



## 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](http://www.SDCPDS.org)

**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

September 13, 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 Revised Tentative Map for Orchard Hills Tentative Map 5570 (District: 5)

### REVISED TENTATIVE MAP INFORMATIONAL ITEM G-2

#### 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 approve revised conditions (Revised Tentative Map) for the Orchard Hills Tentative Map (TM 5570) to allow completion of the Final Map.

The applicant is requesting a Revised Tentative Map in order to modify the project's earthwork (additional grading is necessary), resulting in a decrease in each pad elevation and amending its stormwater design. Staff has added some minor conditions to the project as part of its review, including an Irrevocable Offer of Dedication (IOD) for Vista Irrigation District (VID) and a truck haul route for off-site export of grading material.

The Director's decision will become final and effective unless the Planning Commission takes action to schedule the Revised Tentative Map 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 Revised Tentative Map.

#### BACKGROUND

The Planning Commission approved TM 5570 on December 12, 2014 to subdivide 12.54 acres into 20 single-family lots ranging in size from 0.34 to 1.6 acres within unincorporated San Diego County, adjacent to the cities of San Marcos and Escondido. The Director approved TM 5570 for three years, with an expiration date of December 12, 2017. The Planning Commission approved a Time Extension on September 14, 2018 for six-years with a new expiration date of December 12, 2023. Approval of this Revised Tentative Map will not change the expiration date.

On December 21, 2018, the applicant filed a request for a Revised Tentative Map to update grading quantities and pad elevations, make minor lot line adjustments and amend the design to satisfy the requirements of the 2013 Municipal Separate Storm Sewer System (MS4) Permit, implemented by the County of San Diego in February 2016.

Earthwork approved for the Tentative Map consisted of a balanced site of 30,000 cubic yards of cut and 30,000 cubic yards of fill. Actual final earthwork requires 54,000 cubic yards of cut and 63,000 cubic yards of fill, resulting in 9,000 cubic yards of import; this resulted in an average decrease of each pad's elevation by approximately 4 feet.

The project's stormwater management plan was revised from an aboveground detention basin to a below ground vault and modular wetlands. In addition, minor adjustments to the project's lot lines were made to accommodate changes to the grading and maintain compliance with the Subdivision Ordinance.

During review of the project, VID raised concern regarding the proposed County trail easement which would be co-located along portions of an existing VID water flume. VID expressed concern that trail users could damage or be injured by this facility. County staff worked with the project owner and VID to prepare a new IOD condition which would allow for future trail improvements.

On December 21, 2018, 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 Revised TM 5570 was filed. Staff received two phone calls and one email as a result of the public notification. Questions related to the type of changes being proposed by the revised map. Responses to these inquiries did not require changes to the project design. There is no Planning or Sponsor Group that represents this area of unincorporated San Diego County.

The Director reviewed the application for a Revised Tentative Map with considerations to the following requirements: conformance with all Federal, State, and County regulations, including the County General Plan, Community Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA). No significant changes were found to density, zoning, or CEQA requirements. The Revised Tentative Map was found to comply with the originally certified CEQA document. The application is required to comply with any new state or local requirements prior to approval of the Final Map and construction, including MS4 stormwater regulations. In addition, the Director reviewed the conditions of approval and justification from the subdivider including permit streamlining goals including the reduction of processing time and cost.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the September 3, 2019 Notice of Preliminary Decision of the Director of Planning & Development Services to Approve Tentative Map Revision PDS2018-TM-5570R (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 Tentative Map Revision for TM-5570

Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

## **Attachment A – Planning Documentation**

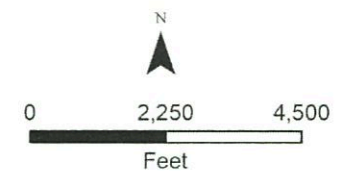
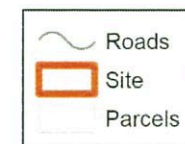


PC Hearing Maps for  
Revised Map  
PDS2018-TM-5570R  
Vicinity Map

North County Metro  
Community Plan Area

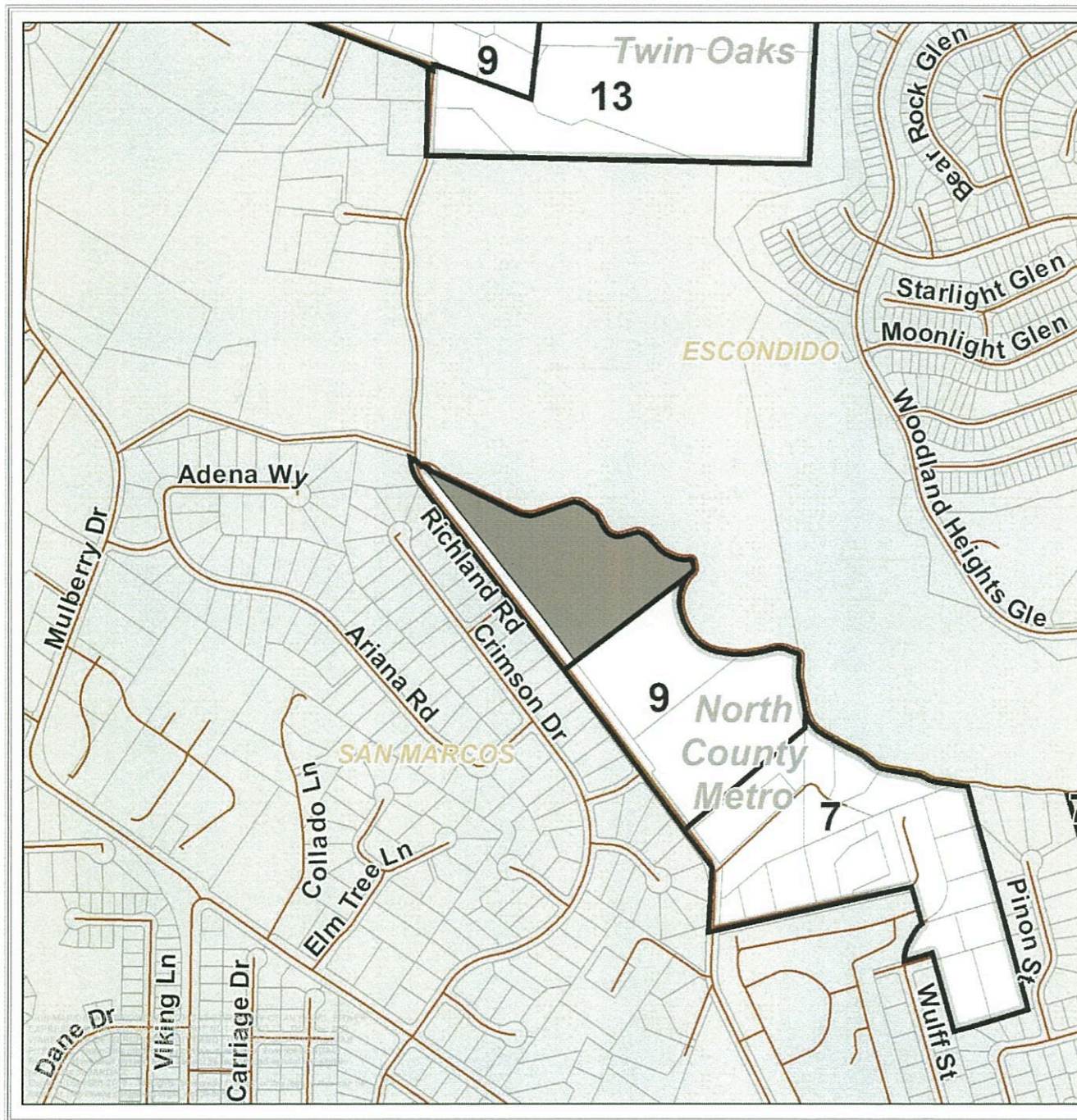


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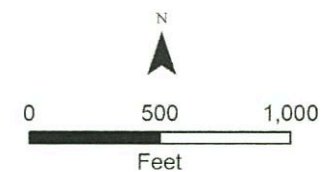
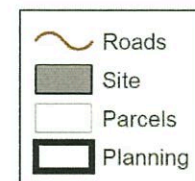
**LUEGGIS**  
LAND USE & ENVIRONMENTAL CONSULTING  
Geographic Information Services

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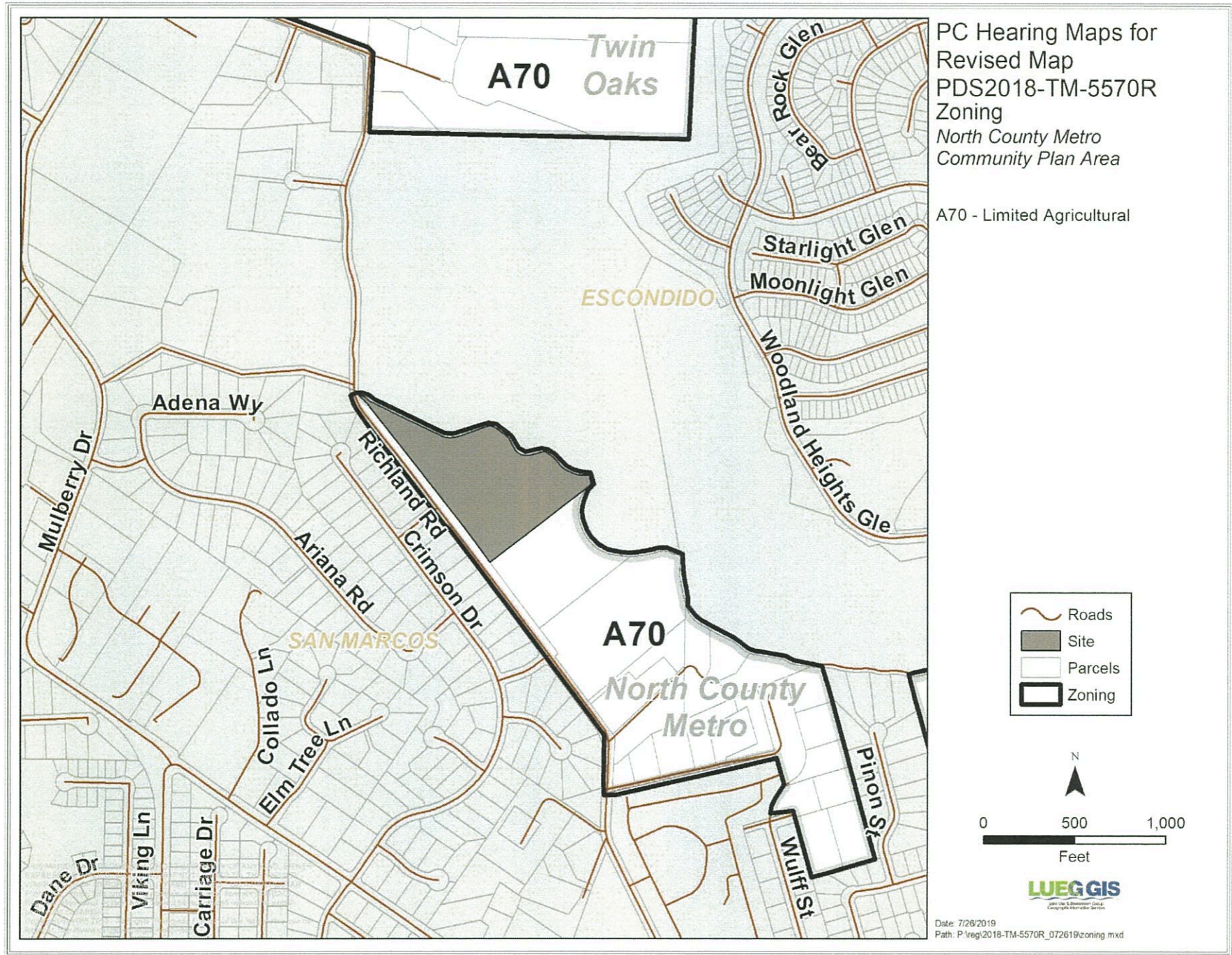
PC Hearing Maps for  
Revised Map  
PDS2018-TM-5570R  
General Plan  
North County Metro  
Community Plan Area

- (7) Village Residential (VR-2.9)
- (9) Semi-Rural Residential (SR-1)
- (13) Semi-Rural Residential (SR-4)



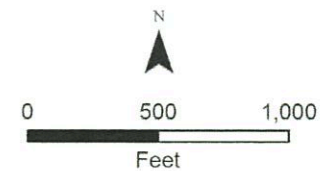
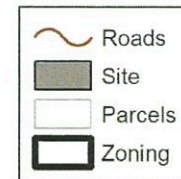
**LUEGGIS**

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PC Hearing Maps for  
Revised Map  
PDS2018-TM-5570R  
Zoning  
North County Metro  
Community Plan Area

A70 - Limited Agricultural



**LUEGGIS**  
GIS and Mapping Solutions

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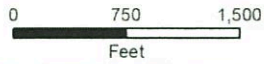


