



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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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 Six-Year Time Extension for Woodland and Watson Tentative Map 5594 (District: 5)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Woodland and Watson Tentative Map (TM 5594) for six years to allow completion of the Final Map. The Time Extension does not propose, nor does the applicant request, any changes or revisions to TM 5594, or to the conditions in the Resolution of Approval. If approved, this would be the final time extension allowed.

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

BACKGROUND

On September 18, 2015, the Planning Commission approved TM 5594 to subdivide 3.6 acres into 18 residential lots with a private road. The project site is located southeast of the intersection of Woodland Drive and Watson Way in the North County Metropolitan Subregional Plan Area. The Planning Commission approved TM 5594 for three years, with an expiration date of September 18, 2018.

The applicant filed a request on July 9, 2018 for a six-year Tentative Map Time Extension to allow more time to satisfy conditions of approval and obtain the Final Map for the property. As part of the Time Extension and during the processing of Final Engineering, the project was required to update the Stormwater Management Plans to address requirements that were adopted in February of 2016. The new expiration date of the Tentative Map would be September 18, 2024. The applicant has been processing the project through final engineering and has updated the project to be in conformance with current stormwater requirements and road

standards through minor alterations to the size of a stormwater basin and the addition of large curb returns. In addition, the applicant has been in the process of securing a buyer for the project and they have had difficulty obtaining the necessary funding to develop the site. Staff considered these circumstances in their analysis of the Time Extension and supports the request for a six-year extension.

On July 9, 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 Time Extension for TM 5594 was filed. Staff received several phone calls as a result of the public notices sent, which included general questions from neighbors regarding the project and concerns associated with density and traffic. The project is consistent with the General Plan Designation and density of the site and there have been no changes in circumstances since the original approval of the project that requires additional California Environmental Quality Act (CEQA) analysis.

The project is located within a portion of the North County Metropolitan Subregional Plan Area where there is no formal Community Planning or Sponsor Group. However, the original Tentative Map and subject project has been reviewed for conformance with the policies and goals outlined within the North County Metropolitan Subregional Plan Area.

The Director reviewed the application for a Time Extension with consideration to conformance with all Federal, State, and County regulations, including the County General Plan, North County Metropolitan Subregional Plan, Zoning Ordinance, and the CEQA. No significant changes were found to density, zoning, or CEQA requirements. The Time Extension would not introduce new impacts or a change in circumstances that would warrant additional CEQA analysis that was not previously reviewed during the processing of the original project. The project is required to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations. In addition, the Director reviewed the conditions of approval and justification from the applicant, which include permit streamlining goals such as the reduction of processing time and cost. There are no changes to circumstances associated with the project that would preclude approval of the Time Extension and no changes to the project conditions are warranted.

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 Time Extension PDS2018-TM-5594TE (Attachment B) has been issued and filed with the Planning Commission as an Administrative Item.

ATTACHMENTS:

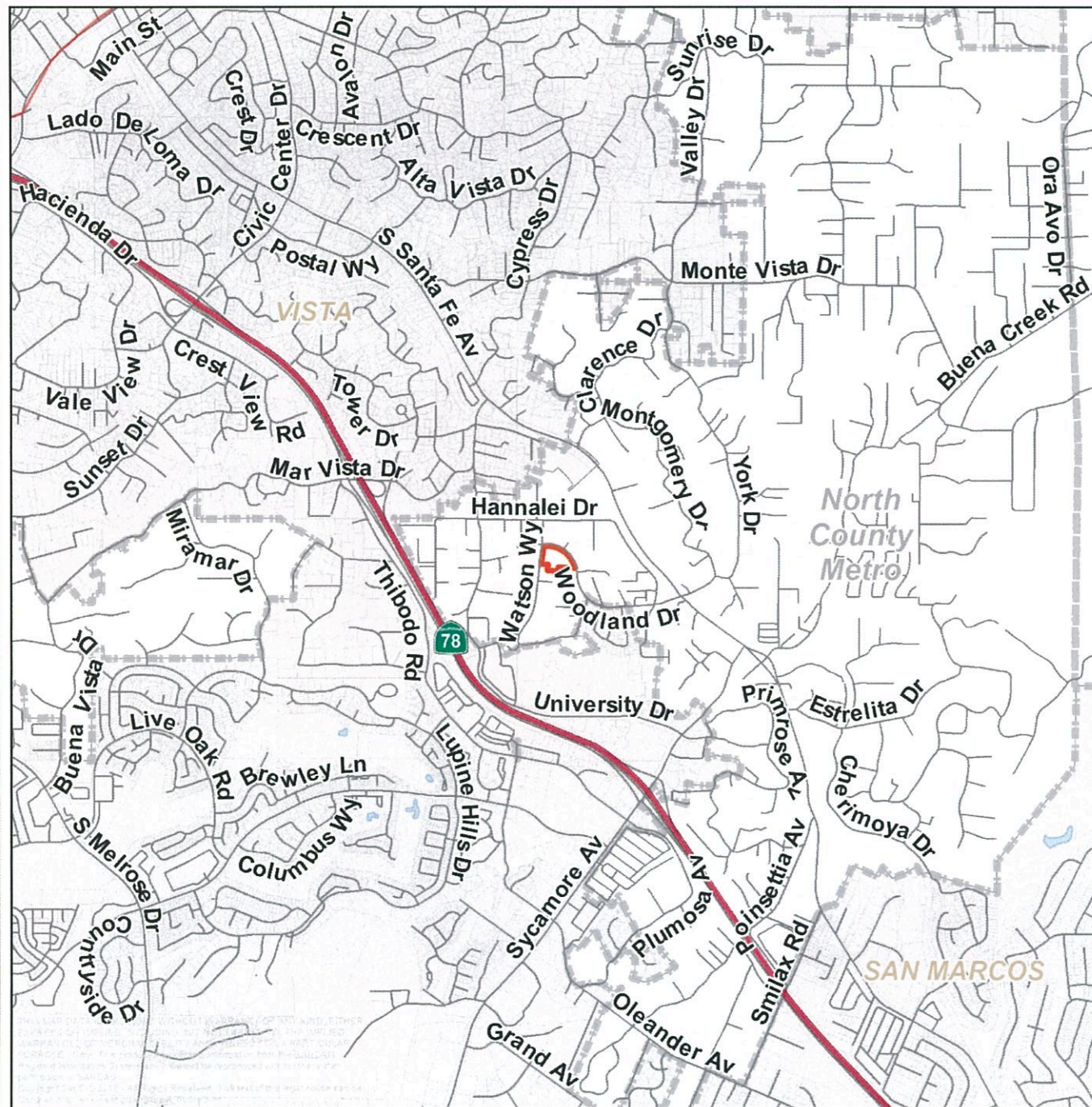
Attachment A – Planning Documentation

Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Time Extension for Tentative Map 5594

Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

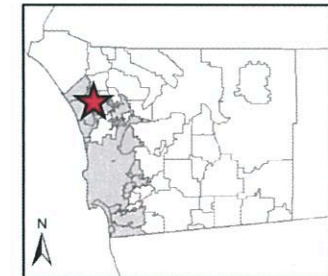
Attachment A – Planning Documentation



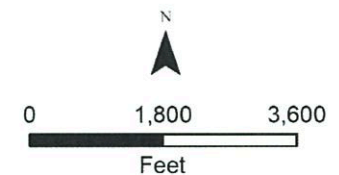
Woodland and Watson

Vicinity Map

North County Metro
Community Plan Area



1:3,500,000



LUEGGIS
LAND USE & ENVIRONMENTAL CONSULTING
LANDSCAPE ARCHITECTURE SERVICES

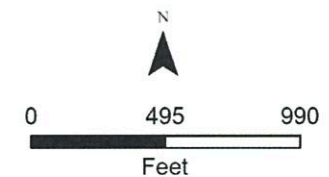
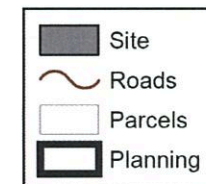
Date: 7/22/2019
Path: P:\reg\2018-TM-5594TE_072219\vicinity.mxd

Woodland and Watson

General Plan

North County Metro Community Plan Area

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (23) Office Professional
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (36) Open Space (Recreation)



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LAND USE ENGINEERING & GIS
CONSULTING SERVICES

Date: 7/22/2019
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Woodland and Watson

Zoning

North County Metro
Community Plan Area

C31 - Residential-Office Professional

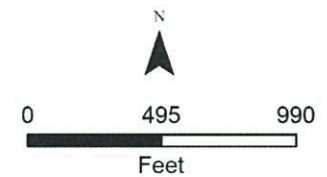
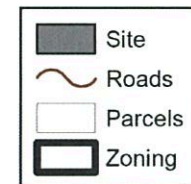
C36 - General Commercial

RR - Rural Residential

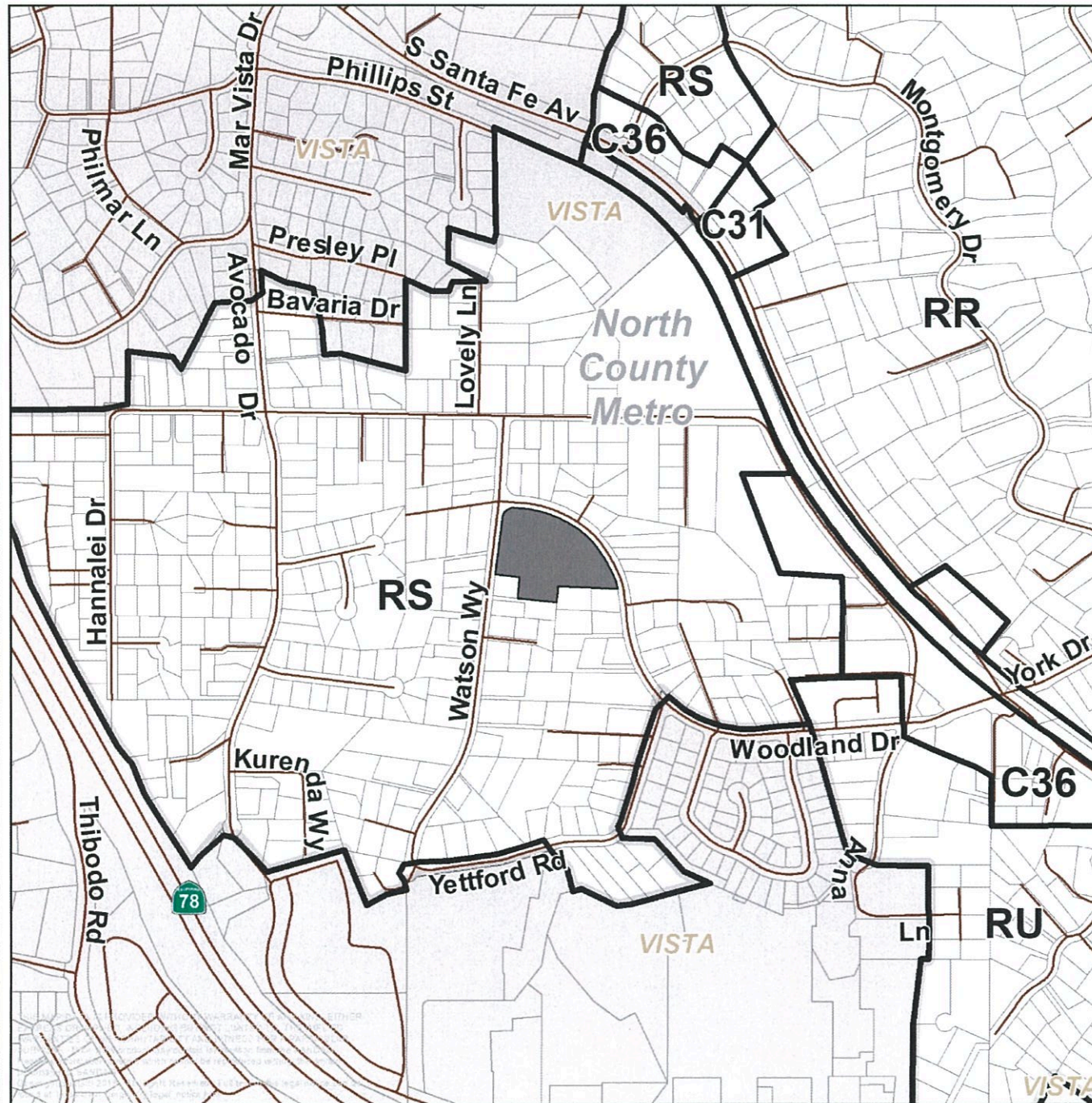
RS - Single Family Residential

RU - Urban Residential

S94 - Transportation/Utility Corridor



Date: 7/22/2019
Path: P:\reg\2018-TM-5594TE_072219\zoning.mxd



Woodland and Watson

North County Metro Community Plan Area



Site



Roads



N

LUEGGIS

0 60 120

Feet

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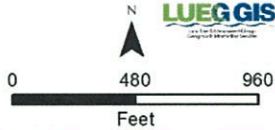


