



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 Rancho Nuevo Tentative Map 5475 (District: 2)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Rancho Nuevo Tentative Map (TM 5475) for six years to allow completion of the Final Map. The Time Extension (TE) does not propose, nor does the applicant request, any changes or revisions to TM 5475 or to the conditions in Resolution of Approval. If approved, this would be the final time extension permitted.

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

BACKGROUND

On July 20, 2012, the Planning Commission approved TM 5475 to subdivide 60.15 acres into 13 residential lots and three private road lots. The project site is located at Via Tesoro in the Alpine Community Plan Area. The Planning Commission approved TM 5475 for three years, with an expiration date of July 20, 2015. Assembly Bill 116 automatically extended TM 5475 to July 20, 2017.

The applicant filed a request on June 26, 2017 for a six-year Tentative Map Time Extension to allow more time to satisfy conditions of approval and obtain the Final Map for the property. As part of the TE, the project was requested to update the Stormwater Management Plans to address the MS4 requirements. The new expiration date would be July 20, 2023. The applicant is having economic difficulties with paying all fees, posting bonds associated with finalizing the

G1 - 2

map, and a requirement to purchase approximately 20 acres of off-site mitigation land. The applicant requested the time extension to secure funding to develop the project and off-site mitigation land. Staff considered these circumstances in their analysis of the Time Extension and supports the request for a six-year extension.

On June 26, 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 5475 was filed. No comments were received.

On September 28, 2017, the Alpine Community Planning Group recommended approval of the Time Extension with a vote of 9-1-2-2-0 (Ayes-9; Noes-1; Abstain-2; Absent-2; Vacant-0).

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

In addition, the Director reviewed the conditions of approval and justification from the applicant, which include permit streamlining goals such as the reduction of processing time and cost. There are no changes to circumstances associated with the project that would preclude approval of the Time Extension and no changes to the project conditions are warranted. Staff considered these circumstances in their analysis of the Time Extension and supports the request for a six-year extension.

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-5475TE (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 PDS2017-TM-5475

Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO TRACT NO. 5475 RPL 4
RANCHO NUEVO - ALPINE, CALIFORNIA



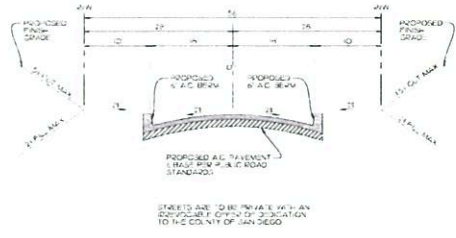
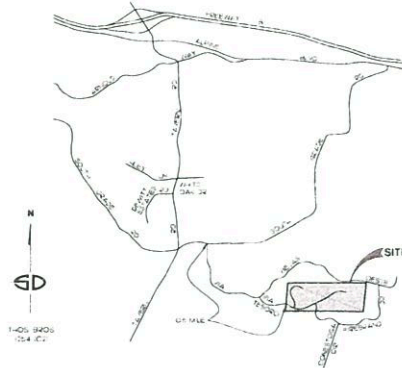
PROJECT INFORMATION

PROJECT NAME: TENTATIVE MAP 5475 RPL 4
 PROJECT AREA: 162 ACRES
 GENERAL PLAN CATEGORIZATION: RM-PS
 COMMUNITY PLAN AREA: ALPINE
 COUNTY PLANNING AND ZONING DISTRICT: 10
 ZONING DISTRICT: R-1
 PROJECT ZONING: R-1 (S.D.P.C.)
 APPLICANT: SNIPES-DYE ASSOCIATES
 PROJECT LOCATION: 8348 CENTER DRIVE, SUITE G, LA MESA, CA 92042
 PROJECT CONTACT: [Redacted]
 PROJECT PHONE: [Redacted]
 PROJECT FAX: [Redacted]
 PROJECT E-MAIL: [Redacted]

ZONE	AREA (AC)	POPULATION
R-1	162.00	10,000
R-2	0.00	0
R-3	0.00	0
R-4	0.00	0
R-5	0.00	0
R-6	0.00	0
R-7	0.00	0
R-8	0.00	0
R-9	0.00	0
R-10	0.00	0
R-11	0.00	0
R-12	0.00	0
R-13	0.00	0
R-14	0.00	0
R-15	0.00	0
R-16	0.00	0
R-17	0.00	0
R-18	0.00	0
R-19	0.00	0
R-20	0.00	0
R-21	0.00	0
R-22	0.00	0
R-23	0.00	0
R-24	0.00	0
R-25	0.00	0
R-26	0.00	0
R-27	0.00	0
R-28	0.00	0
R-29	0.00	0
R-30	0.00	0
R-31	0.00	0
R-32	0.00	0
R-33	0.00	0
R-34	0.00	0
R-35	0.00	0
R-36	0.00	0
R-37	0.00	0
R-38	0.00	0
R-39	0.00	0
R-40	0.00	0
R-41	0.00	0
R-42	0.00	0
R-43	0.00	0
R-44	0.00	0
R-45	0.00	0
R-46	0.00	0
R-47	0.00	0
R-48	0.00	0
R-49	0.00	0
R-50	0.00	0
R-51	0.00	0
R-52	0.00	0
R-53	0.00	0
R-54	0.00	0
R-55	0.00	0
R-56	0.00	0
R-57	0.00	0
R-58	0.00	0
R-59	0.00	0
R-60	0.00	0
R-61	0.00	0
R-62	0.00	0
R-63	0.00	0
R-64	0.00	0
R-65	0.00	0
R-66	0.00	0
R-67	0.00	0
R-68	0.00	0
R-69	0.00	0
R-70	0.00	0
R-71	0.00	0
R-72	0.00	0
R-73	0.00	0
R-74	0.00	0
R-75	0.00	0
R-76	0.00	0
R-77	0.00	0
R-78	0.00	0
R-79	0.00	0
R-80	0.00	0
R-81	0.00	0
R-82	0.00	0
R-83	0.00	0
R-84	0.00	0
R-85	0.00	0
R-86	0.00	0
R-87	0.00	0
R-88	0.00	0
R-89	0.00	0
R-90	0.00	0
R-91	0.00	0
R-92	0.00	0
R-93	0.00	0
R-94	0.00	0
R-95	0.00	0
R-96	0.00	0
R-97	0.00	0
R-98	0.00	0
R-99	0.00	0
R-100	0.00	0

RPO SLOPE ANALYSIS DATA

SLOPE (%)	AREA (AC)	POPULATION
0-5	1038	1038
5-10	2045	2045
10-15	1044	1044
15-20	158	158
20-25	0	0
25-30	0	0
30-35	0	0
35-40	0	0
40-45	0	0
45-50	0	0
50-55	0	0
55-60	0	0
60-65	0	0
65-70	0	0
70-75	0	0
75-80	0	0
80-85	0	0
85-90	0	0
90-95	0	0
95-100	0	0
TOTAL	1605 ACRES	1605 POPULATION

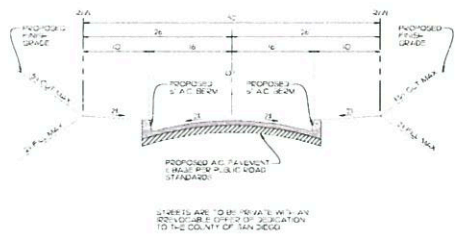


LOT 14
TYPICAL SECTION - VIA TESORO
NO SCALE

GENERAL PLAN SLOPE ANALYSIS TABLE

LOT NO.	AVERAGE SLOPE (%)	PROPOSED LOT SIZE (AC)	MINIMUM LOT SIZE REQUIRED (AC)
1	5.43	21	2
2	26.51	4.0	4
3	15.62	4.4	4
4	44.02	6.4	4
5	25.64	4.0	2
6	33.8	21	1
7	10.35	4.0	4
8	50.14	3.0	4
9	16.0	6.5	4
10	25.51	4.0	2
11	15.36	7.0	3
12	25.56	6.5	3
13	3.91	25	1

VICINITY MAP
NO SCALE



LOT 15 - CELESTIAL VIEW
TYPICAL SECTION - 52' R/W
NO SCALE

* AVERAGE SLOPE WAS CALCULATED ACCORDING TO POLICY 11.1
 (SLOPE IS AVERAGE OF ALL SLOPES IN THE AREA)
 (SLOPE IS AVERAGE OF ALL SLOPES IN THE AREA)
 (SLOPE IS AVERAGE OF ALL SLOPES IN THE AREA)

RPO SLOPE CATEGORIES

LOT NO.	LOT AREA (AC)	STEEP SLOPE AREA (AC)	STEEP SLOPE AREA (%)	ENCROACHMENT (AC)	ENCROACHMENT (%)
1	21	0.00	0.00	0.00	0.00
2	4.0	1.36	34.0	0.00	0.00
3	4.4	1.43	32.5	0.00	0.00
4	6.4	1.36	21.25	0.00	0.00
5	4.0	1.44	36.0	0.00	0.00
6	21	0.00	0.00	0.00	0.00
7	4.0	4.5	112.5	0.00	0.00
8	3.0	1.42	47.33	0.00	0.00
9	6.5	0.55	8.46	0.00	0.00
10	4.0	0.00	0.00	0.00	0.00
11	7.0	0.00	0.00	0.00	0.00
12	6.5	0.00	0.00	0.00	0.00
13	25	0.00	0.00	0.00	0.00

GENERAL NOTES
 1. ALL AREAS NOTED ARE UNLESS OTHERWISE NOTED.
 2. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 6. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 7. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 8. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 9. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 10. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 11. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 12. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 13. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 14. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 15. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 16. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 17. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 18. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 19. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.
 20. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES.

UTILITY NOTES
 1. UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE APPLICANT.
 2. UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE APPLICANT.
 3. UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE APPLICANT.

LEGAL DESCRIPTION
 THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, T4S, R10E, S10716 & J5511, RANGE 10E, T4S, RANGE 10E, SAN BERNARDINO COUNTY, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO ORIGINAL PLAT THEREOF.