PC Hearing Maps for Revised Map  
PDS2018-TM-5570R

North County Metro Community Plan Area

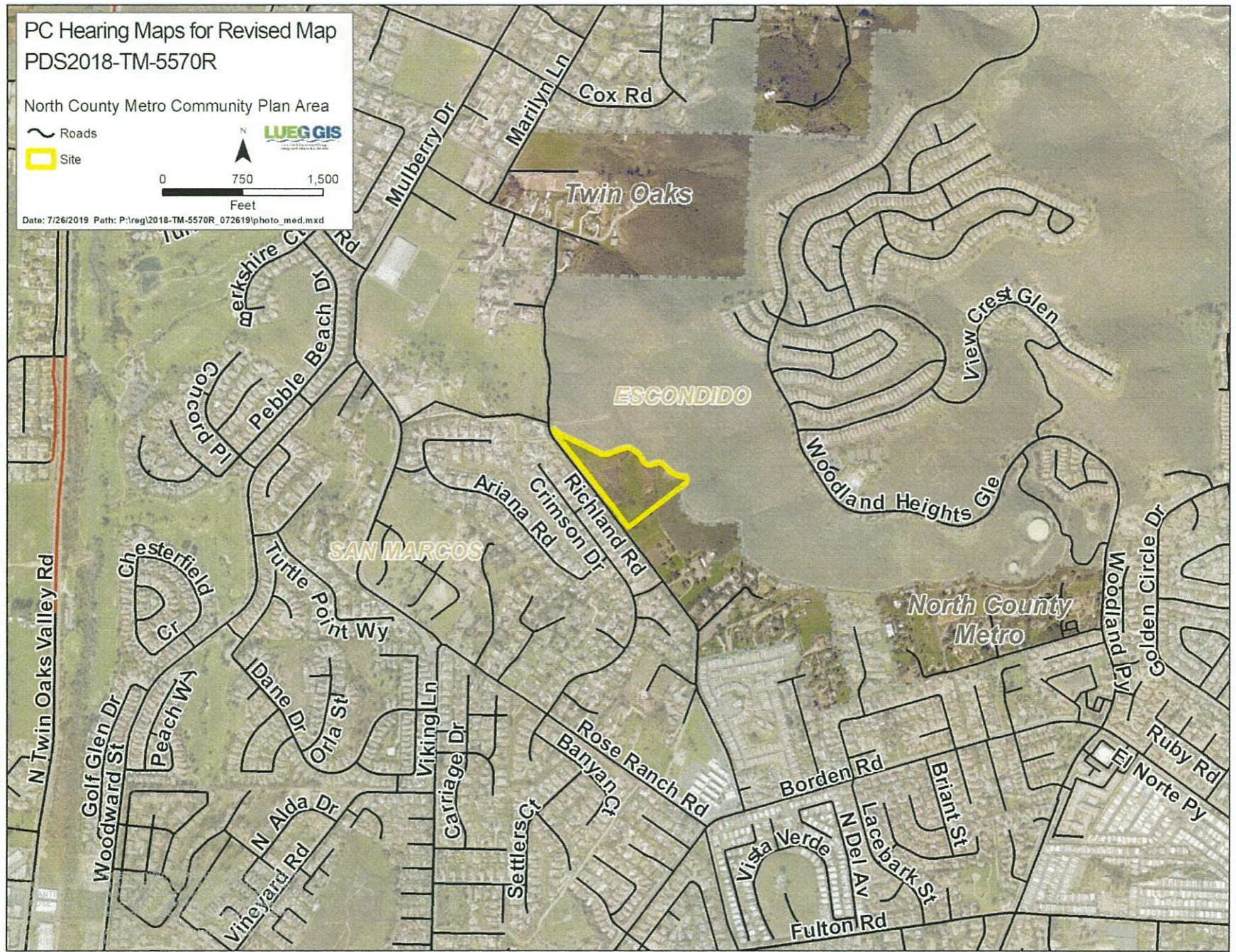
~ Roads

□ Site



LUeGIS

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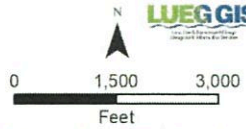


PC Hearing Maps for Revised Map  
PDS2018-TM-5570R

North County Metro Community Plan Area

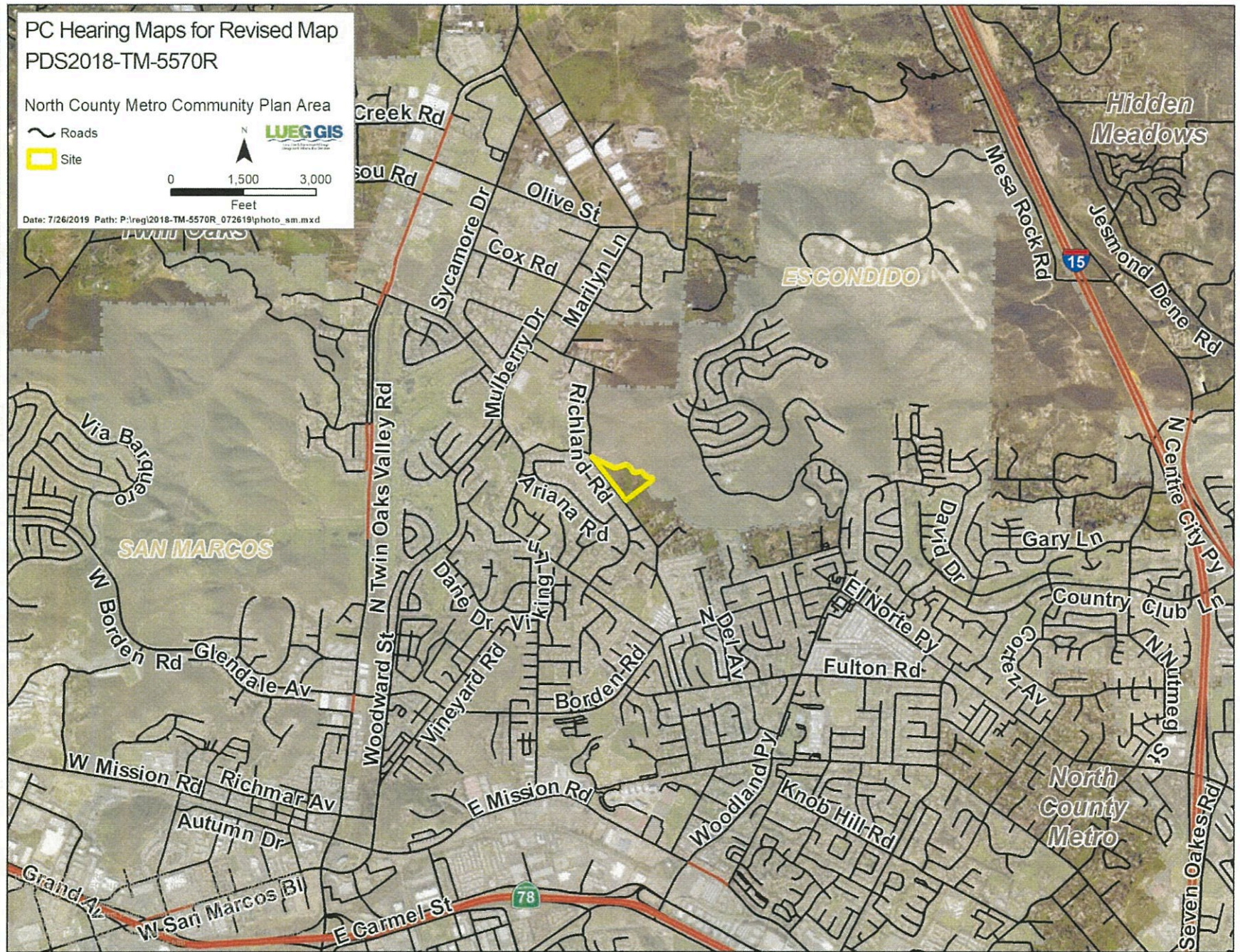
~ Roads

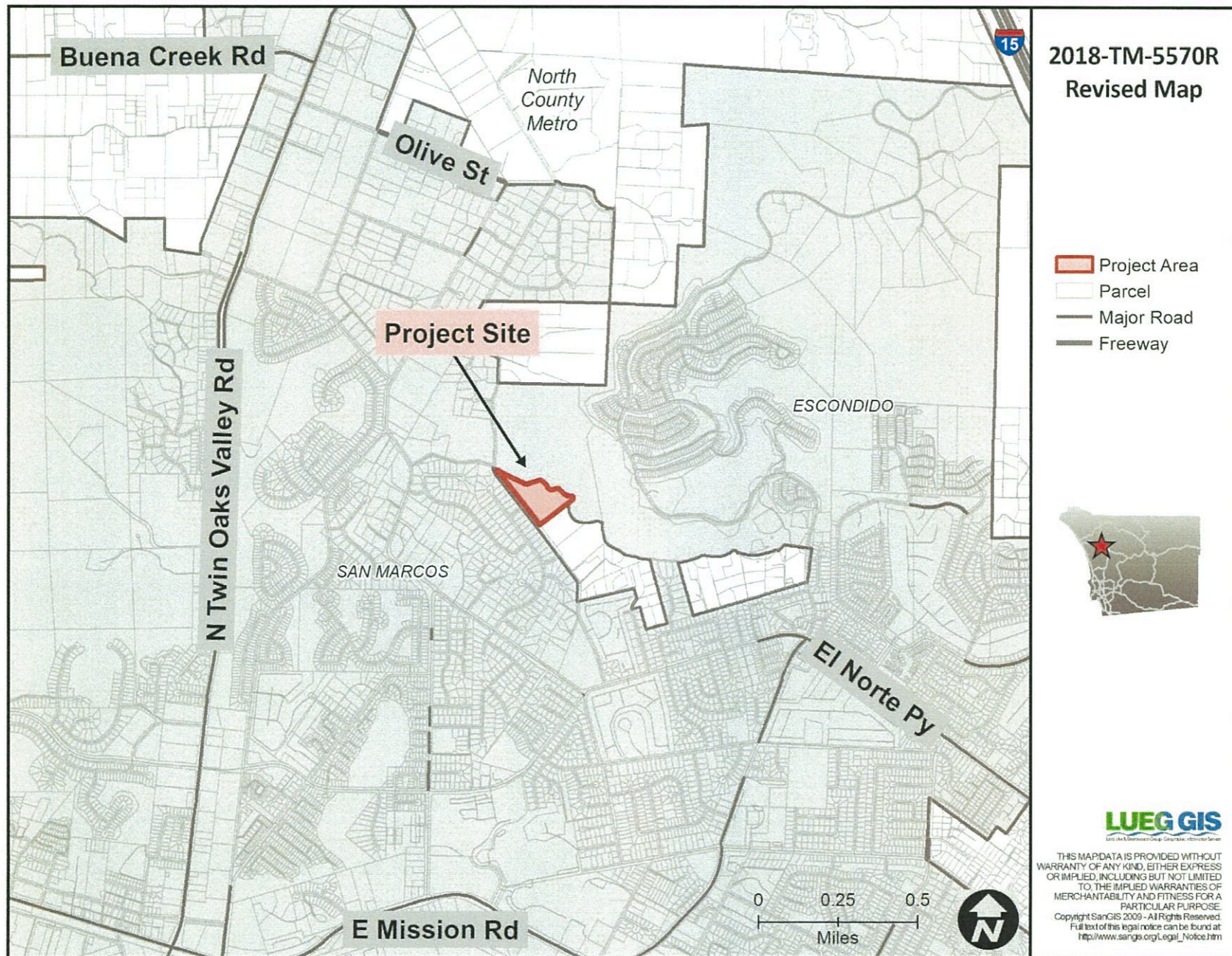
□ Site



LUEGGIS

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- GENERAL NOTES:
1. TOTAL PROPOSED LOTS: 20 RESIDENTIAL LOTS
  2. ADDRESS WITHIN SUBDIVISION BOUNDARY:  
GROSS AREA: 12.54 ACRES. NET AREA: 11.59 ACRES.
  3. MINIMUM LOT SIZE BEING CREATED: 15,001 SQ. FT. (0.34 ACRES; LOT 5)
  4. TAX RATE AREA: 76009
  5. GRADING QUANTITIES: CUT: 54,000 CY. FILL: 63,000 CY.  
IMPORT: 8,000 CY  
EXPORT: 8,000 CY
  6. COMMUNITY PLAN: NORTH COUNTY METRO
  7. GENERAL PLAN CATEGORY: EXISTING VILLAGE
  8. GENERAL PLAN DESIGNATION: EXISTING VILLAGE RESIDENTIAL - HP 2.9
  9. SEWER & WATER: VALLEJO'S WATER DISTRICT: 270 VALLEJO'S DE DRD  
SAN MARCOS, CA 92069; PHONE: 760.744.0460
  10. GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC: 8306 CENTURY PARK  
COURT SAN DIEGO, CA 92123; PHONE: 619.611.7343
  11. TELEPHONE: AT&T PHONE: 1.888.294.0433
  12. CABLE: TIME WARNER CABLE: 1.888.418.1385 CDR: 1.877.473.0327
  13. FIRE DISTRICT: COUNTY OF SAN DIEGO FIRE DEPARTMENT/SAN MARCOS  
FIRE PROTECTION DISTRICT
  14. SCHOOL DISTRICT: SAN MARCOS UNIFIED SCHOOL DISTRICT: 255 PICO  
AVE. SUITE 250, CA 92069; PHONE: 760.752.1299
  15. TOPOGRAPHY: THE TOPO, CONTOURS AND ELEVATIONS ARE COMPILED  
FROM AERIAL PHOTOS, AERIAL SURVEYS AND COUNTY TPOD MAPS
  16. SOLAR ACCESS NOTE: ALL LOTS WITHIN THIS SUBDIVISION HAVE A  
MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING  
UNIT. COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION
  17. DESIGN STANDARDS: STANDARDS FOR PUBLIC ROADWAY DESIGN WITHIN  
THIS PROJECT SHALL CONFORM WITH THE STANDARDS OF THE COUNTY OF  
SAN DIEGO
  18. STREET LIGHT STATEMENT: THE REQUIRED LIGHTING SYSTEM SHALL BE  
INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS  
DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO  
ASSURE PROPER INSTALLATION AND CONTINUED OPERATION
  19. SPECIAL ASSESSMENT ACT STATEMENT: THE SUBDIVIDER MAY TAKE A  
PROJECT TO THE BOARD OF SUPERVISORS FOR PERMISSION TO ADOPT  
PROCEDURES UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF  
MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE
  20. REIMBURSED ACCESS FROM RICHLAND ROAD

EXISTING ZONING:

USE DESIGNATION:	A70
ANIMAL REGULATIONS:	C
DENSITY:	---
LOT SIZE:	15,000
OF	---
BUILDING TYPE:	C
MAX FLOOR AREA:	---
FLOOR AREA RATIO:	---
HEIGHT:	C
LOT COVERAGE:	C
SETBACKS:	---
OPEN SPACE:	---
SPECIAL AREA REGULATIONS:	---

IMPROVEMENT PLAN NOTE:

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF  
PUBLIC SEWER, WATER, AND STORM DRAIN SYSTEMS, AND  
PUBLIC ROADS AS INDICATED ON THESE PLANS.