Woodland and Watson

North County Metro Community Plan Area

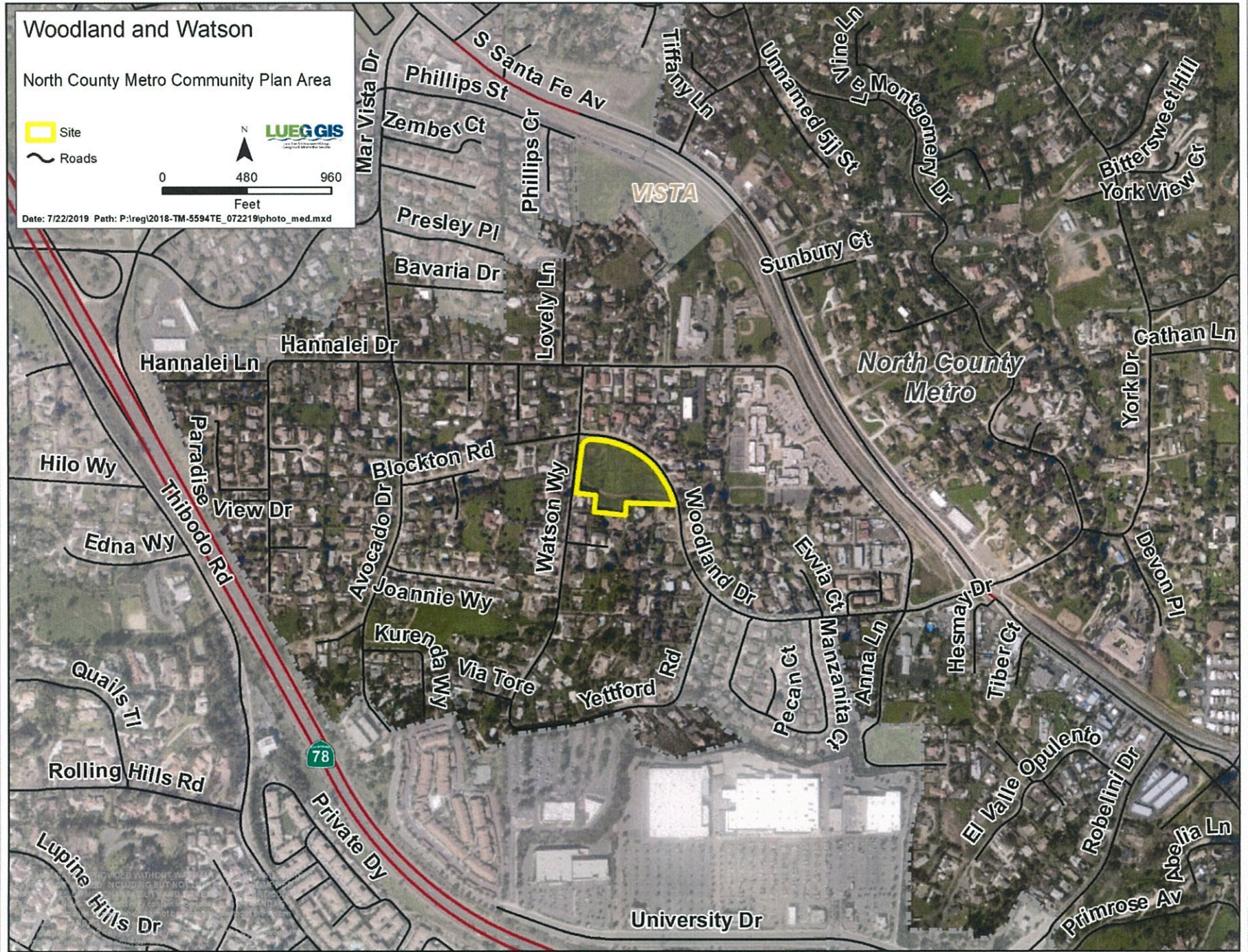
Site

Roads



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Woodland and Watson

North County Metro Community Plan Area

Site

Roads

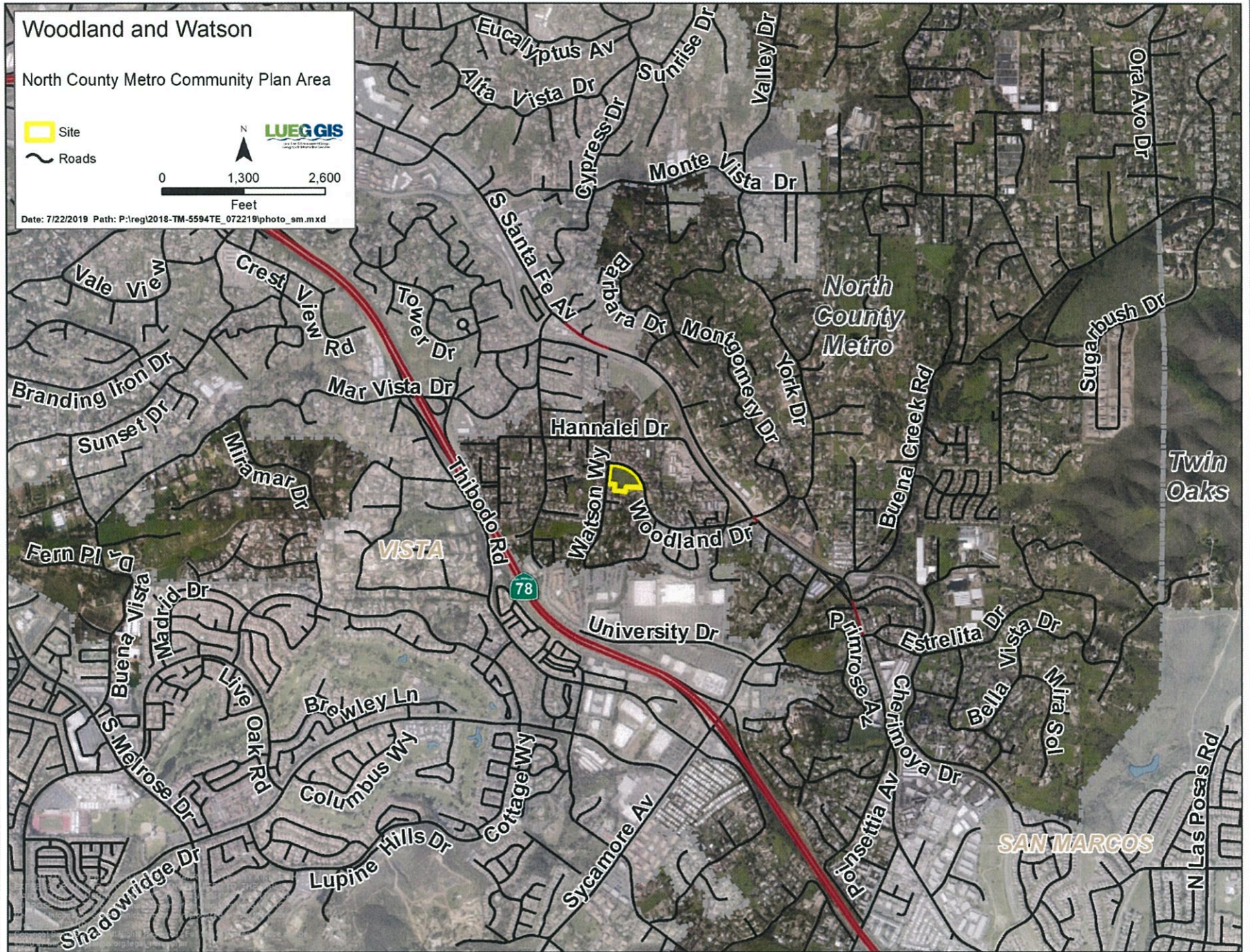
N

LUeGGIS

0 1,300 2,600

Feet

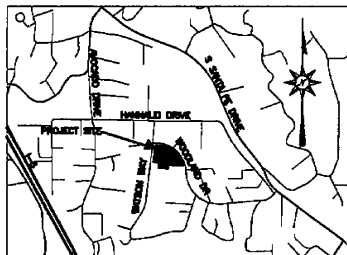
Date: 7/22/2019 Path: P:\reg\2018-TM-5594TE_072219\photo_am.mxd



COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

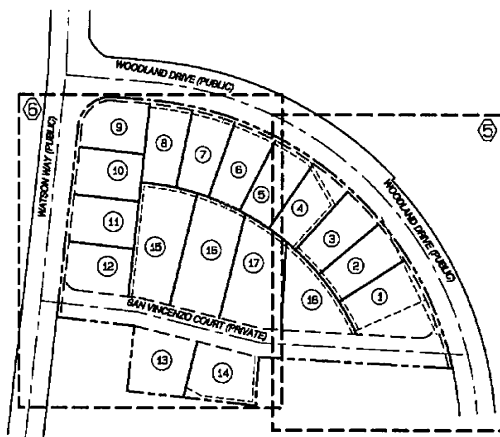
WOODLAND & WATSON SUBDIVISION



VICINITY MAP NOT TO SCALE
FOR TITLE PURPOSES
SOUTHWEST CORNER OF WOODLAND DRIVE
AND WATSON WAY INTERSECTION

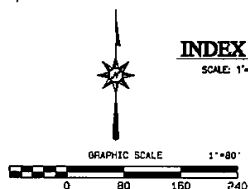
LEGEND

SUBDIVISION BOUNDARY
PROPOSED LOT LINE



INDEX MAP

SCALE: 1"=80'