OWNER / SUBDIVIDER / APPLICANT
 SNIPES-DYE ASSOCIATES
 8348 CENTER DRIVE, SUITE G, LA MESA, CA 92042
 (619) 460-8033

DATE: 03/18/18
 DATE: 03/18/18

SDC PDS RCVD 03-07-18
 TM5475TE

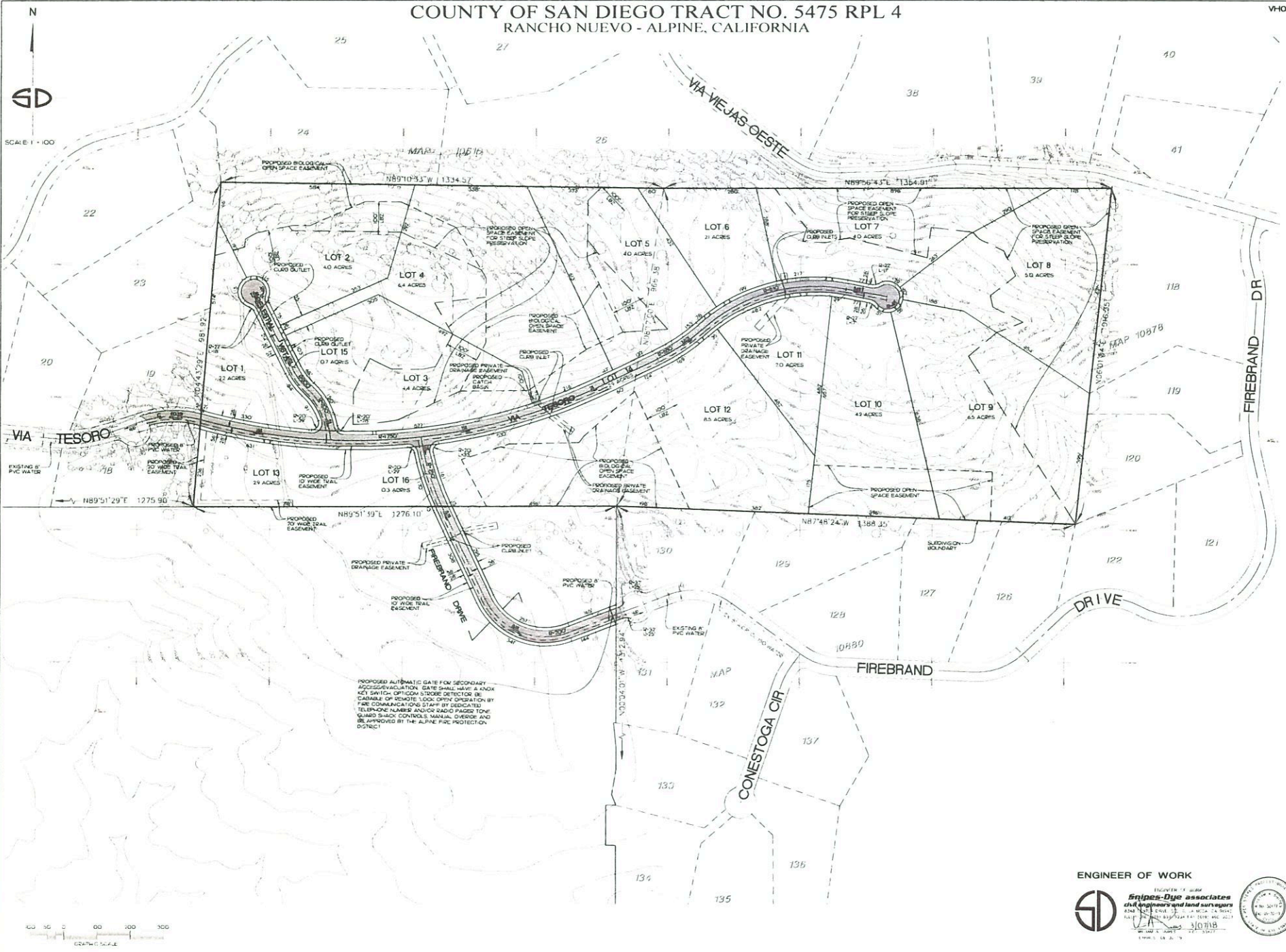
ENGINEER OF WORK
 Snipes-Dye associates
 CIVIL ENGINEERS AND LAND SURVEYORS
 8348 CENTER DRIVE, SUITE G, LA MESA, CA 92042
 (619) 460-8033

TENTATIVE MAP 5475 RPL 4
 RANCHO NUEVO
 8348 CENTER DRIVE, SUITE G, LA MESA, CA 92042-2910 (619) 697-9234, FAX (619) 460-8033
 SNIPES-DYE ASSOCIATES

G1 - 4

COUNTY OF SAN DIEGO TRACT NO. 5475 RPL 4
RANCHO NUEVO - ALPINE, CALIFORNIA

V-10736



SCALE 1" = 100'



PROPOSED AUTOMATIC GATE FOR SECONDARY ACCESS/EVACUATION. GATE SHALL HAVE A Knox RED SWITCH OPTION. SMOKE DETECTOR OR CARBON MONOXIDE DETECTOR OPERATED BY FIRE COMMUNICATIONS STAFF BY DEDICATED TELEPHONE NUMBER. ANCHOR BARGE TONE GUARD BAND CONTROLS. MANUAL DIVERSE AND BE APPROVED BY THE ALPINE FIRE PROTECTION DISTRICT.

TENTATIVE MAP 5475 RPL 4	
RANCHO NUEVO	
DATE: 01/18/2018	SCALE: 1" = 100'
BY: [Signature]	CHECKED: [Signature]
PROJECT NO: 18-001	DATE: 01/18/2018
PROJECT NAME: RANCHO NUEVO	PROJECT LOCATION: ALPINE, CA
OWNER: [Name]	DESIGNER: SNIPES-DYE ASSOCIATES
NO. OF SHEETS: 5	SHEET NO: 5
DATE: 01/18/2018	SCALE: 1" = 100'
PROJECT NO: 18-001	PROJECT NAME: RANCHO NUEVO
PROJECT LOCATION: ALPINE, CA	DESIGNER: SNIPES-DYE ASSOCIATES

ENGINEER OF WORK

 Snipes-Dye associates
 civil engineers and land surveyors
 2540 LA JOLLA VILLAGE DRIVE, SUITE 100
 SAN DIEGO, CA 92161
 PHONE: 619.441.1111 FAX: 619.441.1112
 WWW.SDASOCIATES.COM



G-1-5

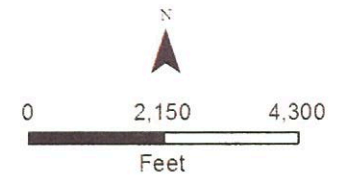
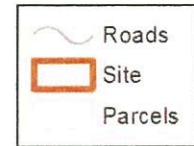
Rancho Nuevo

Vicinity Map

Alpine
Community Plan Area

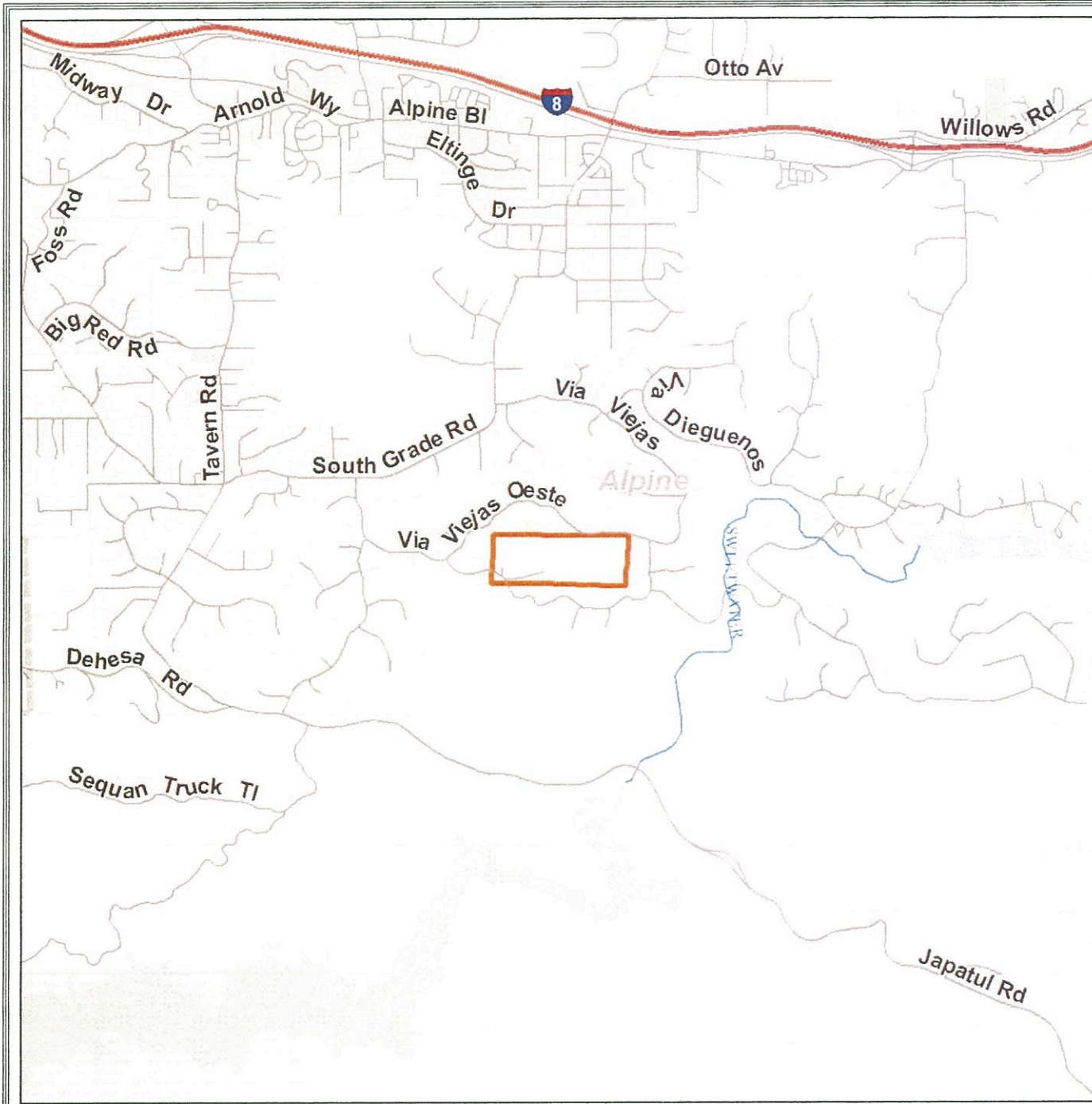


1:3,500,000



LUEGGIS
LAND USE & ENVIRONMENTAL CONSULTANTS

Date: 3/14/2018
Path: P:\reg\2017-TM-5475TE_031318\vicinity.mxd

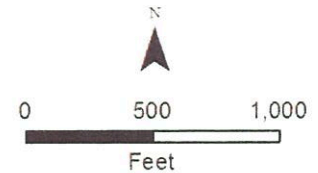
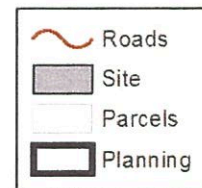