OWNER INFORMATION

BANK OF THE WEST, Mr. Blair Phuet  
2327 Camino Ramon  
San Ramon, CA 94583  
PHONE: (760) 307-3027 Ext. 701

AGENT DATE

LEGAL DESCRIPTION:

APN NO. 799-250-10 & 17  
ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO  
AND STATE OF CALIFORNIA, BEING DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND CONTAINED 21.36 ACRES AS SHOWN AND  
DELINEATED ON RECORD OF SURVEY NO. 10574 IN THE COUNTY OF SAN  
DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF SAN DIEGO COUNTY, JUNE 12, 1986 AS FILE NO. 86-220873  
OF OFFICIAL RECORDS, EXCEPT THEREFROM THAT CERTAIN PARCELS OF  
LAND LING SOUTHEASTLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND  
CONTAINED 21.36 ACRES AS SHOWN ON RECORD OF SURVEY NO. 10574;  
THENCE ALONG THE CENTER LINE OF RICHLAND ROAD NORTH 37 DEGREES  
07' 58" WEST 180.15 FEET TO POINT BEING THE BEGINNING OF "THE  
LINE" AS SHOWN AND DELINEATED ON SAID RECORD OF SURVEY NO. 10574  
SAID POINT ALSO BEING THE POINT OF BEGINNING THENCE ALONG  
SAID "THE LINE" NORTH 58 DEGREES 53'22" EAST 240 FEET, MORE OR LESS,  
TO THE CORNER LINE OF THE RIGHT OF WAY OF SANTA ANTONIO DISTRICT  
FLUME LINE AS SHOWN AND DELINEATED ON SAID RECORD OF SURVEY NO.  
10574 AND THE TRUE POINT OF TERMINATION.

SAID PARCELS OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF  
THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 12 SOUTH, RANGE 13 WEST,  
SAN BERNARDINO MERIDIAN.

AND THE FURTHER EXCEPTING THAT CERTAIN PARCELS OF LAND DESCRIBED  
AS FOLLOWS:

THE SOUTHEASTLY 557.72 FEET OF THE CERTAIN PARCEL OF LAND  
CONTAINING 21.36 ACRES AS SHOWN AND DELINEATED ON THE RECORD OF  
SURVEY NO. 10574, FILED IN THE OFFICE OF THE COUNTY RECORDER OF  
SAN DIEGO COUNTY, JUNE 12, 1986 AS FILE NO. 86-220873 OF OFFICIAL  
RECORDS.

DECLARATION OF RESPONSIBLE CHARGE

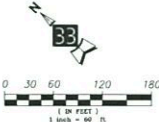
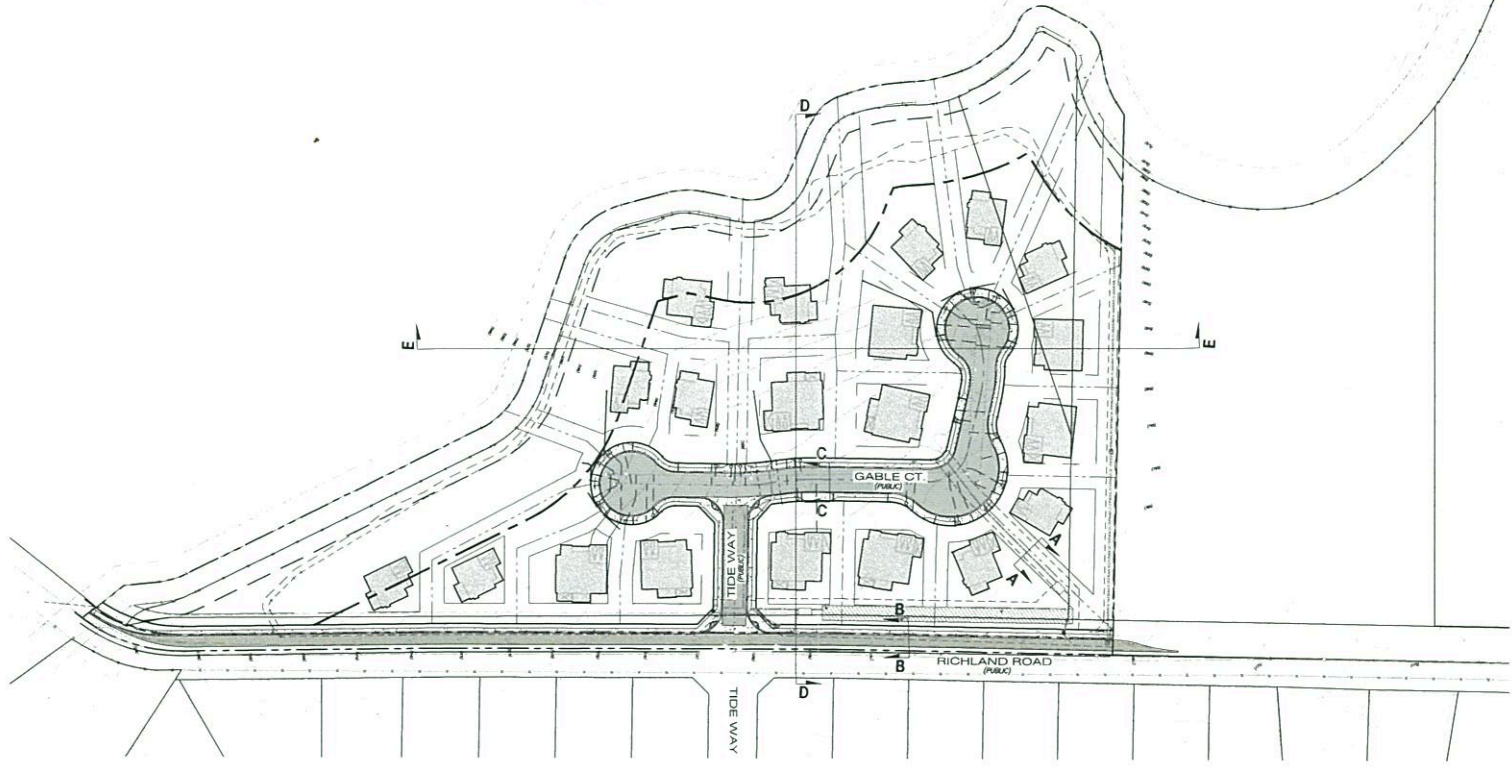
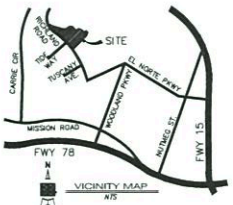
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS  
PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE  
DESIGN OF THE PROJECT AS DEFINED IN SECTION 6503 OF THE  
BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS  
CONSISTENT WITH THE CURRENT STANDARDS.

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

LATITUDE 33 PLANNING AND ENGINEERING  
3968 HEBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131  
619-791-8633  
NOLPSTH0000@LATITUDE33.COM

NOX P5100005 R.C.E. NO. 87897 EXP 06/2019 DATE

COUNTY OF SAN DIEGO  
TRACT NO. 5570R



SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	SITE PLAN
C-3.0	PRELIMINARY GRADING PLAN
C-4.0	EROSION CONTROL
C-5.0-5.1	POST-CONSTRUCTION BMPs

SITE ADDRESS  
1303 RICHLAND ROAD  
SAN MARCOS, CA 92069

LINE TABLE OF PROPOSED LOTS (GROUP)					
LOT#	LOT SUBT/F		LOT#	LOT SUBT/F	
1	15,530	RESIDENTIAL	14	34,489	RESIDENTIAL
2	18,620	RESIDENTIAL	15	16,384	RESIDENTIAL
3	19,889	RESIDENTIAL	16	29,703	RESIDENTIAL
4	17,339	RESIDENTIAL	17	86,747	RESIDENTIAL
5	14,412	RESIDENTIAL	18	15,099	RESIDENTIAL
6	15,748	RESIDENTIAL	19	15,007	RESIDENTIAL
7	25,420	RESIDENTIAL	20	15,001	RESIDENTIAL
8	26,347	RESIDENTIAL			
9	20,365	RESIDENTIAL			
10	15,745	RESIDENTIAL			
11	13,283	RESIDENTIAL			
12	18,758	RESIDENTIAL			
13	26,860	RESIDENTIAL			

PUBLIC ST	
RD. MAY &	54,772
CABLE CT	
ROAD	
ROAD AND	37,725
ROAD	

- REVISION 8: \_\_\_\_\_  
REVISION 7: \_\_\_\_\_  
REVISION 6: \_\_\_\_\_  
REVISION 5: \_\_\_\_\_  
REVISION 4: \_\_\_\_\_  
REVISION 3: \_\_\_\_\_  
REVISION 2: \_\_\_\_\_  
REVISION 1: \_\_\_\_\_

SUBDIVISION TENTATIVE  
MAP OF APN 799-250-10 & 17  
COUNTY OF SAN DIEGO, CA  
8206

TENTATIVE MAP  
ORCHARD HILLS  
RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF:

latitude33  
PLANNING & ENGINEERING



TENTATIVE  
MAP

SHEET REC:  
TITLE SHEET

DATE PLOTTED:  
11-14-2018

SHEET NUMBER:  
C-1.0

# COUNTY OF SAN DIEGO TRACT NO. 5570R

LOT	LOT AREA (S.F.)	LOT	LOT AREA (S.F.)
(1)	15,500 RESIDENTIAL	(11)	34,489 RESIDENTIAL
(2)	18,600 RESIDENTIAL	(12)	16,384 RESIDENTIAL
(3)	18,389 RESIDENTIAL	(13)	21,302 RESIDENTIAL
(4)	17,259 RESIDENTIAL	(14)	86,747 RESIDENTIAL
(5)	15,412 RESIDENTIAL	(15)	15,018 RESIDENTIAL
(6)	15,746 RESIDENTIAL	(16)	15,007 RESIDENTIAL
(7)	15,400 RESIDENTIAL	(17)	15,007 RESIDENTIAL
(8)	38,347 RESIDENTIAL	(18)	34,272 RESIDENTIAL
(9)	30,295 RESIDENTIAL	(19)	15,445 RESIDENTIAL
(10)	15,445 RESIDENTIAL	(20)	15,445 RESIDENTIAL
(11)	15,445 RESIDENTIAL	(21)	15,445 RESIDENTIAL
(12)	15,445 RESIDENTIAL	(22)	15,445 RESIDENTIAL
(13)	15,445 RESIDENTIAL	(23)	15,445 RESIDENTIAL
(14)	15,445 RESIDENTIAL	(24)	15,445 RESIDENTIAL
(15)	15,445 RESIDENTIAL	(25)	15,445 RESIDENTIAL
(16)	15,445 RESIDENTIAL	(26)	15,445 RESIDENTIAL
(17)	15,445 RESIDENTIAL	(27)	15,445 RESIDENTIAL
(18)	15,445 RESIDENTIAL	(28)	15,445 RESIDENTIAL
(19)	15,445 RESIDENTIAL	(29)	15,445 RESIDENTIAL
(20)	15,445 RESIDENTIAL	(30)	15,445 RESIDENTIAL
(21)	15,445 RESIDENTIAL	(31)	15,445 RESIDENTIAL
(22)	15,445 RESIDENTIAL	(32)	15,445 RESIDENTIAL
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(28)	15,445 RESIDENTIAL	(38)	15,445 RESIDENTIAL
(29)	15,445 RESIDENTIAL	(39)	15,445 RESIDENTIAL
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(32)	15,445 RESIDENTIAL	(42)	15,445 RESIDENTIAL
(33)	15,445 RESIDENTIAL	(43)	15,445 RESIDENTIAL
(34)	15,445 RESIDENTIAL	(44)	15,445 RESIDENTIAL
(35)	15,445 RESIDENTIAL	(45)	15,445 RESIDENTIAL
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(42)	15,445 RESIDENTIAL	(52)	15,445 RESIDENTIAL
(43)	15,445 RESIDENTIAL	(53)	15,445 RESIDENTIAL
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(58)	15,445 RESIDENTIAL	(68)	15,445 RESIDENTIAL
(59)	15,445 RESIDENTIAL	(69)	15,445 RESIDENTIAL
(60)	15,445 RESIDENTIAL	(70)	15,445 RESIDENTIAL
(61)	15,445 RESIDENTIAL	(71)	15,445 RESIDENTIAL
(62)	15,445 RESIDENTIAL	(72)	15,445 RESIDENTIAL
(63)	15,445 RESIDENTIAL	(73)	15,445 RESIDENTIAL
(64)	15,445 RESIDENTIAL	(74)	15,445 RESIDENTIAL
(65)	15,445 RESIDENTIAL	(75)	15,445 RESIDENTIAL
(66)	15,445 RESIDENTIAL	(76)	15,445 RESIDENTIAL
(67)	15,445 RESIDENTIAL	(77)	15,445 RESIDENTIAL
(68)	15,445 RESIDENTIAL	(78)	15,445 RESIDENTIAL
(69)	15,445 RESIDENTIAL	(79)	15,445 RESIDENTIAL
(70)	15,445 RESIDENTIAL	(80)	15,445 RESIDENTIAL
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(72)	15,445 RESIDENTIAL	(82)	15,445 RESIDENTIAL
(73)	15,445 RESIDENTIAL	(83)	15,445 RESIDENTIAL
(74)	15,445 RESIDENTIAL	(84)	15,445 RESIDENTIAL
(75)	15,445 RESIDENTIAL	(85)	15,445 RESIDENTIAL
(76)	15,445 RESIDENTIAL	(86)	15,445 RESIDENTIAL
(77)	15,445 RESIDENTIAL	(87)	15,445 RESIDENTIAL
(78)	15,445 RESIDENTIAL	(88)	15,445 RESIDENTIAL
(79)	15,445 RESIDENTIAL	(89)	15,445 RESIDENTIAL
(80)	15,445 RESIDENTIAL	(90)	15,445 RESIDENTIAL
(81)	15,445 RESIDENTIAL	(91)	15,445 RESIDENTIAL
(82)	15,445 RESIDENTIAL	(92)	15,445 RESIDENTIAL
(83)	15,445 RESIDENTIAL	(93)	15,445 RESIDENTIAL
(84)	15,445 RESIDENTIAL	(94)	15,445 RESIDENTIAL
(85)	15,445 RESIDENTIAL	(95)	15,445 RESIDENTIAL
(86)	15,445 RESIDENTIAL	(96)	15,445 RESIDENTIAL
(87)	15,445 RESIDENTIAL	(97)	15,445 RESIDENTIAL
(88)	15,445 RESIDENTIAL	(98)	15,445 RESIDENTIAL
(89)	15,445 RESIDENTIAL	(99)	15,445 RESIDENTIAL
(90)	15,445 RESIDENTIAL	(100)	15,445 RESIDENTIAL