SHEET INDEX

SHEET NO.	TITLE
1	TITLE SHEET
2	TYPICAL SECTIONS
3	EXISTING TOPOGRAPHY AND SITE CONDITIONS
4	TENTATIVE MAP SHEET
5	TENTATIVE MAP DETAIL SHEET
6	TENTATIVE MAP DETAIL SHEET
7	PLANNED IMPROVEMENTS

GENERAL PLAN INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: VILLAGE
GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-7.3)

ZONING INFORMATION

USE REGULATIONS	PER
ANIMAL REGULATIONS	Q
DENSITY	---
LOT SIZE	8,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	Q
LOT COVERAGE	---
SETBACK	H
OPEN SPACE	---
SPECIAL AREA REGULATIONS	---

LOT SUMMARY TABLE:

LOT NO.	GROSS S.F.	NET S.F.
1	9,399	8,008
2	8,021	8,021
3	8,019	8,019
4	8,013	8,013
5	8,025	8,025
6	8,072	8,072
7	8,002	8,002
8	8,078	8,078
9	8,003	8,003
10	8,025	8,025
11	8,043	8,043
12	8,043	8,043
13	7,347	7,347
14	7,073	7,073
15	11,331	11,331
16	11,390	11,390
17	10,560	10,560
18	7,610	7,610
TOTAL	131,014	127,661

ROADS

TYPE	AREA (SF)
SAN VINCENTE CT (PRIVATE ROAD)	22,151
TOTAL	22,151

LEGAL DESCRIPTION:

PARCELS 1-2, 3, AND 4 OF PARCEL MAP 7018, IN THE UNINCORPORATED AREA, SAN DIEGO COUNTY, STATE OF CALIFORNIA, AS PER MAP FILED MARCH 16, 1978 AS INSTRUMENT NO. 78-105657, RECORDS OF SAID COUNTY AND STATE.

ASSESSOR'S PARCEL NUMBERS:

183-131-23-00, 183-131-24-00
183-131-25-00, 183-131-26-00

TAX RATE AREA:

95035

SPECIAL ASSESSMENT ACT STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH PAYMENT OF AN IN-USE PARK IMPACT FEE.

STREET LIGHT STATEMENT:

THE REQUIRED LIGHTING SYSTEM WILL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

ATTESTED BY:

WILLIAM GREGG WACK, P.E.
R.C.E. 73620, Exp. 12/31/2020

PROPERTY OWNERS AND SUBDIVIDER

PARCEL 1: VINCENTO D. COLUCCI AND ANNETTA G. COLUCCI AS TRUSTEES, UNDER DECLARATION OF TRUST DATED MAY 3, 1990

BY:

VINCENTO D. COLUCCI, TRUSTEE
1055 COLUCCI DRIVE
VISTA, CA 92084
(619) 922-1285

PARCELS 2, 3, AND 4: VINCENTO D. COLUCCI AND ANNETTA G. COLUCCI AS TRUSTEES, UNDER DECLARATION OF TRUST DATED MAY 3, 1990 FOR THE BENEFIT OF THE COLUCCI LIVING TRUST

BY:

VINCENTO D. COLUCCI, TRUSTEE
1055 COLUCCI DRIVE
VISTA, CA 92084
(619) 922-1285

GENERAL NOTES:

- TENTATIVE MAP PREPARED BY: PASCO LARET SUITER & ASSOCIATES
355 NORTH HIGHWAY 101
SOLANA BEACH, CA 92075
- TOTAL AREA: 3.61 ACRES GROSS
3.51 ACRES NET
- FLOOD HAZARD ZONE: FEMA ZONE "X"
- NUMBER OF EXISTING LOTS: 4
- NUMBER OF PROPOSED LOTS: 18 RESIDENTIAL LOTS, 1 LETTERED LOT "A"
- MINIMUM LOT SIZE: 8,000 SF
- ALL PROPOSED UTILITIES TO BE UNDERGROUND, EXISTING ABOVE-GROUND UTILITIES IN WATSON WAY TO BE UNDERGROUND ALONG PROJECT FRONTAGE.
- ON-SITE STREET TO BE PRIVATE PER TYPICAL SECTION THIS SHEET
- PROJECT WILL DEDICATE 8' ALONG WOODLAND DRIVE AND WATSON WAY TO PROVIDE 30' ROW WIDTH FROM EXISTING CENTERLINES. SEE TYPICAL SECTIONS ON SHEET 2.
- EASTBOUND WOODLAND DRIVE TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURBS, GUTTERS, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON SHEET 2.
- WESTBOUND WATSON WAY TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURBS, GUTTERS, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON SHEET 2.
- PROJECT WILL CONSTRUCT PUBLIC SEWER AND WATER MAINS IN PROPOSED PRIVATE STREET EASEMENT WITH UTILITY EASEMENTS AS REQUIRED.
- PROJECT WILL CONSTRUCT NEW SEWER MAIN IN WOODLAND DRIVE ALONG PROJECT FRONTAGE CONNECTING THE EXISTING 8" VSP MAIN APPROX. 80' SOUTH OF FRONTAGE.

SLOPE ANALYSIS SUMMARY:

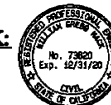
SLOPE CATEGORY	AREA (SF)	PERCENT OF SITE
LESS THAN 15%	85,030	60%
15% TO LESS THAN 25%	69,200	39%
25% TO LESS THAN 50%	1,130	<1%
TOTAL:	153,100	100%

SERVICE AGENCIES/DISTRICTS:

SEWER	BUDA SANITATION DISTRICT
WATER	VISTA IRRIGATION DISTRICT
FIRE	VISTA FIRE PROTECTION DISTRICT
SCHOOLS	VISTA UNIFIED SCHOOL DISTRICT
STREET LIGHTING	COUNTY OF SAN DIEGO
GAS AND ELECTRIC	SAN DIEGO GAS & ELECTRIC CO.

ENGINEER OF WORK:

PASCO LARET SUITER & ASSOCIATES
355 NORTH HIGHWAY 101
SOLANA BEACH, CA 92075
TEL: 656-259-8212
FAX: 656-259-4612



BY: WILLIAM GREGG WACK, R.C.E. 73620, EXPIRES 12.31.20 DATE

PASCO LARET SUITER & ASSOCIATES
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ph 619.259.8212 | fx 619.259.4612 | jlsuiter@pascoag.com

COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP

WOODLAND & WATSON SUBDIVISION
TITLE SHEET

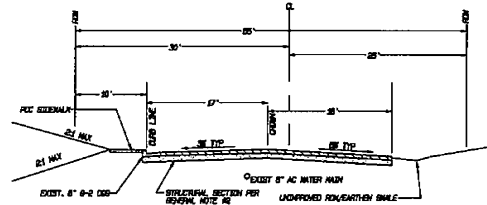
SHEET 1 OF 7
PLSA 25003

COUNTY OF SAN DIEGO TRACT 5594

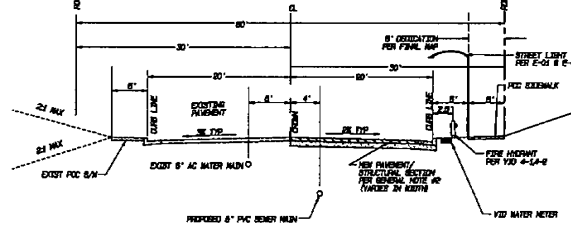
TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION

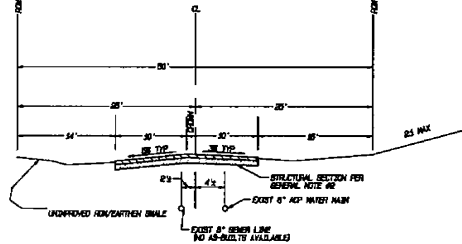
TYPICAL SECTION- WOODLAND DRIVE (EXISTING)



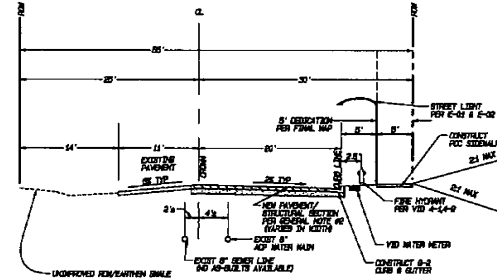
TYPICAL SECTION- WOODLAND DRIVE (PROPOSED)



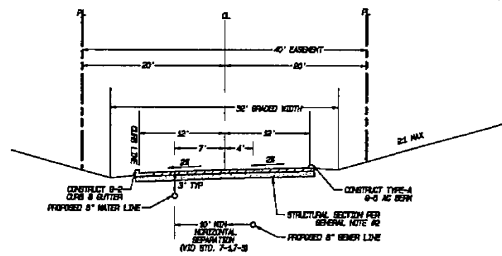
TYPICAL SECTION- WATSON WAY (EXISTING)



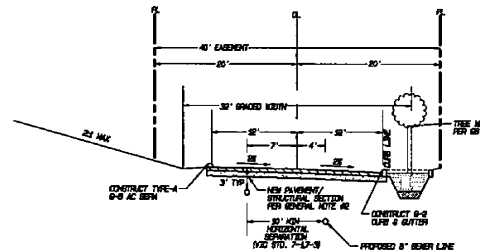
TYPICAL SECTION- WATSON WAY (PROPOSED)



TYPICAL SECTION- SAN VINCENZO COURT (PRIVATE)



TYPICAL SECTION- SAN VINCENZO COURT (PRIVATE)



PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING • LAND PLANNING • LAND REVENUE
 335 North Highway 101, Ste A, Solana Beach, CA 92078
 PA 959.259.2212 | CE 959.259.4812 | plsa@pasco.net

COUNTY OF SAN DIEGO TM 5594
 TENTATIVE MAP
 WOODLAND & WATSON SUBDIVISION
 TYPICAL SECTIONS

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION

LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
EXISTING EASEMENT	---
EXISTING PARCEL BOUNDARIES	---
EXISTING CONTOURS	---
EXISTING SEWER MAIN	---
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	○
EXISTING STREET LIGHT	○
EXISTING UTILITY POLE	○

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM COS AS ZONE 8 EPOCH 1983.00 AND BEARINGS BETWEEN CITY OF VISTA SURVEY CONTROL STATIONS DESIGNATED Y20457 AND Y20468 PER RECORD OF SURVEY NO. 11023.
 I.E. N32°48'01"W
 QUOTED BEARINGS FROM REFERENCE MAP OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.
 THE COMBINED SCALE FACTOR AT STATION Y20457 IS 0.999942566. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

SURVEY NOTES:

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL MAP NO. 7019.
 APN 183-131-23.24.25 & 26.
 THE SURVEY WAS PERFORMED IN MARCH 2014 BY MICHAEL C. SPIRO.
 THE BENCHMARK IS Y2068 AS SHOWN ON ROS 14023 ELEV. = 444.87 1928 DATUM.
 R1=PARCEL MAP NO. 7019
 ○=INDICATES FOUND MONUMENT AS NOTED

MONUMENT DESCRIPTIONS

- 3/4" IP, OPEN PER R1, HELD FOR LINE N37°39'18"W 0.17' FROM TRUE POSITION
- 1/2" REBAR AND CAP LS 2896 PER R1, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- 3/4" IP LS 1807 PER ROS 18078
- 1/2" REBAR AND CAP LS 2896 PER R1 N47°18'11"E 0.20' FROM THE TRUE POSITION, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- 1/2" REBAR AND BROKEN CAP, ACCEPTED AS PER R1, HELD AS 30.00' OFFSET FROM CENTERLINE, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- 1" IP, OPEN NOT ACCEPTED AS PER R1 S69°32'44"E 0.20' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- 1/2" REBAR AND CAP LS 2896 PER R1 N37°59'34"E 0.20' FROM TRUE POSITION, TO BE DESTROYED AND REPLACED PER NOTE THIS SHEET
- 1/2" REBAR AND BROKEN CAP, ACCEPTED AS PER R1 AND CENTERLINE INTERSECTION OF WATSON WAY AND WOODLAND DRIVE
- 3/4" IP LS 1162, HELD FOR LINE, PER R1, N88°48'30" W 0.08' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- 3/4" IP WITH ALLEGIBLE ORS, ACCEPTED AS PER ROS 1417 AND R1, HELD FOR SIDE LINE OF WOODLAND DRIVE, SET TO 0.037
- 1-1/2" IP LS 2334 PER ROS 1417 AND R1
- 1/2" REBAR WITH CAP LS 2896 PER R1
- 1/2" REBAR WITH NO CAP, ACCEPTED AS PER R1

EASEMENT NOTES:

- EXISTING 10' SEWER EASEMENT TO BUREAU SANITATION DISTRICT PER DOC. NO. 78-28449 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
- EXISTING 40' PRIVATE ROAD EASEMENT PER PM 7019 AND DOC. NO. 78-232656 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP

MONUMENT NOTE:

FOUND MONUMENTS ALONG WATSON WAY AND WOODLAND DRIVE TO BE DESTROYED DURING CONSTRUCTION AND RESET BY A LEAD PLUG AND BROSS PEG STAMPED LS 8357 AT AN OFFSET OF 2.00 FEET. THE OFFSET SHALL BE MEASURED RADIAL, OR AT RIGHT ANGLES, TO THE RIGHT A WAY LINE.



