occurring between March 1 and August 15. The Director of Planning and Land Use may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Game, that no California gnatcatchers are present in the vicinity of the brushing, clearing, or grading"
- j. Prior to approval of grading or construction permits, and prior to approval of the Final Map, the applicant shall:
 - 1) Prior to obtaining any building or other permit, including a grading permit, provide the Director of Planning and Land Use with a copy of a Clean Water Act, sections 404/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and /or associated wetlands or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required.
 - 2) Prior to obtaining any building permit, including a grading permit, provide the Director of Planning and Land Use with a copy of a Streambed alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required.

k. Prior to Approval of Grading or Improvement plans, the subdivider shall:

- 1) Implement a grading monitoring and data recovery program to mitigate potential impacts to undiscovered buried archaeological resources on the August Subdivision Project, TM 5262 RPL³ to the satisfaction of the Planning Director. This program shall include, but shall not be limited to, the following actions:
 - a) Provide evidence to the Department of Planning and Land Use that a County certified archaeologist has been contracted to implement a grading monitoring and data recovery program to the satisfaction of the Director of Planning and Land Use (DPLU). A copy of the contract as well as letter from the Project Archaeologist shall be submitted to the Director of Planning and Land Use. The contract shall include the following guidelines:
 - (1) The consulting archaeologist shall contract with a Native American monitor to be involved with the grading monitoring program.
 - (2) The County certified archaeologist/historian and Native American monitor shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.
 - (3) The consulting archaeologist shall monitor all areas identified for development.
 - (4) An adequate number of monitors (archaeological/historical/Native American) shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities.
 - (5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on-site full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

- (6) Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.
- (7) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The archaeologist shall contact the County Archaeologist at the time of discovery. The archaeologist, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.
- (8) If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- (9) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Principle Investigator shall determine the amount of material to be recovered for an adequate artifact sample for analysis.
- (10) In the event that previously unidentified cultural resources are discovered, all cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including

title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

- (11) In the event that previously unidentified cultural resources are discovered, a report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Director of Planning and Land Use prior to the issuance of any building permits. The report will include Department of Parks and Recreation Primary and Archaeological Site forms.
 - (12) In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.
- 2) Provide Evidence to the Director of Planning and Land Use that the following notes have been placed on the Grading Plan:
- a) The County certified archaeologist/historian and Native American monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the monitoring program.
 - b) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and Native American monitor(s) shall be on-site full-time to perform full-time monitoring as determined by the Principle Investigator of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.
 - c) In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor(s) shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow evaluation of potentially significant cultural resources.

The Principle Investigator shall contact the County Archaeologist at the time of discovery. The Principle Investigator, in consultation with County staff archaeologist, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the County Archaeologist, then carried out using professional archaeological methods.

- d) The consulting archaeologist shall monitor all areas identified for development.
- e) If any human bones are discovered, the Principle Investigator shall contact the County Coroner. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains.
- f) Prior to rough grading inspection sign-off, provide evidence that the field grading monitoring activities have been completed to the satisfaction of the Director of Planning and Land Use. Evidence shall be in the form of a letter from the Project Archaeologist.
- g) Prior to Final Grading Release, submit to the satisfaction of the Director of Planning and Land Use, a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program. The report shall also include the following:
 - (1) Department of Parks and Recreation Primary and Archaeological Site forms.
 - (2) Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.

Or

Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the preparation of the Final Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program, and a 10 percent cash deposit not to exceed \$30,000. A cost estimate shall be submitted and approved by the Director of Planning and Land Use for the cost of preparing the Final Grading Monitoring that includes artifact analysis, and specialized studies such as lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating as determined by the Project Archaeologist in consultation with County Staff Archaeologist.

- h) Prior to recordation of the Final Map, the applicant shall:
- (1) Complete and submit a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program to the satisfaction of the Director of Planning and Land Use. The report shall also include the following:
 - (a) Department of Parks and Recreation Primary and Archaeological Site forms.
 - (b) Evidence from a curation facility within San Diego County that all cultural material collected during the grading monitoring program has been received for curation accompanied by payment of the fees necessary for permanent curation.

In the event that no cultural resources are discovered, a brief letter to that effect shall be sent to the Director of Planning and Land Use by the consulting archaeologist that the grading monitoring activities have been completed.

Or

Enter into a Secured Agreement with the County of San Diego, Department of Planning and Land Use, secured by a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the preparation of the Final Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program, and a 10 percent cash deposit not to exceed \$30,000. A cost estimate shall be submitted and approved by the Director of Planning and Land Use for the cost of preparing the Final Grading Monitoring that includes artifact analysis, and specialized studies such as lithics analysis, ceramics analysis, faunal analysis, floral analysis, assemblage analysis, and radiocarbon dating as determined by the Project Archaeologist in consultation with County Staff Archaeologist.