Rancho Nuevo

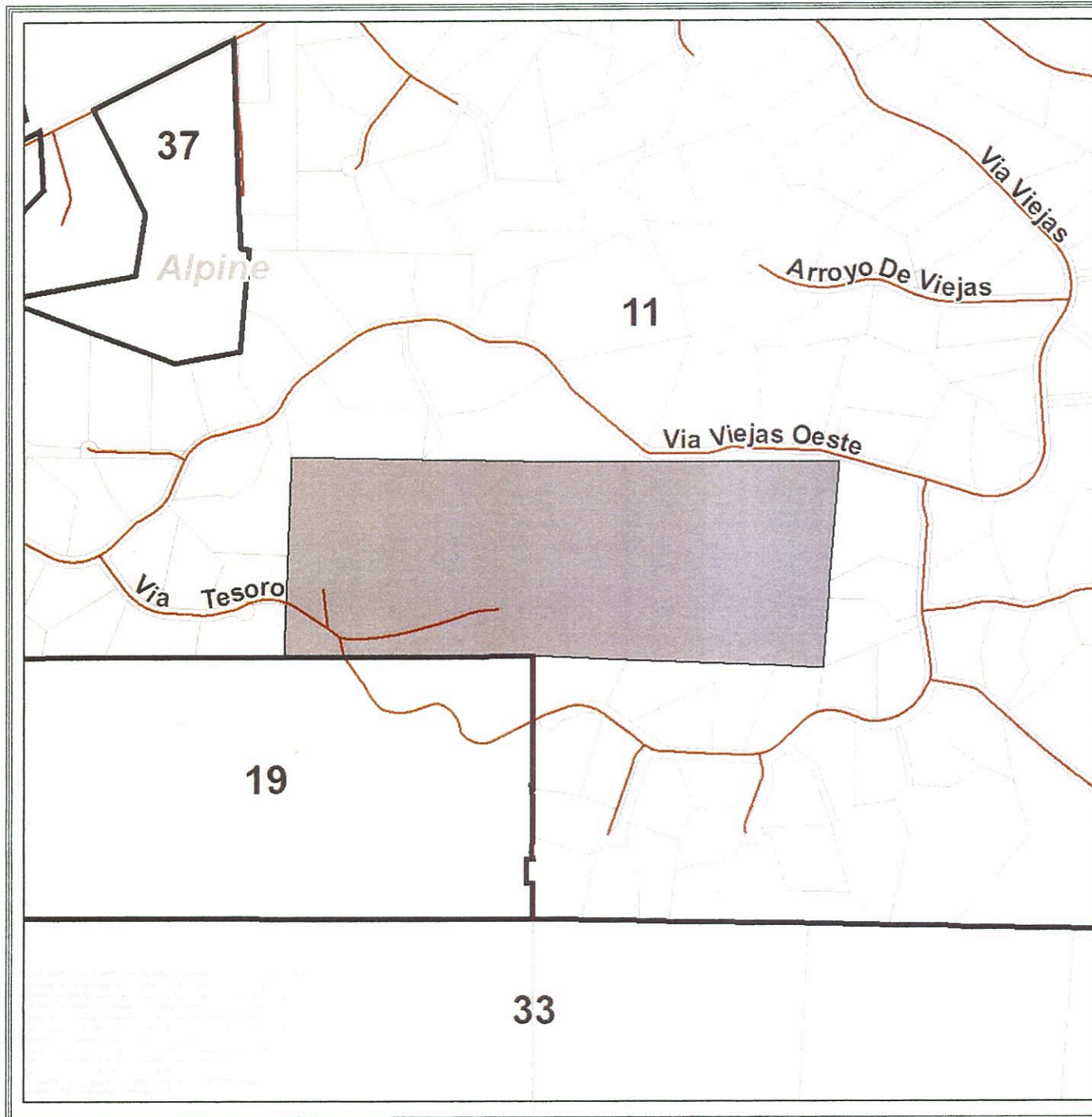
General Plan

Alpine
Community Plan Area

- (11) Semi-Rural Residential (SR-2)
- (19) Rural Lands (RL-40)
- (33) Public Agency Lands
- (37) Open Space (Conservation)



Date: 3/14/2018
Path: P:\reg\2017-TM-5475TE_031318\plan.mxd



G1-7

Rancho Nuevo

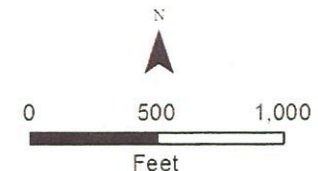
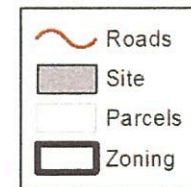
Zoning