SECTION A-A  
SCALE: NTS

SECTION B-B RICHLAND ROAD (PUBLIC STREET CROSS-SECTION)  
SCALE: NTS

SECTION C-C TYPICAL INTERIOR PUBLIC STREET SECTION  
SCALE: NTS

LINE	LENGTH	BEARING
1	246.30	S31°17'30"E
2	477.05	S31°17'30"E
3	315.20	S31°17'30"E
4	43.66	S31°17'30"E
5	43.78	N44°13'26"W
6	402.27	N44°13'26"W
7	158.90	S31°17'30"E
8	58.87	S31°17'30"E
9	49.87	N27°02'14"W
10	53.68	N27°02'14"W
11	19.17	S82°25'48"W
12	17.80	S57°13'09"W
13	14.87	N61°21'38"W
14	14.87	N72°26'30"W
15	15.46	S72°26'30"W
16	38.68	N71°11'24"W
17	26.80	N62°52'57"E
18	17.57	N53°11'39"E
19	658.66	N52°52'22"E

CURVE	LENGTH	RADIUS
1	131.67	200.00
2	34.50	100.00
3	38.37	100.00
4	37.74	100.00
5	68.87	50.00
6	1.40	50.00
7	34.78	50.00
8	68.12	250.00
9	68.37	250.00
10	34.82	100.00
11	14.86	50.00
12	47.50	50.00
13	49.27	50.00
14	37.79	50.00

NOTE:  
SEE PRELIMINARY GRADING PLAN FOR INFORMATION ON PROPOSED STREET DRAIN SYSTEM AND GRADING DESIGN.

LOT AREA DRAIN NOTE:  
ALL LOT AREA DRAINS MUST BE A MINIMUM OF 12" FROM ROOF DRAINS AT NO MORE THAN 5% SLOPE.

REVISION 8:  
REVISION 7:  
REVISION 6:  
REVISION 5:  
REVISION 4:  
REVISION 3:  
REVISION 2:  
REVISION 1:

BUREAU OF LAND MANAGEMENT  
COUNTY OF SAN DIEGO, CA  
95000

TENTATIVE MAP  
ORCHARD HILLS  
RESIDENTIAL DEVELOPMENT

PREPARED IN THE OFFICE OF  
latitude33  
PLANNING & ENGINEERING



TENTATIVE  
MAP

SHEET TITLE:  
SITE PLAN

DATE PRINTED:  
11-20-2018

SHEET NUMBER:  
C-2.0

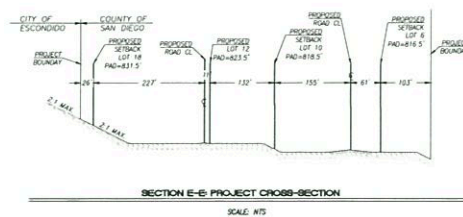
6-2-12

**G-2-13**

CURVE	LENGTH	RADIUS
C1	131.61'	2000.00
C2	34.55'	500.00
C3	78.27'	1000.00
C4	97.74'	1000.00
C5	46.12'	500.00
C6	68.85'	50.00
C7	7.41'	50.00
C8	34.78'	50.00
C9	68.12'	250.00
C10	60.57'	250.00
C11	24.94'	50.00
C12	24.65'	50.00
C13	47.59'	50.00
C14	45.29'	50.00
C15	37.79'	1000.00

50' WSTA IRRIGATION DISTRICT  
FLUME EASEMENT  
PER RECORDER'S OFFICE BOOK  
OF DEEDS DATED OCT. 2, 1925.  
IN BOOK 1127, PAGE 155-158

CENTERLINE OF 50' VISTA IRRIGATION  
DISTRICT FLUME EASEMENT  
PER RECORDER'S OFFICE BOOK OF  
DEEDS DATED OCT. 2, 1925, IN BOOK  
1127, PAGE 155-158

[illegible]

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# COUNTY OF SAN DIEGO TRACT NO. 5570R

## BEST MANAGEMENT PRACTICES (BMPs)

- (S-1) SCHEDULING PER SS-1
- (S-2) PRESERVATION OF EXISTING VEGETATION PER SS-2
- (S-3) SILT FENCE PER SS-3
- (S-4) FIBER ROLLS PER SS-4
- (S-5) GRAVEL BAG ROW SPACING
- (S-6) HYDROSEEDING PER SS-6
- (S-7) STABILIZED CONSTRUCTION ENTRANCE PER SS-7
- (NS-1) WATER CONSERVATION PRACTICES PER NS-1
- (NS-2) PAVING & GRINDING OPERATIONS PER NS-2
- (NS-3) POTABLE WATER/BORROWING PER NS-3
- (NS-4) VEHICLE AND EQUIPMENT FUELING PER NS-4
- (NS-5) VEHICLE AND EQUIPMENT MAINTENANCE PER NS-5
- (NS-6) CONCRETE CURING PER NS-6
- (NS-7) CONCRETE FINISHING PER NS-7
- (NS-8) MATERIAL DELIVERY AND STORAGE PER NS-8
- (NS-9) MATERIAL USE PER NS-9
- (NS-10) STOCKPILE MANAGEMENT PER NS-10
- (NS-11) SPILL PREVENTION AND CONTROL PER NS-11
- (NS-12) SOLID WASTE MANAGEMENT PER NS-12
- (NS-13) CONCRETE WASTE MANAGEMENT AND CONCRETE WASHOUT PER NS-13
- (NS-14) SANITARY/SEPTIC WASTE MANAGEMENT PER NS-14

\* WHEN PLANTING OR HYDROSEEDING METHODS ARE SELECTED FOR EROSION CONTROL, THE VEGETATIVE COVER MUST BE PLANTED BY AUGUST 15TH AND ESTABLISHED BY OCTOBER 1ST. IF IN THE OPINION OF THE CITY INSPECTOR THE VEGETATIVE COVER IS NOT ESTABLISHED BY OCTOBER 1ST, ADDITIONAL HYDRAULIC OR PHYSICAL EROSION CONTROL BMPs WILL BE REQUIRED.

## EROSION CONTROL NOTE:

### FOR INACTIVE AREAS OF CONSTRUCTION

CONTRACTOR SHALL PROVIDE SOIL STABILIZATION BMPs TO ANY AREAS OF CONSTRUCTION THAT HAVE BEEN DISTURBED (INCLUDING FLAT-GRADED AREAS) AND ARE NOT SCHEDULED TO BE RE-DEVELOPED FOR AT LEAST 14 DAYS.

SOME OF THE SOIL STABILIZATION BMPs THAT CAN BE UTILIZED, AND CAN BE USED IN CONJUNCTION WITH EACH OTHER, OR USED WITH OTHER SOIL STABILIZATION AND SEDIMENT CONTROL BMPs TO REDUCE EROSION AND SEDIMENT AND POLLUTION TRANSPORT ARE:

- HYDRAULIC MULCH (SS-1)
- HYDROSEEDING (SS-6)
- SOIL BINDERS (SS-5)
- STRAIN MULCH (SS-4)
- ROLLED EROSION CONTROL PRODUCTS (SS-7)
- WOOD MULCH (SS-8)

## HYDROSEED SPECIFICATIONS:

1. HYDROSEEDING MIXTURES AND RATES OF APPLICATION FOR HYDROSEED MIXES:

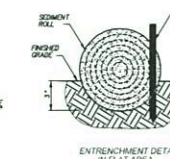
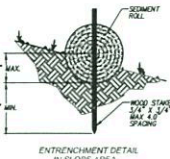
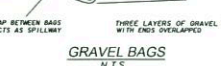
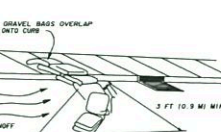
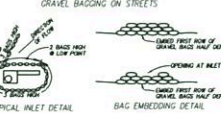
MIX #1 (THIS MIX IS NON-IRRIGATED)

SEED	POUNDS/ACRE	MULCH QUANTITY/ACRE
AMPHISPERMA PULCHRA	4	N/A
ANDROPOGON CALIFORNICA	4	45/100
DIPOLOPSIS SPICATA	4	60/100
JUNCUS MEGALANTHUS	2	80/100

HYDROSEEDING SUSPENSION	POUNDS/ACRE
OR SLURRY CONCENTRATION	150 LB./AC.
FERTILIZER	2,000 LB./AC.
GREEN WOOD MULCH	2,000 LB./AC.
SUPERFLO® QUART GLASS SOIL BINDER	120 LB./AC.

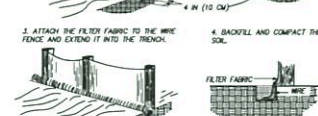
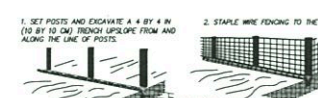
ALL HYDROSEEDING IS AVAILABLE FROM HYDROPLANT HYDROSEEDING, INC. CONTACT BOB MCCANN AT (760) 744-7360.

STREET SPACE	INTERVAL
LESS THAN 25'	200'
25' TO 45'	250'
45' TO 65'	300'
65' TO 85'	350'
85' TO 105'	400'



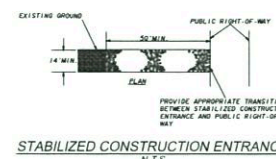
## FIBER ROLL

N.T.S.



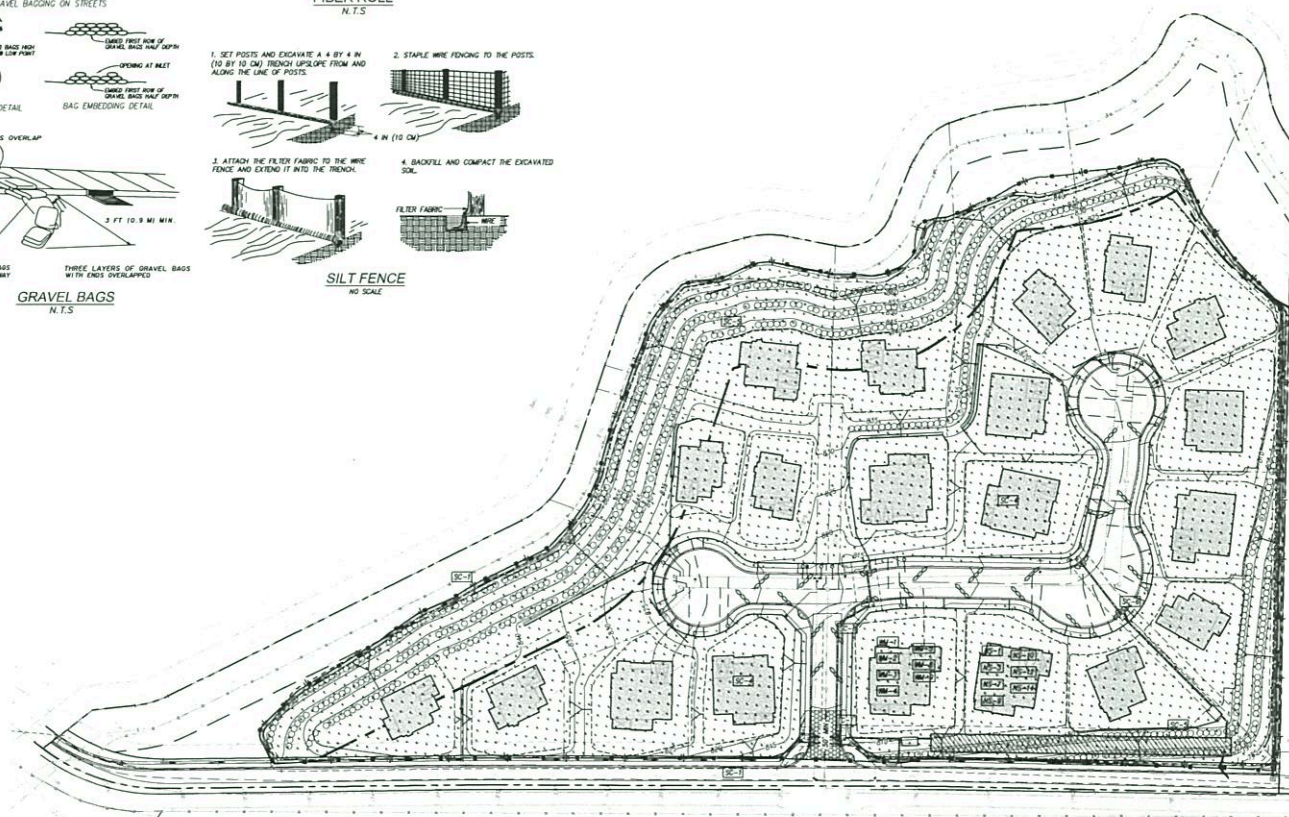
## SILT FENCE

N.T.S.