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:

a. Standard Condition(s) for Tentative Maps:

- (1) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (2) Standard 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

The following shall be the Mitigation Monitoring or Reporting Program for August Subdivision; TM 5262 RPL³.

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:

12 c-l

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on October 5, 2007.

NOTICE - The subject property is known to contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

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.

NOTICE: - Fish and Game Fees have been paid in the amount of \$1,800 for the review of the Mitigated Negative Declaration, Receipt number 314784 dated April 30, 2007.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or

determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

ON MOTION of Commissioner Beck, 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 5th day of October 2007, in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:

AYES:	7	(Beck, Brooks, Day, Kreitzer, Pallinger, Riess, Woods)
NOES:	0	(None)
ABSENT:	0	(None)

[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.]

**Attachment B – Notice of Preliminary Decision of the
Director of Planning & Development Services and
Final Notice of Action of the Planning Commission
Approving a Time Extension for TM 5262**



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes • (858) 565-5920 Building Services
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 9, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5262TE

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

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Time Extension PDS2017-TM-5262TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on July 19, 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:

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

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

July 19, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5262TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR TM 5262

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 ~~36 months from the date of this resolution on~~ October 05, 2023 at 4:00 p.m.

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

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5262 dated October 05, 2007 are still applicable.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, 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 PROGR
AM/susmppdf/lid_handbook_2014sm.pdf](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 exceed 200 cubic yards of movement of material or eight feet (8') of cut/fill per criteria of Section 87.201 of Grading Ordinance.

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.

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

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

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated

- 4 -

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.

cc:

Lionhead Properties LLC, 1411 Rock Terrace, Alpine, CA 91901
Patric de Boer, Omega Engineering Consultants, 4340 Viewridge Avenue Suite B, San Diego, CA 92123

email cc:

David Sibbet, Project Planning, Planning Manager, Planning & Development Services
Jeffrey Smyser, Project Planning, Project Manager, Planning & Development Services
Ken Brazell, Land Development Project Manager, Planning & Development Services

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

**AN ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION FOR PURPOSES OF CONSIDERATION OF
ALPINE HEIGHTS ROAD (FORMERLY AUGUST SUBDIVISION) TENTATIVE MAP TIME
EXTENSION
PDS2017-TM-5262TE, PDS2017-ER-01-14-049A**

July 19, 2019

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 or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR or subsequent Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted 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: ALPINE HEIGHTS ROAD (FORMERLY AUGUST SUBDIVISION) TENTATIVE MAP TIME EXTENSION
2. To the Project Number(s) add: PDS2017-TM-5262TE, PDS2017-ER-01-14-049A
3. 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 July 19, 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 July 19, 2019.
 - B. An Ordinance Compliance Checklist dated July 19, 2019.
 - C. A Priority Development Project Stormwater Quality Management Plan (SWQMP) prepared by Patric de Boer, RCE, of Omega Engineering Consultants, dated (February 19, 2019).
 - D. An updated Preliminary Drainage Study prepared by Omega Engineering Consultants, January 19, 2019.



County of San Diego

MARK WARDLAW
DIRECTOR

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 19, 2019

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

FOR PURPOSES OF CONSIDERATION OF Alpine Heights Road (Formerly August Subdivision) Tentative Map Time Extension PDS2017-TM-5262TE, PDS2017-ER-01-14-049A

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 MND:

A Mitigated Negative Declaration (MND) for Alpine Heights Road (Formerly known as August Subdivision) Tentative Map, TM 5262, Log No. 01-14-049, was adopted by the Planning Commission on October 5, 2007. The adopted MND found the project would have potentially significant effects to Transportation, Archaeology, and Biology that were clearly mitigated. These effects were determined to be mitigated or avoided to a level below significant.

2. Lead agency name and address:

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

- a. Contact Jeff Smyser, AICP, Project Manager
- b. Phone number: (858) 495-5438
- c. E-mail: jeffrey.smyser@sdcounty.ca.gov

3. Project applicant's name and address:

Lionhead Properties, LLC 1411 Rock Terrace, Alpine, CA 92901

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 October 5, 2023.

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

YES

NO

The project includes minor adjustments to lot lines and road alignment to ensure compliance with minimum lot size requirements. The project also includes an updated Storm Water Quality Management Plan and Drainage Plan to comply with current requirements that were adopted since the original 2007 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.

Signature	July 19, 2019
	Date
Jeff Smyser, AICP	Project Manager
Printed Name	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

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Aesthetics that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Aesthetics.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Agriculture and Forestry Resources that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time

Extension would not result in a substantial increase in the severity of previously identified significant effects to Agriculture and Forestry Resources.