Alpine
Community Plan Area

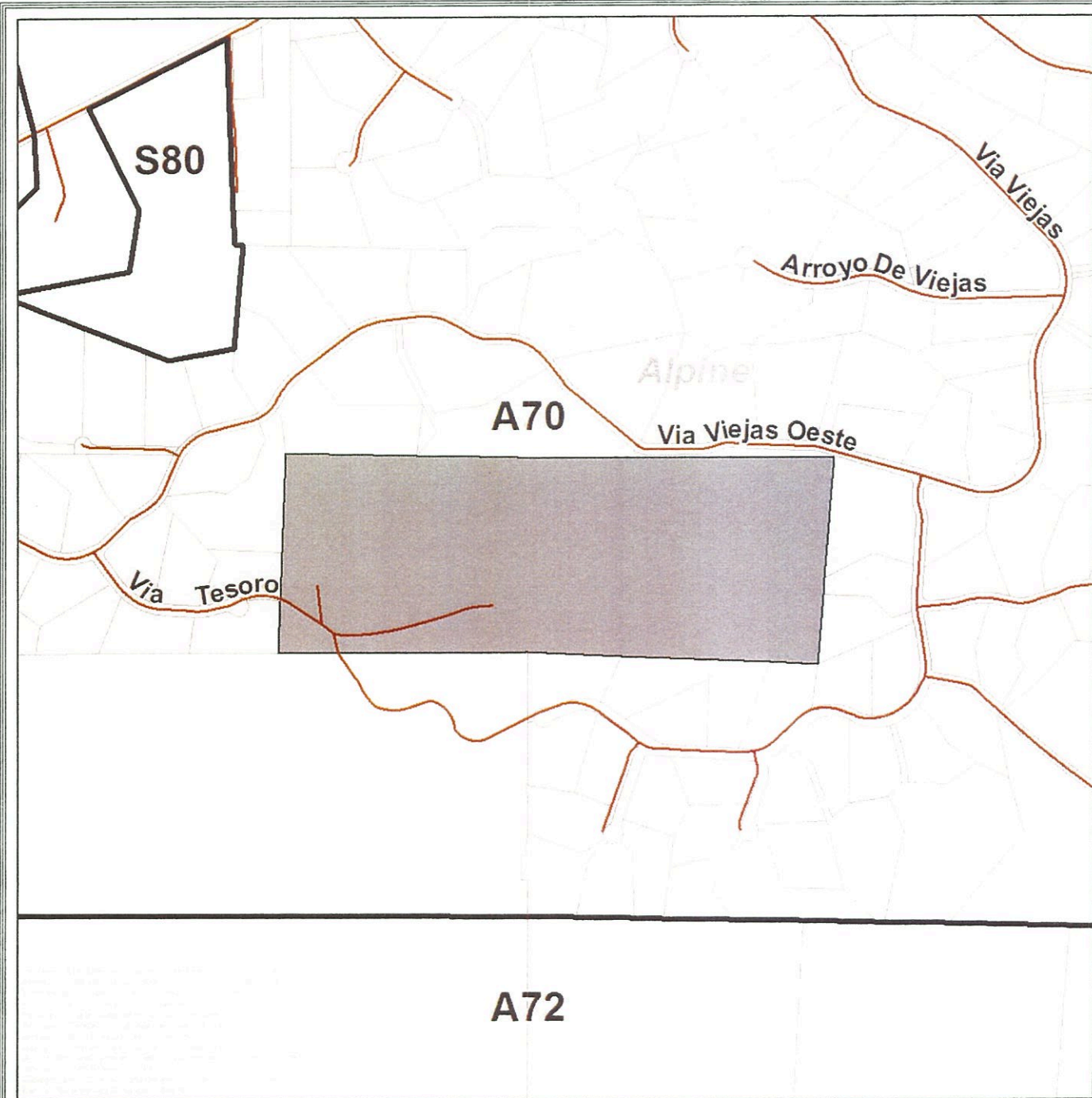
A70 - Limited Agricultural

A72 - General Agricultural

S80 - Open Space



Date: 3/14/2018
Path: P:\reg\2017-TIJ-5475TE_031318\zoning.mxd



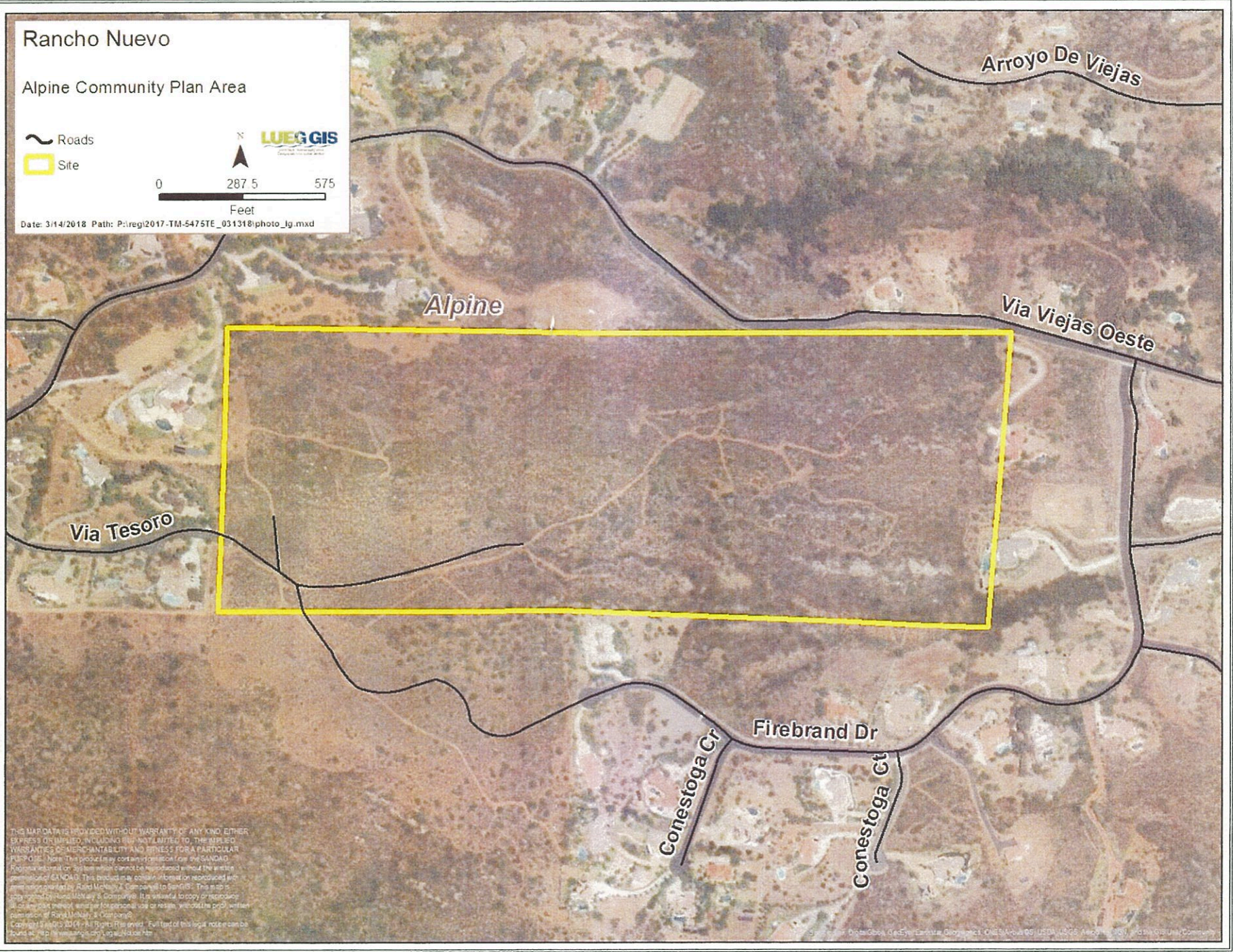
Rancho Nuevo

Alpine Community Plan Area

-  Roads
-  Site



Date: 3/14/2018 Path: P:\regi2017-TM-5475TE_031318\photo_lg.mxd

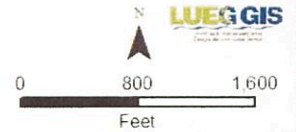


THIS MAP DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Note: This product may contain information for the SANDAG Regional Council or system which cannot be reproduced without the written permission of SANDAG. This product may contain information reproduced with permission from the Road Memory Company. The data is copyright by the Road Memory Company. Its use for any other purpose, in any form, without the prior written permission of Road Memory Company. Copyright © 2018. All Rights Reserved. Full text of this legal notice can be found at: <http://www.sandag.com/LegalNotice.htm>