## STABILIZED CONSTRUCTION ENTRANCE

N.T.S.



## HYDROSEEDING PROCEDURES:

- SEED MIXES SHALL BE SPECIFIED BY THE PURCHASER OF EACH SPECIES.
- FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE. WHEN USED IN CONJUNCTION WITH STRAIN MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- A MIXING AGENT CONSISTING OF 5% PERCENT ALKYLE POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURER'S RECOMMENDATIONS.
- EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUFFICIENTLY MIX THE SLURRY. THE SLURRY MIX SHALL BE CURED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.



\*NOTE: FIBER ROLLS TO BE SPACED AT 45 FEET O.C. UNLESS OTHERWISE NOTED.

REVISION 8:  
REVISION 7:  
REVISION 6:  
REVISION 5:  
REVISION 4:  
REVISION 3:  
REVISION 2:  
REVISION 1:

SUBMISSION TENTATIVE  
MAP FOR TRACT NO. 5570R  
COUNTY OF SAN DIEGO, CA  
95098

TENTATIVE MAP  
ORCHARD HILLS  
RESIDENTIAL DEVELOPMENT

PREPARED BY THE OFFICE OF

latitude33  
PLANNING & ENGINEERING



TENTATIVE  
MAP

SHEET TITLE:  
EROSION CONTROL  
PLAN

DATE PRINTED:  
03-20-2019

SHEET NUMBER:  
C-40

G-2-14

# COUNTY OF SAN DIEGO TRACT NO. 5570R

## DMA EXHIBIT

### EXISTING SITE INFORMATION

**HYDROLOGIC SOIL GROUP: C**

**GROUNDWATER:** GROUNDWATER DEPTH IS GREATER THAN 10 FEET PER GEOTECHNICAL INVESTIGATION BY SOUTHERN CALIFORNIA SOIL & TESTING INC. DATED DEC 10, 2013, PROJECT NO. 1311199.

**EXISTING NATURAL HYDROLOGIC FEATURES:** NO NATURAL HYDROLOGIC FEATURES EXIST ON-SITE.

**EXISTING COARSE SEDIMENT YIELD AREAS:** NO CRITICAL COARSE SEDIMENT YIELD AREAS (COSSYAS) EXIST ON-SITE. NO PROTECTION OF COSSYAS REQUIRED.

**EXISTING TOPOGRAPHY AND IMPERVIOUS AREA:** EXISTING TOPOGRAPHY SHOWN HEREON. SEE AREA SUMMARY TABLE FOR EXISTING IMPERVIOUS AREA.

**EXISTING DRAINAGE:** THE EXISTING DRAINAGE CONVEYANCE IS NATURAL TERRAIN. IT OVERFLOWS TOWARDS RICHLAND ROAD WHERE IT THEN CONNECTS TO THE EXISTING STORM DRAIN SYSTEM.

### PROPOSED SITE INFORMATION

**PROPOSED DRAINAGE:** THE PROPOSED HOME PADS WILL CAPTURE RUNOFF FROM ROOF TOPS AND PAVED AREAS AND BE DISPOSED TO ADJACENT LANDSCAPE WHERE AREA DRAINS WILL CAPTURE EXCESS WATER AND CONVEYED TO MODULAR WETLANDS (COMPACT MODULAR WETLANDS). STORM WATER THAT FLOWS ON THE STREETS WILL BE CAPTURED BY PROPOSED CURB INLETS AND CONVEYED TO 1 OF THE 2 PROPOSED MODULAR WETLANDS. MODULAR WETLANDS WILL TREAT THE STORM WATER AND THEN CONVEYED THE TREATED WATER TO A PROPOSED UNDERGROUND VAULT FOR INFILTRATION PURPOSES. THE VAULT (ULTIMATE) DISCHARGES ON EXISTING STORM DRAIN SYSTEM LOCATED SOUTH EAST CORNER OF THE PROJECT.

**PROPOSED DRAINAGE, SHOWN HEREON:**

**PROPOSED IMPERVIOUS FEATURES, SHOWN HEREON:**

**PROPOSED DESIGN FEATURES, SITE DESIGN REQUIREMENTS SHOWN HEREON. SEE FORM 1-50 FOR EXPLANATION.**

**DRAINAGE MANAGEMENT AREAS, SHOWN HEREON. SEE DMA SUMMARY TABLE.**

**POTENTIAL POLLUTANT SOURCE AREAS AND SOURCE CONTROL, SHOWN HEREON. SEE FORMS 1-30 AND 1-4 FOR EXPLANATION.**

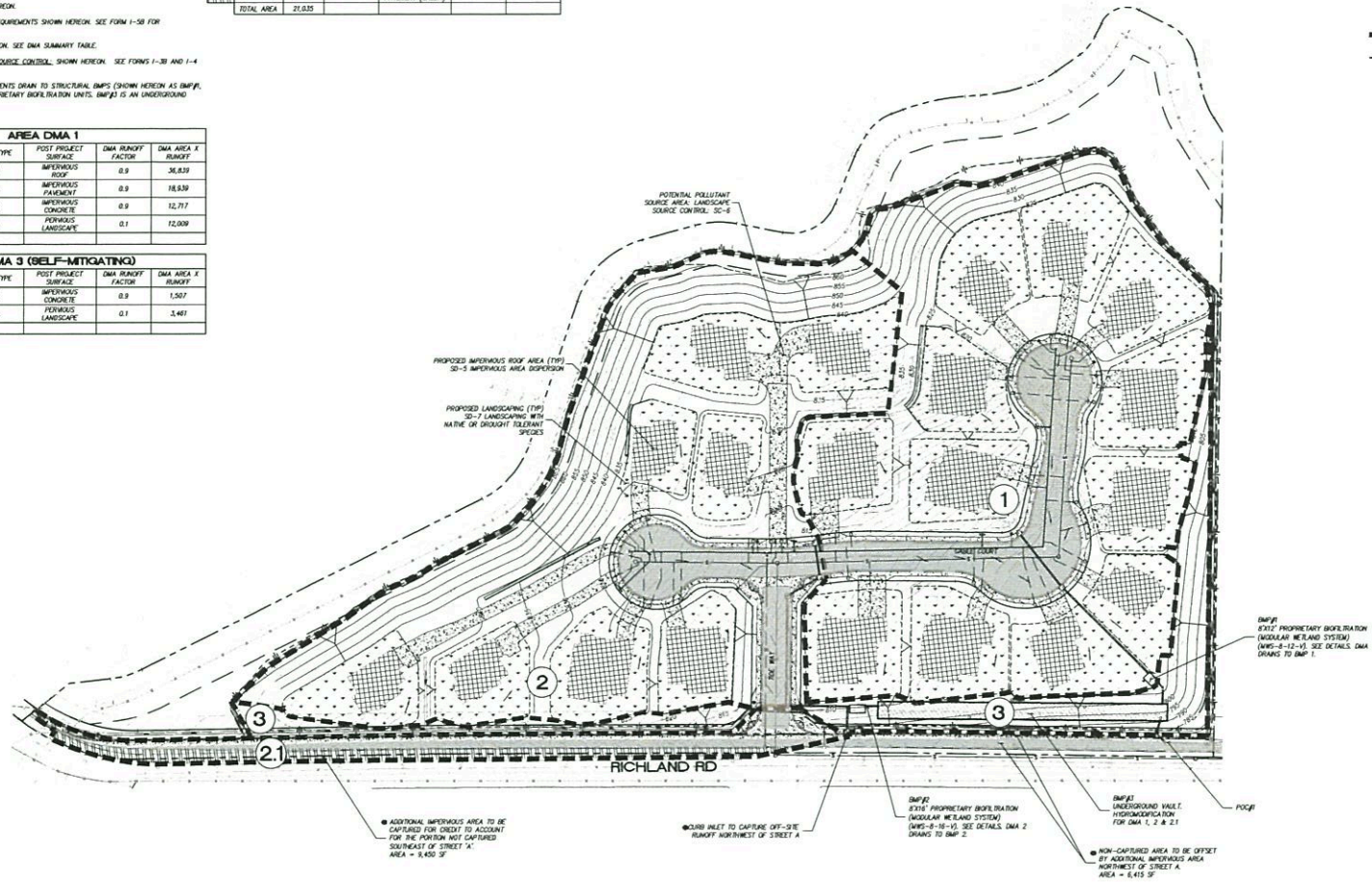
**STRUCTURAL BMPs:** ALL PROPOSED IMPROVEMENTS DRAIN TO STRUCTURAL BMPs (SHOWN HEREON AS BMP#1, #2, #3, #4) AND BMP#5 ARE 10'-3' PROPRIETARY BIORETENTION UNITS. BMP#3 IS AN UNDERGROUND VAULT.

NAME	AREA (SF)	SOIL TYPE	POST PROJECT SURFACE	DMA RUNOFF FACTOR	DMA AREA 1 RUNOFF
DMA 1-1	40,332	C	IMPERVIOUS ROOF	0.9	36,300
DMA 1-2	21,043	C	IMPERVIOUS PAVEMENT	0.9	18,939
DMA 1-3	14,130	C	IMPERVIOUS CONCRETE	0.9	12,717
DMA 1-4	120,092	C	PERVIOUS LANDSCAPE	0.1	12,009
TOTAL AREA	196,597				

NAME	AREA (SF)	SOIL TYPE	POST PROJECT SURFACE	DMA RUNOFF FACTOR	DMA AREA 3 RUNOFF
DMA 3-1	1,575	C	IMPERVIOUS ROOF	0.9	1,507
DMA 3-2	24,808	C	PERVIOUS LANDSCAPE	0.1	2,481
TOTAL AREA	26,383				

NAME	AREA (SF)	SOIL TYPE	POST PROJECT SURFACE	DMA RUNOFF FACTOR	DMA AREA 2 RUNOFF
DMA 2-1	23,628	C	IMPERVIOUS ROOF	0.9	21,265
DMA 2-2	13,162	C	IMPERVIOUS PAVEMENT	0.9	11,846
DMA 2-3	18,567	C	IMPERVIOUS CONCRETE	0.9	17,010
DMA 2-4	124,237	C	PERVIOUS LANDSCAPE	0.1	12,424
TOTAL AREA	180,594				

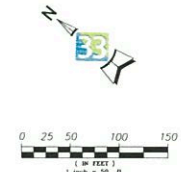
NAME	AREA (SF)	SOIL TYPE	POST PROJECT SURFACE	DMA RUNOFF FACTOR	DMA AREA 2 RUNOFF
DMA 2.1-1	6,209	C	IMPERVIOUS PAVEMENT	0.9	5,588
DMA 2.2-1	5,176	C	IMPERVIOUS CONCRETE	0.9	4,658
DMA 2.3-1	9,450	C	IMPERVIOUS PAVEMENT (CREDIT)	0.9	8,505
TOTAL AREA	20,835				



	IMPERVIOUS-ROOF
	IMPERVIOUS-ASPHALT CONCRETE
	IMPERVIOUS-CONCRETE PAVEMENT
	PERVIOUS-LANDSCAPING
	DECOMPOSED GRANITE
	DMA BOUNDARY
	PROPOSED STORM DRAIN SYSTEM
	DMA IDENTIFIER
	PERVIOUS-LANDSCAPING W/ AMENDED SOIL (1" TOP LAYER OF SAND MIXED) SERVING AS DISPOSITION AREA

**LOT AREA DRAIN NOTE:**  
ALL LOT AREA DRAINS MUST BE A MINIMUM OF 1% FINAL ROOF DRAINS AT NO MORE THAN 5% SLOPE.

	EXISTING CONDITION	POST-CONSTRUCTION CONDITION	DIFFERENCE
IMPERVIOUS AREA	0 SF (0 AC) - 0%	152,137 SF (3.49 AC) - 33%	+152,137 SF
PERVIOUS AREA	431,074 SF (9.90 AC) - 100%	278,937 SF (6.41 AC) - 63%	-152,137 SF
TOTAL AREA	431,074 SF (9.90 AC)	431,074 SF (9.90 AC)	----



REVISION 8:  
REVISION 7:  
REVISION 6:  
REVISION 5:  
REVISION 4:  
REVISION 3:  
REVISION 2:  
REVISION 1:

SUBMISSION TYPE: SITE  
LAW OF ARI 204 235-10-17  
COUNTY OF SAN DIEGO, CA  
92008

TENTATIVE MAP  
ORCHARD HILLS  
RESIDENTIAL DEVELOPMENT

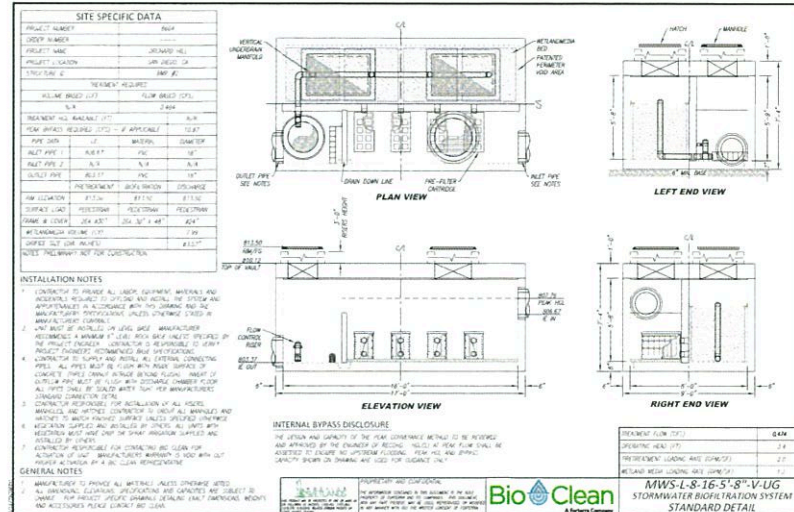
PREPARED IN THE OFFICE OF:  
**latitudeBB**  
PLANNING & ENGINEERING