All conditions of approval for Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed project would not result in any new significant environmental effects to Air Quality that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Air Quality.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Biological Resources that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Biological Resources.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Cultural Resources that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Cultural Resources.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or

having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Geology and Soils that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Geology and Soils.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The analysis of greenhouse gas emissions was not included in CEQA Appendix G until 2010. Therefore, greenhouse gas emissions were not quantified in the 2007 Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. However, greenhouse gas emissions were known in 2007 and are not considered new information, per CEQA Guidelines 15162(a)(2)(b). The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

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

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Hazards and Hazardous Materials that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Hazards and Hazardous Materials.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

A Stormwater Quality Management Plan (SWQMP) was prepared for this project by Patric de Boer, RCE, of Omega Engineering Consultants, dated February 19, 2019. The SMQWP was reviewed and determined to comply with current stormwater regulations. Additionally, and updated CEQA Drainage Study was prepared for this project by Patric de Boer, FCE of Omega Engineering Consultants, dated January 19, 2019. The CEQA drainage study was reviewed and determined to comply with the San Diego County Hydraulic Design Manual, 2014 and was prepared in conformance with the San Diego County Hydrology Manual, 2003. The proposed Time Extension would not result in any new significant environmental effects to Hydrology and Water Quality that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Hydrology and Water Quality.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Land Use and Planning that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Land Use and Planning.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to

Mineral Resources that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Mineral Resources.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Noise that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Noise.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to

Population and Housing that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Population and Housing.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Public Services that were not previously analyzed in Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Public Services.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Recreation that were not previously analyzed in the Alpine Heights Road Tentative Map (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would

not result in a substantial increase in the severity of previously identified significant effects to Recreation.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is a Time Extension, including minor adjustments to lot lines and road alignment, an updated Storm Water Quality Management Plan, and an updated Drainage Plan. The proposed Time Extension would not result in any new significant environmental effects to Transportation/Traffic that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Transportation/Traffic.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

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

YES

NO

Since the previous Mitigated Negative Declaration was adopted, 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. The prior environmental document

is a Mitigated Negative Declaration that requires the implementation of an archeological monitoring program; this was conditioned in the approval of PDS2002-3100-5262.

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

The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves an OSWS located on each lot. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria."

DEH has also reviewed new information provided in the Nitrate Mass Balance study, provided to PDS on April 4, 2018 by Wiedlin and Associates. On October 28, 2018 DEH accepted the results of the study as suitable for proceeding with onsite wastewater treatment system design for the project, in compliance with the Local Agency Management Program. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

The proposed Time Extension would not result in any new significant environmental effects to Utilities and Service Systems that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Utilities and Service Systems.

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

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

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

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

YES

NO

As described in this Addendum, there are no changes in the approved TM 5262 for the proposed Time Extension, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes on Biological and Cultural Resources, as discussed in Section IV, Biological Resources, and Section V Cultural Resources.

The proposed Time Extension would not result in any new significant environmental effects that were not previously analyzed in the Alpine Heights Road (Formerly known as August Subdivision) Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects.

All conditions of approval for the Alpine Heights Road (Formerly known as August Subdivision) Tentative Map 5262 will remain in effect for the proposed Time Extension.

Attachments
Ordinance Compliance Checklist

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

Stormwater Quality Report (PDP SWQMP), Patric de Boer, RCE, Omega Engineering Consultants Incorporated, February 19, 2019

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Preliminary Drainage Study, Patric de Boer, RCE, Omega Engineering Consultants Incorporated,
January 19, 2019

Evaluation of Potential Nitrate Mass Loading, Matthew P. Wiedlin, Wiedlin & Associates,
Incorporated, March 28, 2018

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

County of San Diego Conservation/Open Space Element of the General Plan

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

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

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

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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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

Wiedlin and Associates, Nitrate Mass Balance Study, provided to PDS on April 4, 2018

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

**FOR PURPOSES OF CONSIDERATION OF
ALPINE HEIGHTS (AUGUST SUBDIVISION) TENTATIVE MAP TIME EXTENSION
PDS2017-TM-5262TE, PDS2017-ER-01-14-049A**

July 19, 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

Discussion:

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

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

YES NO NOT APPLICABLE

Discussion:

The proposed project and off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated July 27, 2005.

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

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

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

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

YES NO NOT APPLICABLE

Discussion:

A Priority Development Project Stormwater Quality Management Plan (PDP) SWQMP was prepared by Omega Engineering Consultants, dated February 19, 2019. The SMQWP 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

Discussion:

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.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout. Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego 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) PDS2017-TM-5262 TE

Assessor's Parcel Number(s) 404-340-11

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.

Loinhead Properties, LLC

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

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

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

Dawn August
Signature of Applicant

DAWN AUGUST
Print Name

8-31-17
Date

---- OFFICIAL USE ONLY ----
SDC PDS RCVD 10-03-17
TM5262TE