Source: DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

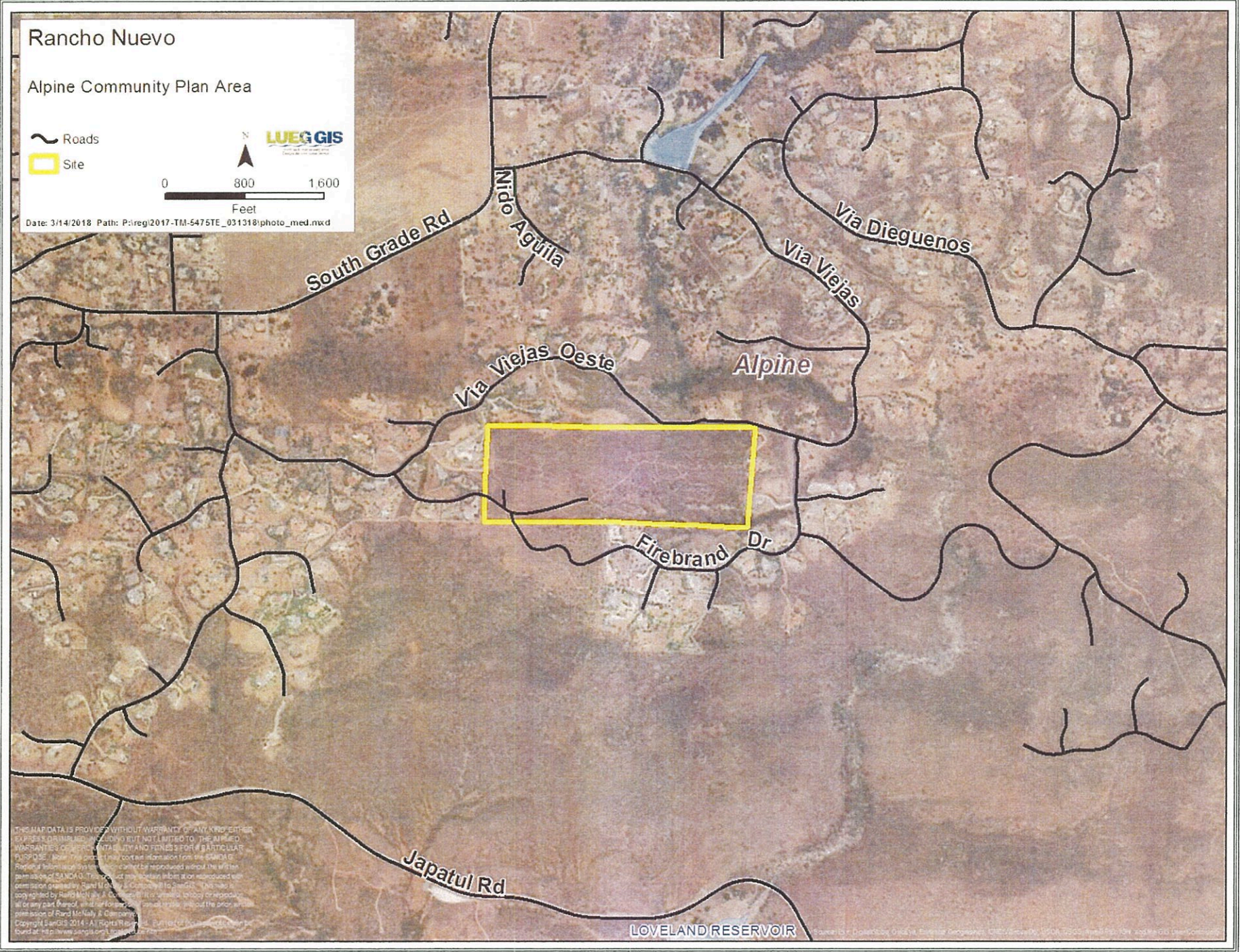
Rancho Nuevo
Alpine Community Plan Area

~ Roads
□ Site



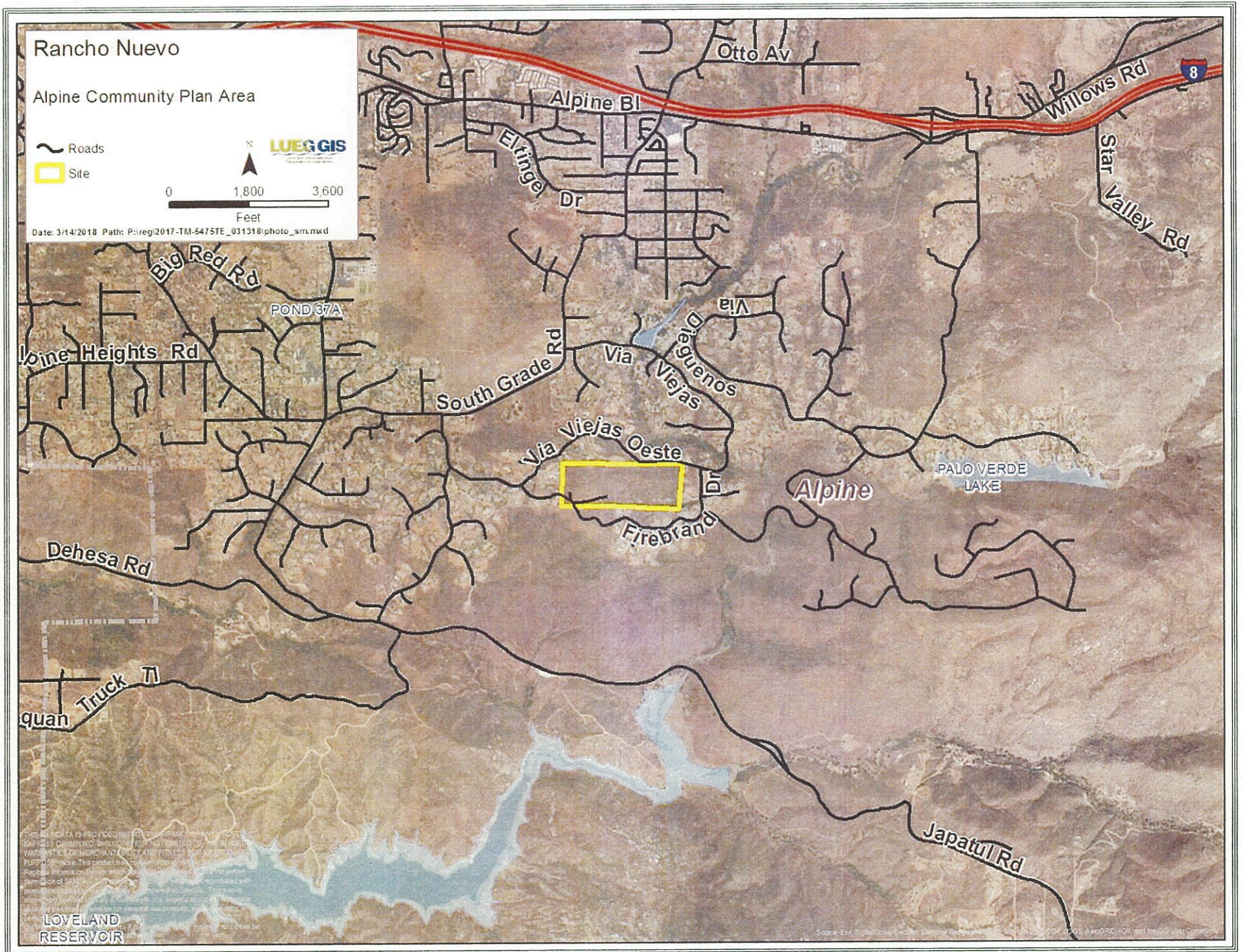
LUFGIS

Date: 3/14/2018 Path: P:\reg\2017-TM-5475TE_031318\photo_med.mxd



THE MAP DATA IS PROVIDED WITHOUT WARRANTY OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Users of this product may contact information from the SANJAG Regional Information System (RIS) which will be reproduced without the written permission of SANJAG. This product may contain information reproduced with permission from the State of California. This product is copyrighted by SanGIS. All rights reserved. No part of this product may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rand McNally & Company. Copyright © SanGIS 2014. All Rights Reserved. For more information, please contact us at <http://www.sangis.com>.

LOVELAND RESERVOIR





ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

August 6, 2012

Robert Ironside
P.O. Box 271
Alpine, CA 91903

**SUBJECT: RANCHO NUEVO MAJOR SUBDIVISION; 3100 5475 (TM) -
TRANSMITTAL OF FINAL PROJECT DOCUMENTS AND CUSTOMER
SATISFACTION SURVEY**

Dear Mr. Ironside:

On July 20, 2012, your application for Tentative Map 5475 was approved on by the Planning Commission with various conditions (see attached resolution). This letter is being provided to you to transmit all final project documents for your records. We strongly suggest that you keep a copy of these documents for your records. If and when you apply for other future discretionary permits related to your project, please make the processing agency aware of the existence of this document. It can save you substantial costs and time.

Furthermore, please be advised that your Tentative Map will expire on **July 20, 2015**, unless a Final Map has been recorded, or a Time Extension is filed with the Department of Planning and Land Use and approved by the appropriate decision making body prior to the expiration date noted in your Resolution of Approval.

As a reminder, you must satisfy all conditions of approval for your project as described in the attached decision document. To assist you, DPLU staff has listed the responsible contact person(s) below for the various conditions. You may contact the responsible person below to obtain general information on how to satisfy the applicable condition.

CONDITION(S)	TASK	WHERE	WHO	PHONE
30	Pay off Trust Account	DPLU	Trust Account Clerk	(858) 694-3723
31	Grading Plan Conformance	DPW	Team Leader	(858) 694-2486
32	Private Road Improvements	DPW	Team Leader	(858) 694-2486
33	Fire Hydrant Installation	DPW	Team Leader	(858) 694-2486
34	Sight Distance	DPW	Team Leader	(858) 694-2486
35	Drainage Maintenance Agreements	DPW	Team Leader	(858) 694-2486
36	Erosion Control	DPW	Team Leader	(858) 694-2486
37	Private Road Maintenance Agreement	DPW	Team Leader	(858) 694-2486
38	Irrevocable Offer of Dedication	DPW	Team Leader	(858) 694-2486
39	Biological Open Space Easement	DPLU	Permit Compliance	(858) 565-5981
40	LBZ Easement	DPLU	Permit Compliance	(858) 565-5981
41	Offsite Mitigation	DPLU	Permit Compliance	(858) 565-5981
42	Open Space Signage	DPLU	Permit Compliance	(858) 565-5981
43	Open Space Fencing	DPLU	Permit Compliance	(858) 565-5981
44	Biological Monitoring	DPLU	Permit Compliance	(858) 565-5981
45	Cultural Open Space Easement	DPLU	Permit Compliance	(858) 565-5981
46	Open Space Signage	DPLU	Permit Compliance	(858) 565-5981
47	Artifact Curation	DPLU	Permit Compliance	(858) 565-5981
48	Archaeological Grading Monitoring	DPLU	Permit Compliance	(858) 565-5981
49	Resource Protection Ordinance Steep Slope Easement	DPLU	Permit Compliance	(858) 565-5981
50	Trail Easement/Pathway	DGS	Tom Harrington	(858) 694-2883
51	Trail Improvements	DPW	Team Leader	(858) 694-2486
	DPW Team Leader	DPW	Ed Sinsay	(858) 694-2486
	DPLU PROJECT MANAGER	DPLU	Kristina Jeffers	(858) 694-2604

Lastly, we would appreciate your comments on the processing of your discretionary project. We have attached a Customer Satisfaction Survey along with a self-addressed stamped envelope. Your comments will be used to help us serve you better in the future therefore we highly encourage you to complete and return the attached survey for our review.

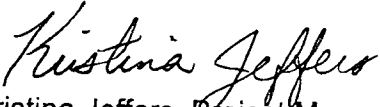
3100 5475 (TM)

- 3 -

August 6, 2012

If you have any questions or require assistance with the completion of your project, please do not hesitate to contact me at (858) 694-2604 or kristina.jeffers@sdcounty.ca.gov.

Sincerely,



Kristina Jeffers, Project Manager
Department of Planning and Land Use

Attachment: Decision Documents
Approved Tentative Map/Preliminary Grading Plan
Final Environmental documents
Customer Satisfaction Survey (include self addressed stamped envelope)
Agency Contact List (<http://www.sdcounty.ca.gov/dplu/docs/dplu804.pdf>).

cc: Bill Snipes, 8348 Center Drive, Suite G, La Mesa, CA 91942
File

email cc:
Charles Depagter, County Assessor's Office, M.S. S123 (Signed Decision Only)
Ed Sinsay, DPW Team Leader

July 20, 2012

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5475RPL³)

WHEREAS, Tentative Map No. 5475RPL³ proposing the division of property located at The project site is located at the eastern terminus of Via Tesoro in the Rancho Palo Verde neighborhood, which is located south of Interstate 8 in Alpine, California. The project site is located in the unincorporated portion of San Diego County in the Alpine Community Planning area, Assessor Parcel Numbers 520-060-08 and 520-160-02 and generally described as:

The southwest quarter of the northwest quarter of section 2 and the southwest quarter of the northeast quarter and the north half of the southeast quarter of section 3, all in township 16 south, range 3 east, San Bernardino meridian, in the county of San Diego, State of California 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 February 14, 2012; and

WHEREAS, on July 20, 2012, the Planning Commission of the County of San Diego pursuant to Section 81.306 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, DETERMINED, AND ORDERED, that based on the findings, said Tentative Map is hereby approved subject to the following conditions:

MAP EXPIRATION: The approval of this Tentative Map Expires Thirty-Six (36) Months after the date of the approval of this Resolution at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions

set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

1. Standard Condition 10.a.
2. Standard Condition 11.
3. Standard Condition 19.d. and e.
4. Standard Condition 21.
5. Standard Condition 27.1.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated February 14, 2012 consisting of 2 sheets (Attached Herein as Exhibit B) pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

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

1-29. The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above.

30. COST RECOVERY: [DPLU, DPW, DEH, DPR], [MA, GP, IP]

Intent: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this permit shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **Documentation:** The applicant shall provide a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

31. GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA]
Intent: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **Description of requirement:** The grading and or improvement plans shall conform to the approved Conceptual Grading Plan, which includes the mitigation measures for Biological Resources, Cultural Resources, Fire Protection, and Paleontological Resources. **Documentation:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **Monitoring:** The [DPW, ESU, or DPLU, BD for DPLU Minor Grading, [DPR, TC for trails and PP for park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

32. PRIVATE ROAD IMPROVEMENTS: [DPW, LDR], [MA]
Intent: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403, Via Tesoro, Firebrand Drive, and Street "A" shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the private road easements as follows:

- a. Via Tesoro, from existing cul-de-sac thence easterly to a graded width of fifty-six feet (56') and to an improved width of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike at eighteen-feet (18') from centerline. The improvement and design standards of Section 3.1(B) of the County Standards for Private Streets for seven hundred fifty (750) or less trips shall apply.

NOTE: The road improvement graded and improved widths are indicated on the tentative map.

- b. Firebrand Drive, from Via Tesoro to Firebrand Drive cul-de-sac (TM 10880) to a graded width of fifty-six feet (56') and to an improved width of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike at eighteen-feet (18') from centerline. The improvement and design standards of Section 3.1(B) of the County Standards for Private Streets for seven hundred fifty (750) or less trips apply.

NOTE: The road improvement graded and improved widths are indicated on the tentative map.

- c. Street "A", to a graded width of fifty-two feet (52') and to an improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with asphalt concrete dike at sixteen-feet (16') from

centerline. The improvement and design standards of Section 3.1(B) of the County Standards for Private Streets for seven hundred fifty (750) or less trips shall apply.

NOTE: The road improvement graded and improved widths are indicated on the tentative map.