PASCO LARET SUITER & ASSOCIATES
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 353 North Highway 161, Ste A, Solana Beach, CA 92075
 (760) 339-8212 | (760) 339-8812 | planning@pasco.com

COUNTY OF SAN DIEGO TM 5594
 TENTATIVE MAP

WOODLAND & WATSON SUBDIVISION
 EXISTING CONDITIONS, TOPOGRAPHY,
 AND EASEMENTS

SHEET 3 OF 7
 PLBA 2509

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION

LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	-----
PROPOSED EASEMENT	-----
EXISTING PARCEL BOUNDARIES	-----
LOT BOUNDARIES	-----
1' WIDE ACCESS RESTRICTION EASEMENT	-----
ACCESS RIGHTS RELINQUISHED AND WAIVED	-----
EXISTING EASEMENT	-----

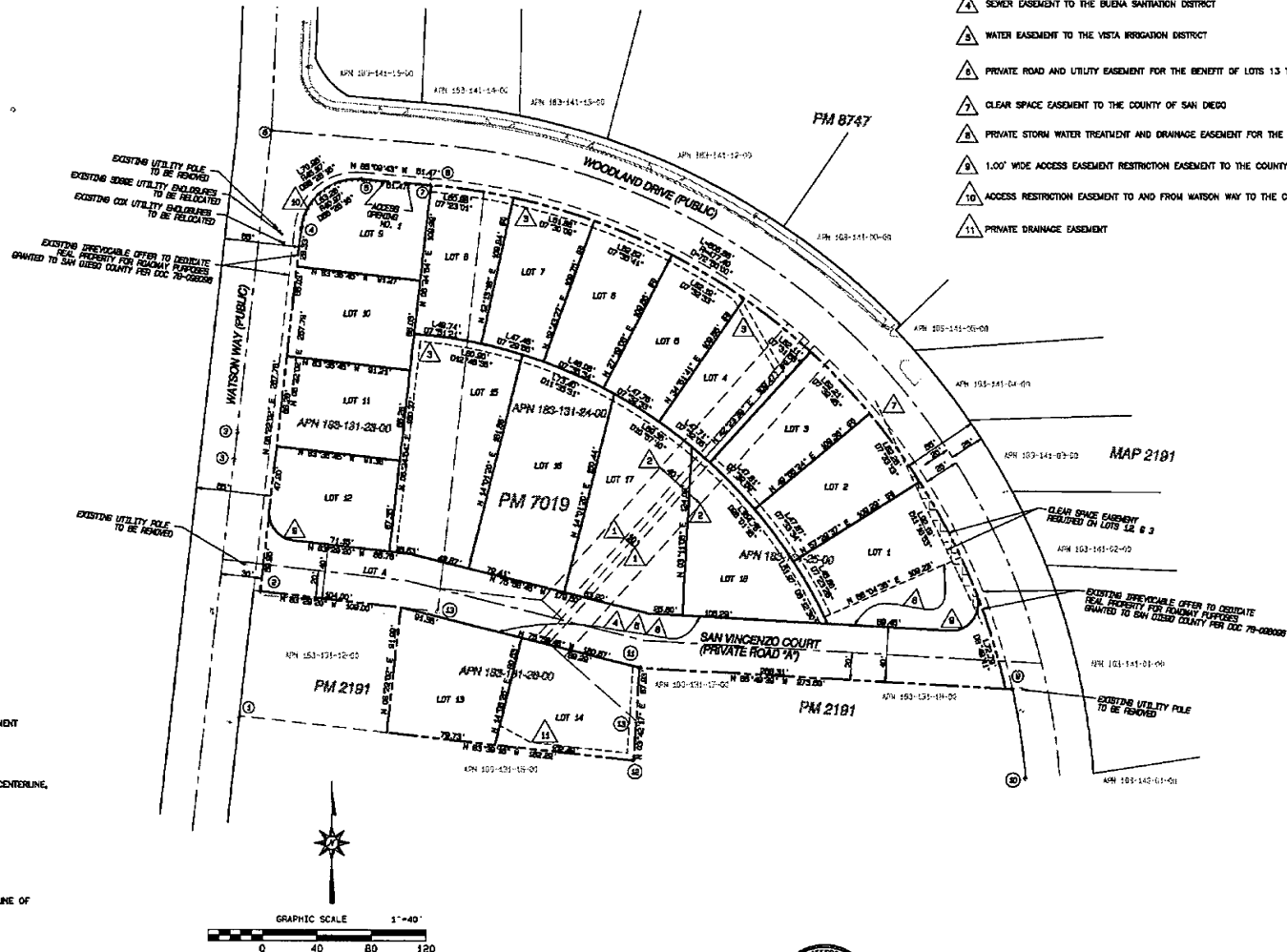
LOT SUMMARY TABLE:

LOTS		
LOT NO.	GROSS S.F.	NET S.F.
1	6,309	6,008
2	6,021	5,021
3	5,018	5,018
4	5,013	5,013
5	5,025	5,025
6	5,072	5,072
7	5,002	5,002
8	5,078	5,078
9	5,003	5,003
10	5,025	5,025
11	5,043	5,043
12	5,043	5,043
13	7,347	7,347
14	7,073	7,073
15	11,331	11,331
16	11,390	11,390
17	10,560	10,560
18	7,810	7,810
TOTAL	131,014	127,881

ROADS		
TYPE	AREA (SQ)	
SAN VINCENTE CT (PRIVATE ROAD)	22,151	
TOTAL	22,151	

MONUMENT DESCRIPTIONS

- 3/4" IP, OPEN PER R1, HELD FOR LINE N83°39'18"W 0.17' FROM TRUE POSITION
- 1/2" REBAR AND CAP LS 2885 PER R1, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- 3/4" IP LS 5087 PER R08 18078
- 1/2" REBAR AND CAP LS 2888 PER R1 N18°18'11"E 0.25' FROM THE TRUE POSITION, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- 1/2" REBAR AND BROWN CAP, ACCEPTED AS PER R1, HELD AS 30.00' OFFSET FROM CENTERLINE, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- 1" IP, OPEN NOT ACCEPTED AS PER R1 55932'44"E 0.20' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- 1/2" REBAR AND CAP LS 2888 PER R1 N37°50'34"E 0.28' FROM TRUE POSITION, TO BE DESTROYED AND REPLACED PER NOTE THIS SHEET
- 1/2" REBAR AND BROWN CAP, ACCEPTED AS PER R1 AND CENTERLINE INTERSECTION OF WATSON WAY AND WOODLAND DRIVE
- 3/4" IP LS 1182, HELD FOR LINE PER R1, N88°44'39" W 0.09' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- 3/4" IP WITH ALLEGEDLY CORN, ACCEPTED AS PER R08 1417 AND R1, HELD FOR SIDE LINE OF WOODLAND DRIVE, SET TAG LS 8537
- 1-1/2" IP LS 2334 PER R08 1417 AND R1
- 1/2" REBAR WITH CAP LS 2888 PER R1
- 1/2" REBAR WITH NO CAP, ACCEPTED AS PER R1



EASEMENT NOTES:

- EXISTING 10' SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 78-28448 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
- EXISTING 40' PRIVATE ROAD EASEMENT PER PM 2019 AND DOC NO. 78-232888 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
- 5.00' WIDE PRIVATE DRAINAGE EASEMENT
- SEWER EASEMENT TO THE BUENA SANITATION DISTRICT
- WATER EASEMENT TO THE VISTA IRRIGATION DISTRICT
- PRIVATE ROAD AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 13 THROUGH 18
- CLEAR SPACE EASEMENT TO THE COUNTY OF SAN DIEGO
- PRIVATE STORM WATER TREATMENT AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-18
- 1.00' WIDE ACCESS EASEMENT RESTRICTION EASEMENT TO THE COUNTY OF SAN DIEGO
- ACCESS RESTRICTION EASEMENT TO AND FROM WATSON WAY TO THE COUNTY OF SAN DIEGO
- PRIVATE DRAINAGE EASEMENT



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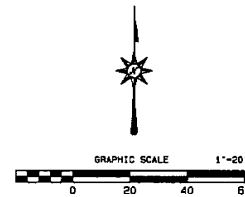
COUNTY OF SAN DIEGO TM 5594
 TENTATIVE MAP
 WOODLAND & WATSON SUBDIVISION
 TENTATIVE MAP SHEET