TENTATIVE  
MAP  
SHEET TITLE:  
DATE PRINTED:  
SHEET NUMBER:

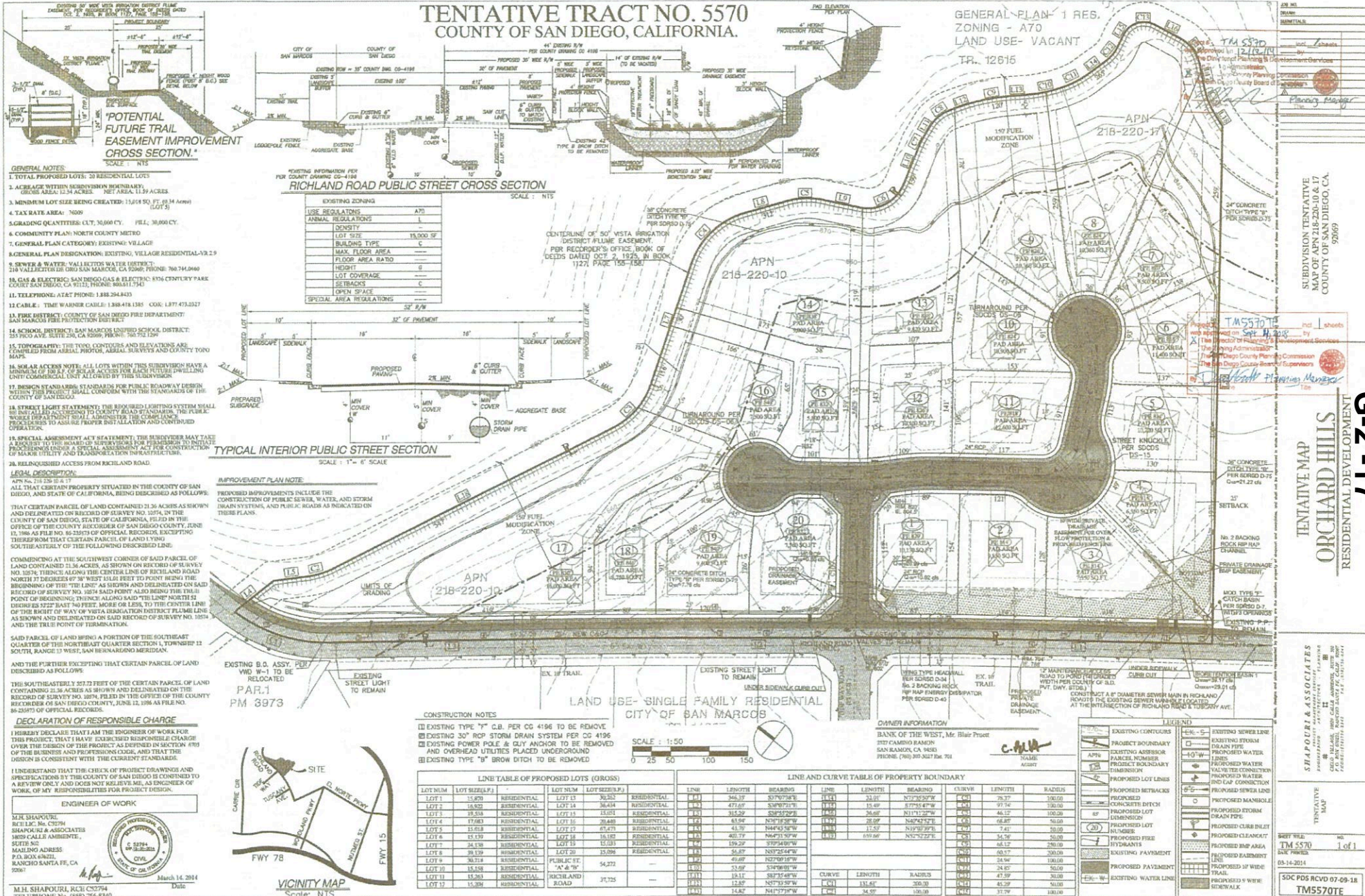
G-2-45

**G-2-16**



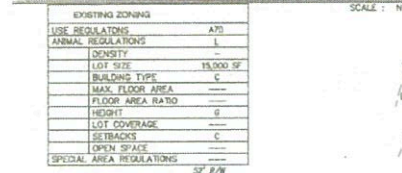
# TENTATIVE TRACT NO. 5570 COUNTY OF SAN DIEGO, CALIFORNIA.

GENERAL PLAN - 1 RES.  
ZONING - A70  
LAND USE - VACANT  
TR. 12615



- GENERAL NOTES:**
1. TOTAL PROPOSED LOTS: 20 RESIDENTIAL LOTS
  2. ACREAGE WITHIN SUBDIVISION BOUNDARIES: NET AREA: 11.34 ACRES
  3. MINIMUM LOT SIZE BEING CREATED: 11,010 SQ. FT. (0.25 ACRE)
  4. TAX RATE AREA: 7009
  5. GRADING QUANTITIES: CUT, 30,000 CY. FILL, 30,000 CY.
  6. COMMUNITY PLAN: NORTH COUNTY METRO
  7. GENERAL PLAN CATEGORY: EXISTING: VILLAGE
  8. GENERAL PLAN DESIGNATION: EXISTING: VILLAGE RESIDENTIAL-V.R.2.9
  9. SEWER & WATER: VILLAGE WATER TREATMENT PLANT, 218 VILLAGE DRIVE, SAN MARCOS, CA 92069. PHONE: 760.744.0440
  10. GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC, 8700 CENTURY PARK COURT, SAN DIEGO, CA 92123. PHONE: 619.594.1740
  11. TELEPHONE: AT&T PHONE: 1.800.254.8423
  12. CABLE: TIME WARNER CABLE: 1.800.478.1355 CABLE: 1.877.473.5237
  13. FIRE DISTRICT: COUNTY OF SAN DIEGO FIRE DEPARTMENT, SAN MARCOS FIRE PROTECTION DISTRICT
  14. SCHOOL DISTRICT: SAN MARCOS UNIFIED SCHOOL DISTRICT, 218 VILLAGE DRIVE, SAN MARCOS, CA 92069. PHONE: 760.744.0440
  15. TOPOGRAPHY: THE TOP, CONTOURS AND ELEVATIONS ARE COMPILED FROM AERIAL PHOTO, AERIAL SURVEYS AND COUNTY TOPO MAPS.
  16. MALAR ACCESS NOTE: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MALAR ACCESS TO THE BOARD OF SUPERVISORS FOR THE PURPOSE OF INSTALLING A COMMERCIAL UNIT ALLOWED BY THIS SUBDIVISION.
  17. DESIGN STANDARDS: STANDARD FOR PUBLIC ROADWAY DESIGNING SHALL COMPLY WITH THE STANDARDS OF THE COUNTY OF SAN DIEGO.
  18. STREET LIGHT STATEMENT: THE PROPOSED LIGHTING SYSTEM SHALL BE THE RESPONSIBILITY OF THE COUNTY ROAD DEPARTMENT. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLAINTS. THE PROPOSED LIGHTING SYSTEM SHALL BE THE RESPONSIBILITY OF THE COUNTY ROAD DEPARTMENT.
  19. SPECIAL ASSESSMENT ACT STATEMENT: THE SUBDIVIDER MAY TAKE THE RIGHT TO THE BOARD OF SUPERVISORS FOR THE PURPOSE OF INITIATING PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR THE CONSTRUCTION OF MAJOR UTILITY AND TRANSPORTATION INFRASTRUCTURE.
  20. REQUISITION ACCESS FROM RICHLAND ROAD

## RICHLAND ROAD PUBLIC STREET CROSS SECTION



## TYPICAL INTERIOR PUBLIC STREET SECTION



SCALE: 1" = 6' SCALE

## IMPROVEMENT PLAN NOTE

PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF PUBLIC SEWER, WATER, AND STORM DRAIN SYSTEMS, AND PUBLIC ROADS AS INDICATED ON THESE PLANS.

THAT CERTAIN PARCEL OF LAND CONTAINED 21.36 ACRES AS SHOWN AND DELINEATED ON RECORD OF SURVEY NO. 1074, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 12, 1986 AS FILE NO. 86-25975 OF OFFICIAL RECORDS, BEING THEREFROM THAT CERTAIN PARCEL OF LAND 1.080 ACRES SOUTHEASTLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONTAINED 21.36 ACRES, AS SHOWN ON RECORD OF SURVEY NO. 1074, THENCE ALONG THE CENTER LINE OF RICHLAND ROAD NORTH 71 DEGREES 07' 38" WEST 14.61 FEET TO POINT BEING THE BEGINNING OF THE "E" LINE AS SHOWN AND DELINEATED ON SAID RECORD OF SURVEY NO. 1074 SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING THENCE ALONG SAID "E" LINE NORTH 51 DEGREES 32' 24" EAST 740 FEET MORE OR LESS TO THE CENTER LINE OF THE RIGHT OF WAY OF VISTA DRAGONUT DISTRICT PLAT 1005, AS SHOWN AND DELINEATED ON SAID RECORD OF SURVEY NO. 1005, AND THE TRUE POINT OF TERMINATION.

SAID PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 12 SOUTH, RANGE 13 WEST, SAN BENITO MERIDIAN.

AND THE FURTHER EXCEPTING THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS:

THE SOUTHEASTLY 57.2 FEET OF THE CERTAIN PARCEL OF LAND CONTAINING 21.36 ACRES AS SHOWN AND DELINEATED ON THE RECORD OF SURVEY NO. 1074, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 12, 1986 AS FILE NO. 86-25975 OF OFFICIAL RECORDS.

PAR.1  
PM 3973

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS.

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

ENGINEER OF WORK

M.H. SHAPOURI, R.C. 02794  
TELEPHONE NO. (619) 756-8340

March 14, 2014

DATE

SCALE: NTS

VICINITY MAP

Scale: NTS

## CONSTRUCTION NOTES

EXISTING TYPE "T" C.B. PER CG 4196 TO BE REMOVED.

EXISTING 30" RCP STORM DRAIN SYSTEM PER CG 4196.

EXISTING POWER POLE & GUY ANCHOR TO BE REMOVED AND OVERHEAD UTILITIES PLACED UNDERGROUND.

EXISTING TYPE "B" BROW DITCH TO BE REMOVED.

SCALE: 1" = 50'

## LINE TABLE OF PROPOSED LOTS (GROSS)

LOT NUM	LOT BEARING	LOT NUM	LOT BEARING
LOT 1	15.870 RESIDENTIAL	LOT 11	36.444 RESIDENTIAL
LOT 2	18.820 RESIDENTIAL	LOT 12	13.051 RESIDENTIAL
LOT 3	19.358 RESIDENTIAL	LOT 13	20.448 RESIDENTIAL
LOT 4	17.083 RESIDENTIAL	LOT 14	15.179 RESIDENTIAL
LOT 5	15.618 RESIDENTIAL	LOT 15	15.179 RESIDENTIAL
LOT 6	15.179 RESIDENTIAL	LOT 16	15.179 RESIDENTIAL
LOT 7	24.138 RESIDENTIAL	LOT 17	15.179 RESIDENTIAL
LOT 8	19.139 RESIDENTIAL	LOT 18	15.179 RESIDENTIAL
LOT 9	30.714 RESIDENTIAL	LOT 19	15.179 RESIDENTIAL
LOT 10	15.179 RESIDENTIAL	LOT 20	15.179 RESIDENTIAL
LOT 11	15.179 RESIDENTIAL	LOT 21	15.179 RESIDENTIAL
LOT 12	15.179 RESIDENTIAL	LOT 22	15.179 RESIDENTIAL

## LAND USE - SINGLE FAMILY RESIDENTIAL

CITY OF SAN MARCOS

SCALE: 1" = 50'

## LINE AND CURVE TABLE OF PROPERTY BOUNDARY

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
LINE 1	24.138	N 71° 07' 38" W	LINE 11	24.138	N 71° 07' 38" W
LINE 2	18.820	S 71° 07' 38" E	LINE 12	18.820	S 71° 07' 38" E
LINE 3	19.358	N 71° 07' 38" W	LINE 13	19.358	N 71° 07' 38" W
LINE 4	17.083	S 71° 07' 38" E	LINE 14	17.083	S 71° 07' 38" E
LINE 5	15.618	N 71° 07' 38" W	LINE 15	15.618	N 71° 07' 38" W
LINE 6	15.179	S 71° 07' 38" E	LINE 16	15.179	S 71° 07' 38" E
LINE 7	24.138	N 71° 07' 38" W	LINE 17	24.138	N 71° 07' 38" W
LINE 8	19.139	S 71° 07' 38" E	LINE 18	19.139	S 71° 07' 38" E
LINE 9	30.714	N 71° 07' 38" W	LINE 19	30.714	N 71° 07' 38" W
LINE 10	15.179	S 71° 07' 38" E	LINE 20	15.179	S 71° 07' 38" E
LINE 11	15.179	N 71° 07' 38" W	LINE 21	15.179	N 71° 07' 38" W
LINE 12	15.179	S 71° 07' 38" E	LINE 22	15.179	S 71° 07' 38" E

## OWNER INFORMATION

BANK OF THE WEST, Mr. Blair Prout

2077 CAMINO RAMON

SAN MARCOS, CA 92069

PHONE: (760) 397-3247 Ext. 701

## LEGEND

EXISTING LOT LINES

PROPOSED LOT LINES

PROPOSED EASEMENTS

PROPOSED DRAINAGE

PROPOSED FILL

PROPOSED PAVEMENT

PROPOSED SIDEWALK

PROPOSED WATER LINE

PROPOSED SEWER LINE

PROPOSED STORM DRAIN

PROPOSED FLOOD WALL

PROPOSED FLOOD WALL

PROPOSED FLOOD WALL

PROPOSED FLOOD WALL

PROPOSED FLOOD WALL

PROPOSED FLOOD WALL

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TENTATIVE MAP  
ORCHARD HILLS  
RESIDENTIAL DEVELOPMENT

SHAPOURI & ASSOCIATES  
INCORPORATED  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
C 52794  
1000 GALLERIA AVENUE, SUITE 200  
SAN MARCOS, CA 92069  
PHONE: (760) 397-3247  
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SDC PDS RCVD 05-07-14  
TM5570TE

1 of 1

03-14-2014

DATE PRINTED

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DATE PRINTED

GENERAL PLAN - 1 RES.  
ZONING - A70  
LAND USE- VACANT  
TR. 12615



**SHAPOURI & ASSOCIATES**  
PROJECT MANAGEMENT SERVICES  
ENGINEERING • ARCHITECTURE • PLANNING  
# 11 11  
CHERO VILLAGE, 10509 CALLE AMBROSIO, SUITE 502  
LA JOLLA, CALIF. 92037

PRELIMINAR  
GRADING  
PLAN

SHEET FILE	NO.
PGP	1 of 1
DATE PRINTED:	
03-24-2014	

SDC PDS RCVD 05-07-14

**Attachment B – Notice of Preliminary Decision of the  
Director of Planning & Development Services  
and  
Final Notice of Action of the Planning Commission  
Approving a Tentative Map Revision for TM 5570**



## 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](http://www.SDCPDS.org)

**KATHLEEN A. FLANNERY**  
ASSISTANT DIRECTOR

September 3, 2019

REFERENCE: TENTATIVE MAP REVISION PDS2018-TM-5570R

### 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 Revised Tentative Map PDS2018-TM-5570R. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on September 13, 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, appearing to read "Mark Slovic", written over a horizontal line.