- d. Via Tesoro and Street "A" shall terminate with cul-de-sacs graded to a radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-eight feet (38') from the radius point.
- e. The subdivider shall construct an automatic gate on the secondary access, west of the Firebrand Drive cul-de-sac (TM 10880) and installed to facilitate movements of both emergency personnel and residents in both directions in an emergency, without outside intervention. The above shall be in conformance with Section 902.2.4.3. of the Consolidated Fire Code (2001) and the county Fire Code (2004) and to the satisfaction of the Alpine Fire Protection District and the Director of Public Works. [FIRE]
- f. All automatic gates shall be equipped with a Knox key switch and be capable of manual disconnect, and be provided with a battery back-up in case of power failure so that westbound travel will be uninhibited and the road will be fully open for egress from the southeast portions of Rancho Palo Verde Estates to the satisfaction of the Alpine Fire Protection District. Provide an emergency traffic control-activating strobe light sensor(s) that will activate the gate on the approach of emergency apparatus. The gate shall also open automatically and hold open in the event of any power failure. [FIRE]

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Alpine Fire Protection District and the Director of Public Works, and pursuant to the County of San Diego Private Road Standards, the DPW Land Development Improvement Plan Checking Manual, and Section 902.2.4.3 of the Consolidated Fire Code (2001) and the county Fire Code (2004).

The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve private road easements for Via Tesoro, Firebrand Drive, and Street "A".
- b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.

- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Alpine Fire Protection District and the Director of Public Works. [DPW, LDR].
- e. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map the plans, agreements, and securities shall be approved. **Monitoring:** The [DPW, LDR] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

33. FIRE HYDRANT INSTALLATION [DPW, LDR] [MA]

Intent: In order to ensure that the proposed subdivision has the required water, and fire protection services, and to comply with County Subdivision Ordinance Sections 81.706, the services shall be provided to the subdivision. **Description of requirement:** A firehydrant, together with an adequate water supply in accordance with the specifications of Padre Dam and the Alpine Fire Protection District and San Diego County standards in the vicinity of Firebrand Road shall be installed:

- a. Fire hydrants will be spaced 500 feet, where both the AFD and County Fire Codes allow 850 feet spacing for parcels ½ to 2 ½ acre with fire sprinkler protection. The project is served by the Padre Dam MWD. The fact that the hydrants and waterlines are maintained by the MWD provides a high level of reliability.
- b. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the fire hydrant(s). Design of water supply, type, and location of fire hydrant(s) must be submitted to the Alpine Fire Protection District for approval prior to the issuance of a building permit for any parcel created by this subdivision.
- c. The improvements shall be completed and a secured agreement shall be executed pursuant to Subdivision Ordinance Sec. 81.706.1 through 81.707 for the required improvements, or execute a secured agreement

to complete the improvements within twenty-four (24) months from the recording of the final map.

Documentation: The applicant shall prepare improvement plans to show the fire hydrant as specified above. **Timing:** Prior to the approval of the map, the improvements shall be completed or deferred as indicated above. Processing the securities can take up to 2 months, so the applicant should initiate the process at least two months before the anticipated map approval date. **Monitoring:** The [DPW, LDR] [DPR, TC, PP] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

34. SIGHT DISTANCE: [DPW, LDR] [MA]

Intent: In order to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards and Section 3.2 (G) of the County of San Diego Private Road Standards, an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance along the public road shall be verified. **Description of requirement:** Have a Registered Civil Engineer, a Registered Traffic Engineer, a California licensed surveyor or Registered Engineer allowed to practice land surveying provide a certified signed statement that:

- a. "Physically, there is a minimum unobstructed sight distance in both directions along South Grade Road from Via Viejas Oeste Road, for the prevailing operating speed of traffic on South Grade Road." The vegetation and embankment currently obstructing sight distance shall be removed or cut back.
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- c. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

Documentation: The applicant shall complete the certification and submit them to the [DPW, LDR] for review. **Timing:** Prior to the approval of the final map the sight distance shall be verified. **Monitoring:** The [DPW, LDR] shall verify the sight distance certifications.

35. DRAINAGE MAINTENANCE AGREEMENTS: [DPW, LDR], [MA]

Intent: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed

Protection Ordinance (WPO) No.9926, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **Description of requirement:**

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of Public Works.

Documentation: The applicant shall complete the following process and obtain approval of the engineers report, and pay the deposit and applicable review fees.

Timing: Prior to the approval of the map the agreements, and securities shall be approved. **Monitoring:** The [DPW,LDR] shall review the agreements/mechanisms for constancy with the condition and County Standards.

36. **EROSION CONTROL: [DPW, LDR] [DPW, PDCI] [MA, IP, GP].**

Intent: 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. 9926 and all other applicable ordinances and standards for this priority project. **Description of Requirement:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP), including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.406, for an amount equal to the cost of this work as determined or approved by the [DPW, LDR], in accordance with the County of San Diego Grading Ordinance Section 87.304(e). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

Documentation: The applicant shall provide the letter of agreement and any additional security and or cash deposit to the [DPW, LDR] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **Timing:** Prior to approval of the subdivision map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **Monitoring:** The [DPW, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of this conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [DPW, PDCI] shall use the securities pursuant to the

agreement to implement and enforcement the required stormwater and rosin control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

37. PRIVATE ROAD MAINTENANCE AGREEMENT: [DPW, LDR] [MA].

Intent: In order to ensure that the private roads approved with this subdivision are maintained, the applicant shall assume responsibility of the private roads.

Description of Requirement: A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
- b. The Director of Public Works shall be notified as to the final disposition of title (ownership) to private easement roads Via Tesoro, Firebrand Drive, and Street "A", and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of DPW and indicate the ownership on the map as indicated above. **Timing:** Prior to the approval of the map the agreement shall be executed and the ownership shall be indicated on the map.

Monitoring: The [DPW, LDR] shall review the executed agreement and the map for compliance with this condition.

38. IRREVOCABLE OFFER OF DEDICATION: [DPW, LDR] [MA]

Intent: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be executed. **Description of requirement:** Execute an Irrevocable Offer of Dedication (IOD) for the onsite/offsite portions of Firebrand Drive, onsite Via Tesoro and onsite Street "A" to complete IOD widths together with right to construct and maintain slopes and drainage facilities as indicated below:

- a. Via Tesoro for onsite portions to a width of fifty-six feet (56');
- b. Firebrand Drive for onsite/offsite portions to a width of fifty-six feet (56');
- c. Street A for onsite portions to a width of fifty-two feet (52');
- d. Via Tesoro and Street A for the cul-de-sacs located at the terminus to radii of forty-eight feet (48').

- e. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the dedication or offer of dedication is required at the time of recordation of the Final map. All easements of any type must be plotted on the Final map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Public Works.

NOTE: The Irrevocable Offer of Dedication for above streets is indicated on the Tentative Map.

Documentation: The applicant shall dedicate the IOD(s) as indicated above and to the satisfaction of the Director of Public Works. The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [DPW, LDR] for review. **Timing:** Prior to the approval of the final map the IOD shall be executed. **Monitoring:** The [DPW, LDR] shall verify that the dedication is indicated on the final map by the County. The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [DPW, LDR] for review and approval. The [DPW, LDR] shall review that that the off-site granting complies with this condition.

39. **BIOLOGICAL EASEMENT: [DPLU, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP] [DPLU, FEE X 2].** **Intent:** In order to protect sensitive on-site biological resources pursuant to the Multiple Species Conservation Program (MSCP), as implemented by the Biological Mitigation Ordinance (BMO), and the California Environmental Quality Act (CEQA), as implemented by the County of San Diego Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **Description of Requirement:** Grant to the County of San Diego and the California Department of Fish and Game by separate document, an open space easement, or grant to the California Department of Fish and Game a conservation easement, as shown on the Approved Tentative Map 5475. 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 only 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.

Documentation: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval.

Timing: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded.

Monitoring: The [DGS, RP] shall prepare and approve the easement documents and send them to [DPLU, PCC] and [DPR TC, GPM] for pre-approval. The [DPLU, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

40. LBZ EASEMENT: [DPLU, PCC] [DGS, RP][MA, GP, IP] [DPLU, FEEX 2]

Intent: In order to protect sensitive on-site biological resources, pursuant to the MSCP, as implemented by the BMO, and CEQA, as implemented by the County of San Diego Guidelines for Determining Significance for Biological Resources, a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **Description of Requirement:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the approved Tentative Map 5475. 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 to prohibit landscaping with exotic pest plants that may invade the open space easement, and to prohibit 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.

This easement prohibits the following:

- a. Landscaping with exotic pest plants, defined as those on the California Invasive Plant Council Inventory <http://www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf> (and later amendments).
- b. Removal of Engelmann Oak trees unless determined in writing to be dead, dying, or diseased by a licensed arborist.

Documentation: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval.

Timing: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **Monitoring:** The [DGS, RP] shall prepare and approve the easement documents and send them to [DPLU, PCC] for pre approval. The [DPLU, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

41. **OFF-SITE MITIGATION: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE X2] [DPR, GPM] Intent:** In order to mitigate for the impacts to southern mixed chaparral habitat, which is a sensitive biological resource pursuant to the MSCP, as implemented by the BMO, and CEQA, as implemented by the County of San Diego Guidelines for Determining Significance for Biological Resources, offsite mitigation shall be acquired. **Description of Requirement:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 20.64 acres of Tier III or higher Tier habitat, located within South County MSCP PAMA or Biological Resource Conservation Area (BRCA) in the MSCP as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 - (1). A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - (2). 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.

- (3). 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.
 - (4). 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.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:
- (1). The type of habitat and the location of the proposed mitigation, should be pre-approved by [DPLU, PCC] before purchase or entering into any agreement for purchase.
 - (2). A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of DPLU. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 - (3). An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of DPLU. The land shall be protected in perpetuity.
 - (4). The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of DPLU: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
 - (5). In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

Documentation: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [DPLU, PCC] for review and approval. If the offsite

mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [DPLU PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [DPLU, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [DPLU, ZONING]. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **Monitoring:** The [DPLU, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [DPLU, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [DPLU, ZONING] shall accept an application for an RMP, and [DPLU, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

42. **OPEN SPACE SIGNAGE: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE]. Intent:** In order to protect the open space easement from entry, informational signs shall be installed. **Description of Requirement:** Open space signs shall be placed every one hundred feet (100') along the biological open space boundary of Lots 1, 2, 3, 4, 5, and 12, as indicated on the Fence and Sign Exhibit. 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
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Department of Planning and Land Use
Reference: (TM 5475, ER 06-14-005)

Documentation: The applicant shall install the signs as indicated above and provide site photos and a statement from a California licensed surveyor or Registered Engineer allowed to practice land surveying that the open space signs have been installed at the boundary of the open space easement(s).

Timing: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed.

Monitoring: The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

43. **OPEN SPACE FENCING: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE]. Intent:** In order to protect the open space easement from entry, and disturbance, permanent fencing may be installed. **Description of Requirement:** Open space fencing shall be placed along the biological open space boundary on lots 1, 2, 3, 4, and 5 as shown on the approved Fencing and Signage Exhibit. The fencing design shall consist of a minimum construction of 6-foot high chain

link. **Documentation:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California licensed surveyor or Registered Engineer allowed to practice land surveying that the open space fencing has been installed. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, for lots 1, 2, 3, 4, and 5, the fencing shall be placed. **Monitoring:** The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

44. **BIOLOGICAL MONITORING: [DPLU, PCC] [DPW, LDR] [GP, IP, MA] [DPLU, FEE X2]. Intent:** In order to prevent inadvertent disturbance to biological open space and native vegetation, all grading located within 100 feet of all biological open space easements or native habitats on adjacent property shall be monitored by a biologist. **Description of Requirement:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:
- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
 - b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

Documentation: The applicant shall provide a copy of the biological monitoring contract, cost estimate, and MOU to the [DPLU, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **Timing:** Prior to the approval of any plan, issuance of any permit, and prior to approval of the map, the requirement shall be completed. **Monitoring:** The [DPLU, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs.

45. **CULTURAL OPEN SPACE EASEMENT: [DPLU, PCC] [DGS, RP] [MA, GP, IP] [DPLU, FEE X 2]. Intent:** In order to protect sensitive Cultural Resources CA-SDI-17727, CA-SDI-17728, CA-SDI-17729, and CA-SDI-17730, a Cultural Resource Open Space Easement shall be granted. **Description of Requirement:** Grant to the County of San Diego by a separate document, a

Cultural Resource Open Space Easement over portions of Lot(s) 9 and 10 as shown on the approved Tentative Map. This easement (include adequate buffers) is for the protection of the archaeological sites 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. The sole exceptions to this prohibition are:

- a. Scientific investigations conducted pursuant to a research design prepared by an archeologist certified by the Register of Professional Archaeologists and approved by the Director of Planning and Land Use.
- b. Implementation of a site-capping plan approved by the Director of Planning and Land Use.
- c. 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.
- d. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.
- e. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

Documentation: The applicant shall prepare the legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval. **Timing:** Prior to the approval of the map for and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **Monitoring:** The [DGS, RP], shall prepare and approve the easement documents and send them to [DPLU, PCC] for preapproval. The [DPLU, PCC] shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [DPLU, PCC] for satisfaction of the condition.

46. **OPEN SPACE SIGNAGE:** [DPLU, PCC] [MA, GP, IP] [DPLU, FEE]. **Intent:** In order to protect the cultural open space easement from entry, informational signs shall be installed. **Description of Requirement:** Open space signs shall be

placed along the cultural resource open space boundary of portions of Lot(s) 9 and 10 as indicated on the approved Tentative Map. 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
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Department of Planning and Land Use
Reference: (*Tentative Map 3100-5475*)

Documentation: The applicant shall install signs as indicated above and provide site photos and a statement from a California licensed surveyor or Registered Engineer allowed to practice land surveying that the open space signs have been installed at the boundary of the open space easement(s).

Timing: Prior to the approval of the map for and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed.

Monitoring: The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

47. ARTIFACT CURATION: [DPLU, PCC] [MA, GP, IP] [DPLU, FEE]

Intent: In order to ensure that all cultural resource artifacts that were discovered during the survey, testing and evaluation phase are curated for future research and study, the artifacts shall be curated in a County approved curation facility.

Description of Requirement: All archaeological materials recovered by Andrew Pigniolo with Laguna Mountain Environmental, Inc. during the work reported in: "*Cultural Resource Survey, Testing, and Evaluation of the Rancho Nuevo Project*" dated October 2009 submitted on December 9, 2010, have been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. 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. **Documentation:** The applicant shall provide a letter from the curation facility, which identifies that the archaeological materials referenced in the final report have been received and that all fees have been paid. **Timing:** Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, the artifacts shall be curated. **Monitoring:** The [DPLU, PCC] shall review the letter from the curation facility for compliance with this condition.

48. ARCHAEOLOGICAL GRADING MONITORING: [DPLU, PCC] [DPW, ESU] [MA, GP, IP] [DPLU, FEE X 2]

Intent: In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site, a grading

monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA Section 15064.5 and 15064.7. **Description of Requirement:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

- a. The County approved Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this permit. The contract provided to the County shall include an agreement that the grading monitoring will be completed, and a Memorandum of Understanding (MOU) between the County approved Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide Evidence that a Qualified Native American of the appropriate tribal affiliation has also been contracted to perform Native American Grading Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

Documentation: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and MOU to the [DPLU, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **Monitoring:** The [DPLU, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

49. **RESOURCE PROTECTION ORDINANCE STEEP SLOPE EASEMENT: [DPLU, PCC] [DGS, RP] [BP, GP, CP, UO] [DPLU, FEE X 2].**

Intent: In order to protect steep slope lands as defined in the Resource Protection Ordinance (RPO) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted. Easements shall be designed so that they do not overlap. **Description of Requirement:** Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the Tentative Map. This

easement is for the protection of steep slope lands 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. The sole exceptions to this prohibition are:

- a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
- b. Establishment or expansion of an agricultural operation, provided that the establishment or expansion of the operation must be completed in accordance with all applicable federal, state and local regulations (e.g., Clearing and Grading permit from the County of San Diego). The following shall be considered an agricultural operation for purposes of this exception: an operation that includes the cultivation, growing, and harvesting of animals, nursery products and flower crops; fruit and nut crops; livestock and poultry products; vegetable crops; livestock and poultry (including their associated enclosures); field crops; apiary products; timber and firewood; and nonbearing fruit and nut crops.
- c. Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.

Documentation: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[DPLU, PCC]* for approval. **Timing:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easements shall be recorded. **Monitoring:** The *[DGS, RP]* shall prepare and approve the easement documents and send them to *[DPLU, PCC]* for pre approval. The *[DPLU, PCC]* shall preapprove the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[DPLU, PCC]* for satisfaction of the condition.

50. TRAIL EASEMENT/PATHWAY: [DGS, RP] [DPR, TC] [MA]

Intent: In order to promote orderly development by providing a trail connection pursuant to Section 21 of the County of San Diego General Plan, Community Master Trails Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402.v, the applicant shall dedicate a public non-motorized multi-use trail/pathway easement. **Description of requirement:** The applicant shall dedicate by separate document to the County of San Diego, a ten-foot (10') wide non-motorized multi-use trail/pathway easement, as shown on the approved Tentative Map (TM). **Documentation:** The applicant shall prepare the legal descriptions of the easement(s), submit them to [DGS, RP], and pay all applicable fees. Upon acceptance by the County of the dedication, the applicant shall submit the recorded copy of the easement(s) to the [DPR, TC]. **Timing:** Prior to the approval of the map the applicant shall dedicate the trail easement to the County by separate document. **Monitoring:** Upon submittal of the easement legal description(s), application and fees, [DGS, RP] [DPR, TC] [DPW, LDR] shall review the documents and application for approval, and accept the dedication. A copy of the recorded trail/pathway easement document(s) shall be transmitted to [DPR, TC] and [DPLU, PCC] [DPW, LDR]. The [DPR, TC] [DPW, LDR] shall review the recorded easement for compliance with this condition. The [DPW, LDR] [DPR, TC] shall ensure that the easement is indicated on the map.

51. TM TRAIL IMPROVEMENTS [DPR, TC] [DPW, LDR] [MA]

Intent: In order to promote orderly development by providing a trail/pathway connection pursuant to Section 21 of the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant shall improve a ten (10) foot wide trail. **Description of requirement:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation and/or the Department of Public Works, a trail to a width of ten (10) feet within the dedicated trail/pathway easement as indicated on the approved Tentative Map. The trail shall be constructed pursuant to the Community Trails Master Plan Design and Construction Guidelines, and in the case of a pathway, the County of San Diego Public Road Standards. **Documentation:** The applicant shall prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, and the DPW Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

- a. Trails shall intersect roads at approximately ninety degree (90) angle unless prohibited by topography or grade.
- b. Points where trails or pathways exits the subdivision shall be coordinated with existing or planned trail or pathway locations off-site.

- c. Provide minimum overhead clearance of ten (10') feet above all portions of the trail or pathway tread.
- d. Trail tread cross slope: 2% - 5%.
- e. Trail tread shall be clear and unobstructed. Above ground utilities are not permitted within trail easements.
- f. Brush, weeds, trees, rocks or other obstructions protruding into the trail tread shall be removed.
- g. Trail surface shall consist of native soil if sustainable. Where soil is highly erosive, provide four inches (4") of compacted decomposed granite for tread surface.
- h. Trails and pathways adjacent to roads shall have a minimum of ten feet (10') tread width and four inches (4") of compacted decomposed granite for tread surface.
- i. Surface water must be diverted from the trail surface before it builds up to an erosive force. Erosions shall be prevented by good trail design that includes proper grading and out-sloping of the trail.
- j. If drainage control devices are necessary, they are to be incorporated into the trail design as a design feature such as rolling grade dip or grade reversal.
- k. Drainage ditches, culverts, rock drains, rip-rap or similar items shall not be placed above ground within the trail tread or trail easement. These devices shall not discharge drainage onto trail easement.
- l. Where culverts or drainage ditches are placed within or adjacent to the trail, these devices shall be below grade and covered with non-slip structural material permitting safe passage by trail users. (**Note:** An average trail horse weighs between 850 – 1,300 pounds).
- m. If the trail is required to be fenced on both sides, inside width (trail tread) must be a minimum of 10 feet. Fence shall be located outside of the trail easement. All fencing or barriers shall be constructed to the satisfaction of the Director of Public Works and the Director of Parks and Recreation.
- n. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.
- o. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC] and the [DPR, TC]

The plans shall be submitted to [DPR, TC] for review and approval. **Timing:** Prior to the approval of the map the applicant shall improve the trail/pathway. **Monitoring:** The [DPR, Trails Coordinator] shall review the plans for conformance with the Community Trails Master Plan Design and Construction Guidelines, County of San Diego Public Road Standards and approve all financial securities for the construction of the trail/pathway facility.