MARK SLOVICK, DEPUTY DIRECTOR  
PLANNING & DEVELOPMENT SERVICES

September 13, 2019

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REFERENCE: TENTATIVE MAP REVISION PDS2018-TM-5570R

FINAL NOTICE OF ACTION OF  
THE PLANNING COMMISSION APPROVING  
A REVISION FOR PDS2018-TM-5570R

On the above date, the Planning Commission adopted this decision approving a Revised Map for the above referenced Tentative Map.

PLEASE NOTE THAT ONLY CHANGES (AMENDMENTS) HEREBY AUTHORIZED ARE AS FOLLOWS AND THAT ALL OTHER CONDITIONS REMAIN AS ORIGINALLY ADOPTED. [Strikeout indicates deletion, underline indicates addition.]

***The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5570 dated December 12, 2014 are still applicable.***

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

**38. ROADS#1-PUBLIC ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan public roads shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. **Richland Road**, along the project frontage, in accordance with Public Road Standards for a Residential Collector, to a graded width of thirty feet (30') from centerline and to an improved width of twenty feet (20') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at twenty feet (20') from centerline.
- b. ~~Street "A"~~ **Tide Way** in accordance with Public Road Standards for a Residential Cul-De-Sac Road, to a graded width of fifty-two feet (52') and to an improved width of thirty-two feet (32') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline.
- c. ~~Street "B"~~ **Gable Court** in accordance with Public Road Standards for a Residential Cul-De-Sac Road, to a graded width of fifty-two feet (52') and to an improved width of thirty-two feet (32') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at sixteen feet (16') from centerline.

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- d. ~~Street "B"~~ **Gable Court** shall terminate with a cul-de-sac graded to a radius of fifty feet (50') and surfaced to a radius of forty feet (40') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at forty feet (40') from the radius point.
- e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the DPW Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. 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:

- f. Process and obtain approval of Improvement Plans to improve Richland Road, ~~Street "A" and Street "B"~~ Tide Way and Gable Court.
- g. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408
- h. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- i. 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 [PDS, LDR] and [DPR, TC, PP] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW and the Director of PDS.

### 39. **ROADS#2 – PAVEMENT CUT POLICY**

**INTENT:** In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this

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policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [PDS LDR] for review. **TIMING:** Prior to the approval improvement plans and the approval of the final map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

#### 40. ROADS#3 – SIGHT DISTANCE

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from the proposed Street-A Tide Way along Richland Road, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_ as described in Table 5 based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- 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."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the final map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

#### 41. ROADS#4 – ROAD DEDICATION

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate onsite with the map an easement for road purposes for:

- a. **Street "A" Tide Way**, dedicate a right-of-way width of fifty-two feet (52') for a Residential Cul-De-Sac Road. Together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of DPW and the Director of PDS.

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- b. **Street "B" Gable Court**, dedicate a right-of-way width of fifty-two feet (52') and cul-de-sac right-of-way of fifty feet (50') for a Residential Cul-De-Sac Road. Together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of DPW and the Director of PDS.
- c. The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use.

**DOCUMENTATION:** The applicant shall dedicate the easement on the map and show it as accepted. **TIMING:** Prior to the approval of the map, the onsite dedication shall be provided for roads with the recordation of the unit, the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County.

#### 42. **ROADS#5 – ROAD VACATION**

**INTENT:** In order to improve the quality of the roads, promote orderly development, and to comply with the [Subdivision Map Ordinance Sec. 66434 \(g\) \(TMs\)](#), road right of way shall be vacated. **DESCRIPTION OF REQUIREMENT:** Vacate with the map ~~or by separate process~~, a portion of existing easement for road purposes for **Richland Road**, a Residential Collector Road, shall vacate fourteen feet (14') of existing right-of-way easement along the project frontage, to establish a new right-of-way located at thirty feet (30') from centerline. The applicant must also consult with all utilities regarding the vacation and receive concurrence.

The vacation shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall vacate the easement on the map ~~or by separate process~~ and show it as accepted and provide concurrence from the utilities. **TIMING:** Prior to the approval of the final map, the easement vacation shall be provided for the road indicated and labeled on the map, or completed by separate process. **MONITORING:** The [PDS, LDR] shall verify that the vacation is indicated on the map ~~or completed by separate process~~ and accepted by the County.

#### 43. **ROADS#6 –TRAFFIC CONTROL PLAN**

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to recordation of the Final Map, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

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**44. ROADS#7-HAUL ROUTE PLAN**

**INTENT:** In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route (or subsequent operations- use for applicable projects), a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads as identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to recordation of the Final Map a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

**4345. ROADS#68 – FAIR SHARE CONTRIBUTION TO CITY OF SAN MARCOS**

**INTENT:** In order to mitigate cumulative traffic the impacts of this project on traffic safety below levels of less than significant for within the City of San Marcos and to comply with City of San Marcos' requirements, a fair share contribution shall be paid. **DESCRIPTION OF REQUIREMENT:** This residential subdivision will contribute additional traffic to the City of San Marcos; participation in the cost of off-site improvements is required. Therefore, the applicant shall provide a fair share contribution to the City of San Marcos based on the Memorandum prepared by John Boarman, P.E. dated May 6, 2014. The fair share payment shall be \$43,855, which is based on 20 units and 32.5 percent of the Circulation Streets fee. **DOCUMENTATION:** The applicant shall pay the fair share contribution of \$43,855 to

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City of San Marcos and provide proof of payment and a copy of satisfaction letter from City of San Marcos to the [PDS, LDR]. **TIMING:** Prior to the approval of the final map, the fair share contribution shall be paid. **MONITORING:** The PDS, LDR shall review the proof of payment to ensure that the fair share contribution of \$43,855 has been paid to the City of San Marcos.

#### **4446. STRMWTR#1 – STORMWATER FACILITIES MAINTENANCE AGREEMENT**

**INTENT:** In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10096, 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.
- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

**DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the approval 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.

#### **4547. STRMWTR#2 – EROSION CONTROL**

**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. 10096](#) 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, bioretention, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, 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.
- b. An agreement in a form satisfactory to County Counsel shall accompany the

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Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed.

**DOCUMENTATION:** The applicant shall provide the letter of agreement and any additional security and or cash deposit to the [PDS, 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 final map and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of this condition 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 erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

**4648. DRNG#1 - ONSITE DRAINAGE IMPROVEMENTS:**

**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.10096](#), [County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for bioretention.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), [Community Trails Master Plan](#) and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to [Subdivision Ordinance Sec. 81.403](#). The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to stormwater BMPs, as shown on the approved plans.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.404 \(a\)\(2\)](#).
- c. Pay all applicable inspection fees with [DPW, PDCI].

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- d. If the applicant is a representative, then 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 [PDS, LDR] [DPR TC, PP] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

**4749. FIRE#1 – LBZ EASEMENT: [PDS, FEE X 2]**

**INTENT:** In order to protect sensitive biological resources, pursuant to the [Biological Mitigation Ordinance \(BMO\)](#), [Resource Protection Ordinance \(RPO\)](#), and to comply with the project's Fire Protection Plan, a Limited Building Zone Easement shall be granted to provide adequate defensible space for the project. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the approved Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes on an adjacent property, to ensure that adequate defensible space is provided, and 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. Structures not designed or intended for occupancy by humans or animals, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required beyond the property line.
- b. Decking, fences, and similar facilities.
- c. 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.
- d. Portions of residential structures shown on the approved Tentative Map.

**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. **TIMING:** Prior to approval of a final map, the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PCC] for pre approval. The [PDS, PCC] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent

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recording. Upon recording of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

#### **4850. TRAILS#1-TRAILS RESERVATION**

**INTENT:** In order to ensure that the current or future owners of the property do not oppose a future trail as shown on the approved Tentative Map, the owner shall include a “not to oppose” declaration of covenant to state that the subdivider/property owners will not oppose a future trail easement alignment or improvements as shown on the City of Escondido’s Master Plan for Parks, Trails and Open Space (September 1999) as Trail SJ (County Club Vista Flume). ~~At this time no other connections or easements exist along this trail alignment. Therefore t~~The County requires a note for the non-title sheet of the final map. **DESCRIPTION OF REQUIREMENT:** The owner shall include a “not to oppose” declaration of covenant to state that the subdivider/property owners will not oppose a future trail easement alignment or improvements as shown on the City of Escondido’s Master Plan for Parks, Trails and Open Space (September 1999) as Trail SJ (County Club Vista Flume) to be located on the property and within the existing flume easement held under deed by the Vista Irrigation District (10/2/1925) as schematically depicted on ~~cross-section A.2 sheet C-2.0 of the preliminary grading plan~~ Tentative Map. The trail is shown as a 10-foot trail within a ~~2045-foot trail easement alignment, partially~~ located within the 50-foot easement owned by the Vista Irrigation District. The language of the declaration shall be to the satisfaction of the Director of Planning and Development Services. **DOCUMENTATION:** The applicant shall prepare the final map and include the “not to oppose” declaration for the trail. The [PDS, Land Development] shall ensure that the declaration is on the final map prior to approval. **TIMING:** Prior to the approval of the final map, the declaration shall be placed on the final map. **MONITORING:** The [PDS, LDR] [DPR TC, PP] shall review the plans for consistency with the condition.

#### **51. TRAILS#2–IRREVOCABLE OFFER OF DEDICATION [DGS, RP] [DPR, TC] [MA]**

**INTENT:** In order to promote orderly development by providing a trail connection pursuant to County of San Diego County General Plan, Community Trails Master Plan and to comply with the County Subdivision Ordinance Sections 81.401(n) and 81.402(u), and to ensure trail improvements do not interfere with the existing operation and maintenance of Vista Irrigation District (VID) facilities on the property, the applicant shall execute an Irrevocable Offer of Dedication (IOD) to the County for non-motorized multi-use trail purposes. **DESCRIPTION OF REQUIREMENT:**

- a. Execute an Irrevocable Offer to Dedicate (IOD) Real Property on- site for non-motorized multi-use trail purposes, to the County of San Diego. The IOD shall provide a minimum width of forty-five feet (45’) along the property’s northern boundary, as depicted on PDS2018-TM-5570R.
- b. The IOD shall be free of any burdens or encumbrances, not affecting the use and benefit of the property to implement County approved improvements for grading and/or drainage, which would interfere with the purpose for which it is required. Such offer of dedication, when recorded in the office of the County Recorder, shall be irrevocable and may be accepted at any time by the Board of Supervisors. At the time of acceptance of the IOD, VID shall enter into a joint use agreement with

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the County of San Diego to the satisfaction of the County of San Diego, Director of Planning & Development Services and VID's Board of Directors.

- c. Portions of the IOD shall include an easement dedicated to the VID for the purpose of transporting potable water within the Vista Flume, built in 1924.

**DOCUMENTATION:** The applicant shall prepare the legal description(s) of the irrevocable offer of dedication, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. The IOD shall be restricted so that County improvements for public trail within any portion of VID's easement cannot occur without VID's prior written concurrence, and until such a time that the Vista Flume has been replaced with an underground pipeline, upgraded with a pipeline inserted within the Flume structure, or similarly upgraded pursuant to designs approved in writing by VID, as to reduce risk of damage to the Flume or safety to the public utilizing future trails in proximity to the Flume. The form of the IOD's provisions regarding the Vista Flume shall be reviewed and approved by VID prior to recording. Upon Recordation of the irrevocable offer of dedication, the applicant shall provide copies of the IOD documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of the map, the IOD shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the IOD documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the IOD to assure compliance with this condition.

cc: Matt Esquivel, Warmington Group, 3090 Pullman Street, Costa Mesa, CA 926026  
William Inghram, Warmington Group, 3090 Pullman Street, Costa Mesa, CA 92626

email cc:  
David Sibbet, Planning Manager, Land Development, Planning & Development Services  
Kenneth Brazell, Team Leader, Land Development, Planning & Development Services

## **Attachment C – Environmental Documentation**

**The project is relying on prior environmental documents. Copies of the prior documents can be found at Planning & Development Services under the following Record ID numbers:**

**PDS2012-3100-5570**

**Environmental Log No. PDS2012-3910-12-08-001**

**or online at**

**<https://www.sandiegocounty.gov/content/sdc/pds/PC/sop/2019-pc-calendar--agendas--and-action-sheets.html>**



## 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](http://www.SDCPDS.org)

KATHLEEN A. FLANNERY  
ASSISTANT DIRECTOR

**Statement of Reasons for Exemption From  
Additional Environmental Review Pursuant to CEQA Guidelines §15183  
For Purposes of Consideration of  
Orchard Hills Revised Tentative Map  
PDS2018-TM-5570R, PDS2018-ER-12-08-001B**

July 19, 2019

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

**Project:** The project is a Revised Tentative Map for the previously approved Tentative Map 5570 (TM-5570), which was approved by the Planning Commission on December 12, 2014. Proposed changes include updates to grading quantities and levels based on more accurate surveys, and associated lot reconfigurations. The project consists of the subdivision of 12.54 acres into 20 residential lots.