52. FIRE DISTRICT ANNEXATION: [DPLU, LDR]

Intent: In order to provide efficient emergency services, the subject shall be annexed into the Alpine Fire Protection District from the San Diego Rural Fire Protection District. **Description of Requirement:** The applicant shall apply for and receive approval from the Local Agency Formation Commission (LAFCO) an annexation into the Alpine Fire Protection Service District. **Documentation:** The applicant shall provide the annexation approval documents to [DEH, LWQ]. **Timing:** Prior to the approval of the final map, the applicant shall annex into the Alpine Fire Protection District. **Monitoring:** Upon request of the applicant, [FIRE, LWQ] shall provide a recommendation to LAFCO for the annexation into the Alpine Fire Protection District.

IT IS FURTHER 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 Semi-Rural Residential (SR-2) Land Use Designation of the Alpine Community Plan because it proposes a residential use type at a density of 0.22 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 (1) dwelling unit per two (2) net acres 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 project design can accommodate appropriately sized residential pads which do not require setback variances. The project site is surrounded on three sides by existing residential development. Residential uses for the site were anticipated by the Alpine Community Plan, the General Plan and the Zoning Ordinance.

5. The site is physically suitable for the proposed density of development because the proposed densities for the site were anticipated by the Alpine Community Plan, the General Plan and the Zoning Ordinance. Adequate public services, such as municipal water, fire protection and schools will be provided for the project residences as evidenced by the Public Service Availability forms provided by the appropriate public service districts.
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 Mitigated Negative Declaration dated June 27, 2012;
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 systems 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. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

WAIVER(S) AND EXCEPTION(S): This 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:

County Subdivision Ordinance design requirements:

None

County Zoning Ordinance design requirements:

None

County Public and Private Road Standards to permit:

None

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts.

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide [that] the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

39, 40, 41, 42, 43, 44, 45, 46, 47, and 48

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the Sections 81.801 through 81.811 of the Subdivision Ordinance and the Subdivision Final Map Processing Manual.

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with Section 81.506 of the Subdivision Ordinance.
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of the Department of Planning and Land Use (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
 - Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Final Map.
- The Zoning regulations require that each parcel shall contain a minimum net area of two (2) acres. If, as a result of survey calculations, required easements,

or for any other reason, the area of any parcel shown on this Tentative Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

- Cause the centerline of Firebrand Road to be surveyed and monumented. Monumentation shall consist of street survey monuments, per Drawing M-10 Regional Standard Drawings when the road, as improved, is at ultimate line and grade and 2" x 24" pipe when the road is not at ultimate line and grade.

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

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. 9926 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 received November 11, 2009, all requirements for Low Impact Development (LID), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *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 on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (5') of cut/fill per criteria of Section 87.201 of the County Code.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit 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 from the Department of Public Works for any and all proposed/existing facilities within the County right-of-way. Olde Highway 80 (CE Route #SA 895) is shown as a Collector Road on the Circulation Element of the County General Plan. 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: Obtain an excavation permit from the County Department of Public Works 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 – 77.219. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [DPW, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

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

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Game: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

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

NOTICE: - Fish and Game Fees have been paid in the amount of \$2,101.50 for the review of the Mitigated Negative Declaration, Receipt number 428562 dated July 6, 2012.

NOTICE: The project will be required to pay the Department of Planning and Land Use Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to DPLU, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of 19 DPLU conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[DPLU, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: 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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Department of Planning and Land Use	<u>DPLU</u>	Department of Public Works	<u>DPW</u>
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Private Development Construction Inspection	PDCI
Landscape Architect	LA	Environmental Services Unit Division	ESU
Zoning Counter	ZO		
Department of Environmental Health	<u>DEH</u>	Department of Parks and Recreation	<u>DPR</u>
Land and Water Quality Division	LWQ	Trails Coordinator Group Program Manager Parks Planner	TC GPM PP
Vector Control	VCT	Department of General Service	<u>DGS</u>
Local Enforcement Agency	LEA	Real Property Division	RP
Hazmat Division	HMD		

APPEAL PROCEDURE: 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 and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, DPLU FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. 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. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner Riess, seconded by Commissioner Norby, 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 20th day of July 2012, in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:

AYES: 6 (Beck, Brooks, Norby, Pallinger, Riess, Woods)
NOES: 0
ABSENT: 1 (Day)

DPL/WP 001-TM (06/29/09)

cc: Snipes-Dye Associates, Bill Snipes, 8348 Center Drive, Suite G, La Mesa, CA
 91942
 Rancho Nuevo Development Corp., Robert Ironside, P.O. Box 271, Alpine, CA
 91903

e-mail cc:
Alpine Fire Protection District, 1364 Tavern Road, Alpine, CA 91901
San Diego Rural Fire District, 14145 Highway 94, Jamul, CA 91955
Ed Sinsay, Project Manager, DPW M.S. 0336
David Sibbet, Planning Manager, DPLU, M.S. 0650

**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 5475**



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

July 9, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5475TE

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-5475TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on July 9, 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 blue ink that reads "Mark Slovic" followed by "FOR" in capital letters.

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

July 19, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5475TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR PDS2017-TM-5475TE

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 ~~July 20, 2017~~ on July 20, 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. 5475 dated July 20, 2012 are still applicable.

STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS.

The SWMA shall be signed and notarized by the applicant and recorded by the County.

DOCUMENTATION: The applicant shall process the agreement forms with [*PDS, LDR*] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [*PDS, LDR*] shall review the agreements/mechanisms for consistency with the condition and County Standards.

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.

- 4 -

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 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:

Vista Del Cielo, LLC 8348 Center Drive, La Mesa, CA 91942
Snipes- Dye Associates, 8348 Center Drive. Suite G, La Mesa CA 91942
Eduardo Cadena, 8348 Center Drive, Suite G, La Mesa CA 91942

email cc:

David Sibbet Planning Manager, Project Planning, PDS
Edwin Sinsay, Project Manager, Land Development, PDS

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 NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF RANCHO NUEVO, PDS2017-TM-5475TE, PDS2017-ER-06-14-005A

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 Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted 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 RANCHO NUEVO TENTATIVE MAP TIME EXTENSION
2. To the Project Number(s) add PDS2017-TM-5475TE; PDS2017-ER-06-14-005A
3. To the first paragraph add as indicated: The 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 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.
 - C. A Priority Development Project Stormwater Quality Management Plan (SWQMP) prepared by Snypes-Dye Associates, dated January 28, 2019.



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

July 19, 2019

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

FOR PURPOSES OF CONSIDERATION OF Rancho Nuevo Subdivision Time Extension PDS2017-TM-5475TE

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

1. Background on the previously adopted ND:

A ND for Rancho Nuevo, PDS2012-3100-5475; ER 06-14-005 was adopted by the Planning Commission on July 20, 2012. The adopted ND found the project would have potentially significant effects to Transportation, Biological Resources and Cultural Resources. These effects were determined to be mitigated or avoided to a level below significance.

2. Lead agency name and address:

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

- a. Contact Souphalak Sakdarak, Project Manager
- b. Phone number: (858) 495-5214.
- c. E-mail: Souphalak.sakdarak@sdcounty.ca.gov

3. Project applicant's name and address:

Vista Del Cielo, LLC
8348 Center Drive La Mesa, CA 91942

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

No changes are proposed by the project; only a time extension is requested to allow sufficient time to satisfy conditions and record the final map.

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

YES NO

If yes, describe **ALL** differences.

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.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> NONE | | |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> 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 **CHOOSE EITHER A) or B): A)** without modification. **B)** 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
Souphalak Sakdarak	Date
Printed Name	Project Manager
	Title

INTRODUCTION

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

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

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

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

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Aesthetics that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Agriculture and Forestry Resources that were not previously analyzed in the Rancho Nuevo 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 the Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Air Quality that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Biological Resources that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Cultural Resources that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Geology and Soils that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Greenhouse Gas Emissions that were not previously analyzed in the Rancho Nuevo Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Greenhouse Gas Emissions.

All conditions of approval for the Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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 for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Hazards and Hazardous Materials that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Hydrology and Water Quality that were not previously analyzed in the Rancho Nuevo Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects to Hydrology and Water Quality.

All conditions of approval for the Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Land Use and Planning that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Mineral Resources that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Noise that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Population and Housing that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Public Services that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Recreation that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Transportation/Traffic that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 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 previously certified EIR, 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 proposed project was evaluated for tribal cultural resources with the prior approved tentative map PDS2006-3100-5475; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

All conditions of approval for the Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Utilities and Service Systems that were not previously analyzed in the Rancho Nuevo 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.

All conditions of approval for the Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

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 TM5475 for the proposed Time Extension, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. There are no proposed changes on Biological and Cultural Resources, as discussed in Section IV, Biological Resources, and Section V Cultural Resources.

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects that were not previously analyzed in the Rancho Nuevo 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 Rancho Nuevo Tentative Map 5475 will remain in effect for the proposed Time Extension.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted Negative Declaration

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

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 Public Facility Conservation/Open Space Element of the General Plan
(Section 6-Solid Waste, XII-6-1 Goal COS-17: Solid Waste Management)

County of San Diego Scenic Highway 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)

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

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

**FOR PURPOSES OF CONSIDERATION OF
Rancho Nuevo, PDS2017-TM-5475TE**

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/EXEMPT

Discussion:

The proposed project and any 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 June 2012.

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.

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:

The project Storm Water Management Plan for this project has been submitted, and DPW has reviewed it and found it in compliance with the Watershed Protection Ordinance (WPO). The plan is accepted for CEQA process.

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) TM5475, PDS2017-TM5475TE

Assessor's Parcel Number(s) 520-060-08, 520-160-02

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.

ROBERT W. IRONSIDE

MARY MC BRIDE

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.

n/a

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.

n/a

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."

Handwritten signature of Robert W. Ironside

Signature of Applicant

ROBERT W. IRONSIDE

Print Name

Handwritten date 6/12/17

Date

OFFICIAL USE ONLY

SDC PDS RCVD 6-26-17

TM-5475TE