**Location:** The Orchard Hills Revised Tentative Map (PDS2019-TM-5570R) is located at the northeast corner of Richland Road and Tide Way in the North County Metro Subregional Plan area, within unincorporated San Diego County (APNs 218-220-10 and 218-220-17).

**Background:** A Final Program Environmental Impact Report (PEIR) for the County of San Diego General Plan Update (GPU) was certified in conjunction with the adoption of the GPU by the County Board of Supervisors on August 3, 2011.

On June 26, 2014, Planning & Development Services processed a §15183 Exemption for the Orchard Hills Tentative Map (TM-5570). An environmental evaluation was completed for the project as documented in the original §15183 Exemption Checklist. The evaluation concluded that the project qualified for an exemption from additional environmental review because it was consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the GPU PEIR, and all required findings were made. Additionally, the project requires LAFCO approval for a reorganization between Vista Irrigation

Water District and Vallecitos Water District to unify water and wastewater services to the project from Vallecitos Water District.

On September 14, 2018, Planning & Development Services processed a §15183 Exemption for the Orchard Hills Tentative Map Time Extension (TM-5570TE). An environmental evaluation was completed for the project as documented in the original §15183 Exemption Checklist. The evaluation concluded that the project qualified for an exemption from additional environmental review because it was consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the GPU PEIR, and all required findings were made.

The Final PEIR and §15183 Exemptions are on file with San Diego County Planning & Development Services.

**Project Changes and Impacts:** The project is a Revised Tentative Map for the previously approved Tentative Map 5570 (TM-5570), which was approved by the Planning Commission on December 12, 2014. Proposed changes include updates to grading quantities, pad elevations, minor lot boundary adjustments, and to amend the design for storm water management. The revised map would not change the significance determinations of the previous §15183 checklist.

**Findings:** The Orchard Hills Revised Tentative Map (PDS2018-TM-5570R) is consistent with the analysis performed for the GPU PEIR. The proposed revised map will implement the mitigation measures as identified in the §15183 Exemption Checklist completed for TM-5570. In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**

The proposed revised map grading quantities, pad elevations, minor lot boundary adjustments, and to amend the design for storm water management. This did not result in changes to the development density of the previously approved TM-5570, which is consistent with the density established by the General Plan and the certified GPU PEIR.

2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU PEIR and prior §15183 Exemption failed to analyze as significant effects.**

The proposed revised map grading quantities, pad elevations, minor lot boundary adjustments, and to amend the design for storm water management, but did not result in any project specific effects that are peculiar to the project or its site.

3. **There are no potentially significant off-site and/or cumulative impacts which the GPU PEIR and prior §15183 Exemption failed to evaluate.**

The proposed revised map grading quantities, pad elevations, minor lot boundary adjustments, and to amend the design for storm water management, but did not identify any potentially significant off-site or cumulative impacts that have not been previously evaluated. There are no new off-site or cumulative impacts not previously identified in the GPU PEIR.

**4. There is no substantial new information which results in more severe impacts than anticipated by the GPU PEIR and prior §15183 Exemption.**

There is no new information that would result in a determination of a more severe impact than anticipated by the GPU PEIR and as identified in the prior §15183 Exemption checklist completed for TM-5570.

**5. The project will undertake feasible mitigation measures specified in the GPU PEIR and prior §15183 Exemption.**

The proposed revised map grading quantities, pad elevations, minor lot boundary adjustments, and to amend the design for storm water management; the feasible GPU PEIR mitigation measures identified in the prior §15183 Exemption checklist will be implemented through the project's conditions of approval.

Discretionary processing of the Orchard Hills Revised Tentative Map (PDS2018-TM-5570R) may proceed with the understanding that any substantial changes to the project may be subject to further environmental review.

\*\*\*\*\*

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

**FOR PURPOSES OF CONSIDERATION OF  
Orchard Hills Revised Tentative Map  
PDS2018-TM-5570R, PDS2018-ER-12-08-001B**

**July 23, 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 project site is located outside of the Multiple Species Conservation Program (MSCP) and the project would impact Diegan coastal sage scrub (CSS). Therefore, a draft Habitat Loss Permit has been prepared. Mitigation will occur through the offsite purchase of 5.60 acres of CSS. The CSS habitat onsite is considered to be of intermediate quality as determined by the criteria established under the Natural Community Conservation Planning (NCCP) Logic Flow Chart. With the above mentioned mitigation, all impacts associated with the project would be mitigated to a level below significance. Therefore, the proposed project is in conformance with all standards and guidelines outlined in the NCCP Process Guidelines.

**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 located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES  
☐

NO  
☐

NOT APPLICABLE/EXEMPT  
☒

Discussion:

The project is currently within the Vista Irrigation District for water service. the project requires LAFCO approval for a reorganization between Vista Irrigation Water District

and Vallecitos Water District to unify water and wastewater services to the project from Vallecitos Water District. The project will annex into the Vallecitos Water District for water and sewer service. The Vallecitos Water District 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 <a href="#">Steep Slope</a> 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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

#### ***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance (RPO). The drainage along the southeastern boundary does not qualify as an RPO wetland because it does not have a substratum of predominately undrained hydric soils, the land does not support a predominance of hydrophytes (plants whose habitat is water or very wet places), nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the RPO.

#### ***Floodways and Floodplain Fringe:***

The project is not within floodway or flood plain hence the regulations under section 86.604(c) and (d) are not applicable to this site.

#### ***Steep Slopes:***

The project has been reviewed and found to be in conformance with the RPO. The project does not contain any areas that qualify as RPO steep slopes because none of the slopes on the project site have a minimum rise of 50 feet or more.

***Sensitive Habitats:***

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

***Significant Prehistoric and Historic Sites:***

Based on a cultural survey completed by a County of San Diego archaeologist, it has been determined that the property does not contain significant archaeological and/or historical sites. Therefore, it has been found that the proposed project complies with 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 Quality Management Plan (SWQMP) has been reviewed and is found to be complete and in compliance with the WPO. As outlined in the project's CEQA cleared SWQMP (Submittal date of July 24, 2019), the project will implement source control, site design and structural BMP's to reduce potential pollutants, to the maximum extent practicable from entering storm water runoff.

Additionally the project has been designed to be in compliance with Hydromodification requirements.

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

YES

☒

NO

☐

NOT APPLICABLE

☐**Discussion:**

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

The original TM-5570 was assessed for both Noise Element conformance and County Noise Ordinance compliance. The site as well as adjacent parcels at the eastern is zoned A70, which is subject to the allowable noise level not exceeding a daytime of 50 dBA and 45 dBA nighttime. The surrounding parcels at the northern, southern, and western consists of vacant land and residences within the City of Escondido and City of San Marcos. The primary noise generator for this project includes noise related to

construction. Based on previous review of the Original TM 5570, the project will not generate construction noise in excess of the Noise Ordinance standards, Section 36.408, 409, and 410. In addition, the project would not involve operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. There are no changes to the TM for this time extension, therefore any noise requirements as indicated on the original TM will remain the same.

State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
 2014 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT#
SD2014 1110
STATE CLEARING HOUSE #(if applicable)
---

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
COUNTY OF SAN DIEGO PLANNING AND DEVELOPMENT SERVICES			12/17/2014
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
SAN DIEGO COUNTY			*20141110*
PROJECT TITLE			
ORCHARD HILLS MAJOR SUBDIVISION; 3100-5570 (TM)			
PROJECT APPLICANT NAME			PHONE NUMBER
NORTHSTAR PACIFIC PARTNERS, C. BLAIR PRUETT			760-307-3027 X701
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
5927 BALFOUR COURT STE 208	CARLSBAD	CA	92008
PROJECT APPLICANT (Check appropriate box):			
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$	_____
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,181.25	\$	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	_____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$	_____
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$	\$50.00
<input type="checkbox"/> Project that is exempt from fees			
<input checked="" type="checkbox"/> Notice of Exemption			
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)			
<input type="checkbox"/> Other _____		\$	_____

PAYMENT METHOD:

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Other _____	TOTAL RECEIVED	\$	\$0.00
-------------------------------	---------------------------------	--------------------------------	---	----------------	----	--------

SIGNATURE

X DN. Hernandez

TITLE

Deputy

REM: 05/07/2014  
 RECT: 450132

SDC PDS RCVD 12-11-17

TM5570TE



Hok



State of California - Department of Fish and Wildlife  
**2014 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 09/13)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY

PDS  
 COUNTY/STATE AGENCY OF FILING

County of San Diego  
 PROJECT TITLE

PDS 2012-3100-5570  
 PROJECT APPLICANT NAME

Bank of The West

PROJECT APPLICANT ADDRESS

12275 El Camino Real, Ste 200

CITY

San Diego

PROJECT APPLICANT (Check appropriate box):

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,029.75

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,181.25

\$

☐ Application Fee Water Diversion (State Water Resources Control Board only)

\$850.00

\$

☐ Projects Subject to Certified Regulatory Programs (CRP)

\$1,030.25

\$

☒ County Administrative Fee

\$50.00

\$

50.00

☐ Project that is exempt from fees

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☒ Check

☐ Other

SIGNATURE

[Signature]

WHITE - PROJECT APPLICANT

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

RECEIPT #

450132

STATE CLEARING HOUSE # (if applicable)

DATE

5/7/14

DOCUMENT NUMBER

PHONE NUMBER

(858) 775-9505

STATE

ZIP CODE

28

TOTAL RECEIVED

\$

50.00

TITLE

Cashier



## County of San Diego

Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123  
Phone: 1-800-411-0017

Receipt #: 3292459  
Date: 05/07/2014  
Cashier: CTRIEU

### Receipt

#### Record Information

Record ID	Record Name	Site Address	City	APN	Contact
PDS2012-3100-5570	ORCHARD HILLS, 0 NO TENTATIVE MAP, ADDRESS 5570			218-220-10-00	

#### Fee Information

Invoice Date	Invoice Number	Record Number	Fee Code	Description	Amount
05/07/2014	1499736	PDS2012-3100-5570	9FSHGMFEE0	Fish & Wildlife Fee- Processing	\$50.00

#### Payment Information

Pymt Method	Reference #	Comments	Amount Paid
Check	1339		\$50.00

Amount Received: \$50.00

Change: \$0.00



**COUNTY OF SAN DIEGO  
PLANNING & DEVELOPMENT SERVICES**

5510 Overland Avenue, Suite 110  
San Diego, CA 92123  
Information (858) 694-2960 Toll Free (800) 411-0017  
Website: <http://publicservices.sdcountry.ca.gov/citizenaccess>

Invoice Date:  
5/7/2014

**Record Reference:**

Record ID #: PDS2012-3100-5570  
Record Name: ORCHARD HILLS, TENTATIVE MAP, 5570  
Site Address: 0 NO ADDRESS  
APN: 218-220-10-00

**Financially Responsible Party:**

Customer #: 2011949  
Name: BANK OF THE WEST  
Address: 12275 EL CAMINO REAL, STE 200  
City, ST, Zip: SAN DIEGO, CA 92008  
Trust Acct #: 12-D-12-0163389

**Project Description / Scope**

The project is a Tentative Map to subdivide 12.54 acres into 28 lots (24 residential lots and 4 util...

**Flat Fees To Be Paid**

Fee Item	Fee Item Description	Invoice #	Amount
9FSHGMFEEO	Fish & Wildlife Fee- Processing	1499736	\$50.00
<b>FEES AMOUNT DUE:</b>			<b>\$50.00</b>

**Deposits To Be Paid**

Dept Request	Description	Amount
PDS		\$9,881.00
<b>DEPOSITS AMOUNT DUE:</b>		<b>\$9,881.00</b>

**TOTAL AMOUNT DUE: \$9,931.00**

PLEASE PROCEED TO THE CASHIER WITH THIS INVOICE TO MAKE YOUR PAYMENTS...THANK YOU FOR YOUR BUSINESS



\*W\X1.XWPDS2012-3100-5570\*

**Attachment D – Ownership Disclosure**



County of San Diego, Planning & Development Services  
**APPLICANT'S DISCLOSURE OF OWNERSHIP  
 INTERESTS ON APPLICATION FOR ZONING  
 PERMITS/ APPROVALS**  
 ZONING DIVISION

Record ID(s) TM 5570R ER-12-08 001B  
 Assessor's Parcel Number(s) 218-220-10 & 17

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.

Warmington Group

_____	_____
_____	_____
_____	_____
_____	_____


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

_____	_____
_____	_____
_____	_____
_____	_____

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

_____	_____
_____	_____
_____	_____
_____	_____

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

  
 \_\_\_\_\_  
 Signature of Applicant  
 Matt Esquivel  
 \_\_\_\_\_  
 Print Name  
 12/19/2018  
 \_\_\_\_\_  
 Date

----- OFFICIAL USE ONLY -----

SDC PDS RCVD 12-21-18

**TM5570R**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770  
<http://www.sdccounty.ca.gov/pds>