SEE SHEET 6

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION

**LEGEND**

DESCRIPTION	SYMBOL
SUBMISSION BOUNDARY	—
PROPOSED EASEMENT	- - - - -
EXISTING PARCEL BOUNDARIES	—
LOT BOUNDARIES	—
1" WIDE ACCESS RESTRICTION EASEMENT	—
ACCESS RIGHTS RELINQUISHED AND WAIVED	—
EXISTING EASEMENT	—

MONUMENT DESCRIPTIONS

- ① 3/4" IP, OPEN PER R1, HELD FOR LINE N83°39'18"W 0.17' FROM TRUE POSITION
- ② 1/2" REBAR AND CAP LS 2868 PER R1, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- ③ 3/4" IP LS 5067 PER ROS 16078
- ④ 1/2" REBAR AND CAP LS 2868 PER R1 N18°18'13"E 0.25' FROM THE TRUE POSITION, TO BE DESTROYED AND REPLACED PER MONUMENT NOT THIS SHEET.
- ⑤ 1/2" REBAR AND BROKEN CAP, ACCEPTED AS PER R1, HELD AS 30.00' OFFSET FROM CENTERLINE, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET.
- ⑥ 1" IP, OPEN NOT ACCEPTED AS PER R1 S59°32'44"E 0.20' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- ⑦ 1/2" REBAR AND CAP LS 2868 PER R1 N37°50'34"E 0.28' FROM TRUE POSITION, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET.
- ⑧ 1/2" REBAR AND BROKEN CAP, ACCEPTED AS PER R1 AND CENTERLINE INTERSECTION OF WATSON WAY AND WOODLAND DRIVE
- ⑨ 3/4" IP LS 1162, HELD FOR LINE, PER R1, N88°49'50" W 0.08' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- ⑩ 3/4" IP WITH ALLEGIBLE DISK, ACCEPTED AS PER ROS 1417 AND R1, HELD FOR SIDE LINE OF WOODLAND DRIVE, SET TAD LS 8837
- ⑪ 1-1/2" IP LS 2334 PER ROS 1417 AND R1
- ⑫ 1/2" REBAR WITH CAP LS 2868 PER R1
- ⑬ 1/2" REBAR WITH NO CAP, ACCEPTED AS PER R1

EASEMENT NOTES:

- ⚠ EXISTING 10" SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 78-28449 TO BE ABANDONED BY OUTCUTLINE PRIOR TO RECORDING OF MAP
- ⚠ EXISTING 40' PRIVATE ROAD EASEMENT PER PM 7015 AND DOC. NO. 78-232868 TO BE ABANDONED BY OUTCUTLINE PRIOR TO RECORDING OF MAP
- ⚠ 5.00' WIDE PRIVATE DRAINAGE EASEMENT
- ⚠ SEWER EASEMENT TO THE BUENA SANITATION DISTRICT
- ⚠ WATER EASEMENT TO THE VISTA IRRIGATION DISTRICT
- ⚠ PRIVATE ROAD AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 13 THROUGH 18
- ⚠ CLEAR SPACE EASEMENT TO THE COUNTY OF SAN DIEGO
- ⚠ PRIVATE STORM WATER TREATMENT AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-18
- ⚠ 1.00' WIDE ACCESS EASEMENT RESTRICTION EASEMENT TO THE COUNTY OF SAN DIEGO
- ⚠ ACCESS RESTRICTION EASEMENT TO AND FROM WATSON WAY TO THE COUNTY OF SAN DIEGO
- ⚠ PRIVATE DRAINAGE EASEMENT



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COUNTY OF SAN DIEGO TM 5594
 TENTATIVE MAP
 WOODLAND & WATSON SUBDIVISION
 TENTATIVE MAP SHEET

SHEET 5 OF 7
 PLSA 2909

PASCO LARET SUITER & ASSOCIATES

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION

LEGEND

DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED EASEMENT	---
EXISTING PARCEL BOUNDARIES	---
LOT BOUNDARIES	---
1' WIDE ACCESS RESTRICTION EASEMENT	---
ACCESS RIGHTS RELINQUISHED AND WAIVED	---
EXISTING EASEMENT	---

MONUMENT DESCRIPTIONS

- ① 3/4" IP, OPEN PER R1, HELD FOR LINE N83°30'18"W 0.17' FROM TRUE POSITION
- ② 1/2" REBAR AND CAP LS 2856 PER R1, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- ③ 3/4" IP LS 5097 PER ROS 15076
- ④ 1/2" REBAR AND CAP LS 2856 PER R1 N118°18'11"E 0.25' FROM THE TRUE POSITION, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- ⑤ 1/2" REBAR AND BROKEN CAP, ACCEPTED AS PER R1, HELD AS 30.00' OFFSET FROM CENTERLINE, TO BE DESTROYED AND REPLACED PER MONUMENT NOTE THIS SHEET
- ⑥ 1" IP, OPEN NOT ACCEPTED AS PER R1 558°32'44"E 0.20' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- ⑦ 1/2" REBAR AND CAP LS 2856 PER R1 N57°05'34"E 0.25' FROM TRUE POSITION, TO BE DESTROYED AND REPLACED PER NOTE THIS SHEET
- ⑧ 1/2" REBAR AND BROKEN CAP, ACCEPTED AS PER R1 AND CENTERLINE INTERSECTION OF WATSON WAY AND WOODLAND DRIVE
- ⑨ 3/4" IP LS 1182, HELD FOR LINE, PER R1, N84°49'38"W 0.09' FROM TRUE POSITION, TO BE DESTROYED, NOT REPLACED
- ⑩ 3/4" IP WITH REFLECTOR, ACCEPTED AS PER ROS 1417 AND R1, HELD FOR SIDE LINE OF WOODLAND DRIVE, SET TAD LS 8537
- ⑪ 1-1/2" IP LS 2334 PER ROS 1417 AND R1
- ⑫ 1/2" REBAR WITH CAP LS 2858 PER R1
- ⑬ 1/2" REBAR WITH NO CAP, ACCEPTED AS PER R1

EASEMENT NOTES:

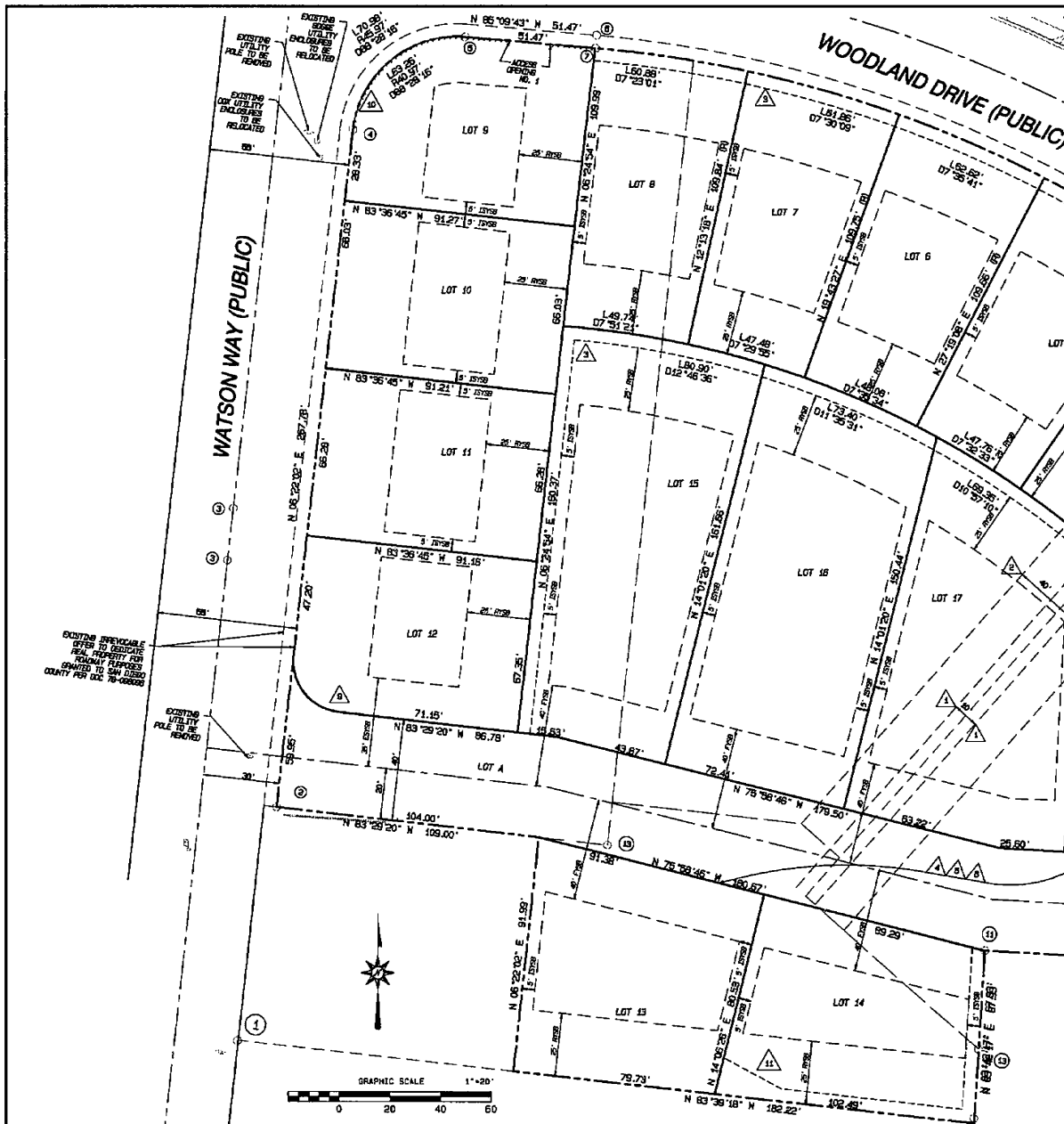
- ① EXISTING 10' SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 78-28449 TO BE ABANDONED BY QUILTCAM PRIOR TO RECORDING OF MAP
- ② EXISTING 42' PRIVATE ROAD EASEMENT PER PM 7018 AND DOC. NO. 78-232866 TO BE ABANDONED BY QUILTCAM PRIOR TO RECORDING OF MAP
- ③ 5.00' WIDE PRIVATE DRAINAGE EASEMENT
- ④ SEWER EASEMENT TO THE BUENA SANITATION DISTRICT
- ⑤ WATER EASEMENT TO THE VISTA IRRIGATION DISTRICT
- ⑥ PRIVATE ROAD AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 13 THROUGH 18
- ⑦ CLEAR SPACE EASEMENT TO THE COUNTY OF SAN DIEGO
- ⑧ PRIVATE STORM WATER TREATMENT AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-18
- ⑨ 1.00' WIDE ACCESS EASEMENT RESTRICTION EASEMENT TO THE COUNTY OF SAN DIEGO
- ⑩ ACCESS RESTRICTION EASEMENT TO AND FROM WATSON WAY TO THE COUNTY OF SAN DIEGO
- ⑪ PRIVATE DRAINAGE EASEMENT



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COUNTY OF SAN DIEGO TM 5594
 TENTATIVE MAP
 WOODLAND & WATSON SUBDIVISION
 TENTATIVE MAP SHEET

SHEET 8 OF 7
 PLSA 2009



SEE SHEET 5

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION

GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: PASCO LARET SUITER & ASSOCIATES
535 NORTH HIGHWAY 101
SOLANA BEACH, CA 92075
2. TOTAL AREA: 3.82 ACRES GROSS
3.81 ACRES NET
3. FLOOD HAZARD ZONE: FEMA ZONE "X"
4. NUMBER OF EXISTING LOTS: 4
5. NUMBER OF PROPOSED LOTS: 18 RESIDENTIAL LOTS, 1 LETTERED LOT "A"
6. MINIMUM LOT SIZE: 6,000 SF
7. ALL PROPOSED UTILITIES TO BE UNDERGROUND. EXISTING ABOVE-GROUND UTILITIES IN WATSON WAY TO BE UNDERGROUNDED ALONG PROJECT FRONTAGE.
8. ON-SITE STREET TO BE PRIVATE PER TYPICAL SECTION THIS SHEET
9. PROJECT WILL DEDICATE 8' ALONG WOODLAND DRIVE AND WATSON WAY TO PROVIDE 30' ROW WIDTH FROM EXISTING CENTERLINES. SEE TYPICAL SECTIONS ON SHEET 2.
10. EASTBOUND WOODLAND DRIVE TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON SHEET 2.
11. NORTHBOUND WATSON WAY TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON SHEET 2.
12. PROJECT WILL CONSTRUCT PUBLIC SEWER AND WATER MAINS IN PROPOSED PRIVATE STREET EASEMENT WITH UTILITY EASEMENTS AS REQUIRED.
13. PROJECT WILL CONSTRUCT NEW SEWER MAIN IN WOODLAND DRIVE ALONG PROJECT FRONTAGE CONNECTING THE EXISTING 8" VCP MAIN APPROX. 78' SOUTH OF FRONTAGE.

DISPOSITION NOTES:

1. UNDERGROUND EXISTING OVERHEAD UTILITIES
2. REMOVE EXISTING POWER POLE
3. RELOCATE EXISTING UTILITY FACILITIES IN ROW AS NEEDED
4. PROTECT EXISTING RETAINING WALL
5. REMOVE EXISTING FENCE ENCROACHMENT

LEGEND

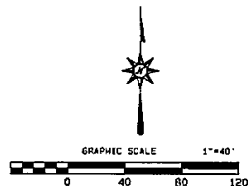
DESCRIPTION	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
EXISTING CONTOURS	---
PROPOSED CONTOURS	---
CENTERLINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING FENCE	---
PROPOSED VEGETATED SWALE	---
PROPOSED SPOT ELEVATION	---
LIMITS OF GRADING	---
SLOPE-CUT	---
SLOPE-FILL	---
PVC DRAINAGE PIPE	---
CUT/FILL LINE	---
SORSO D-75 BROW DITCH	---
YARD DRAIN	---
SORSO D-7 TYPE-F CATCH BASIN	---
RIP-RAP	---
DESILTING BASIN	---
BROOKS BOX	---
SORSO D-25 OUTLET STRUCTURE	---
SORSO D-34 U-TYPE HEADWALL	---
SORSO D-27 SIDEWALK UNDERDRAN	---
PROPOSED MODULAR WETLAND SYSTEM	---
SORSO D-2 TYPE B CURB INLET	---
PROPOSED 20' STREET TREE	---
NEW AC PAVEMENT	---

EASEMENT NOTES:

1. EXISTING 18" SEWER EASEMENT TO BUENA SANITATION DISTRICT PER DOC. NO. 78-28448 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
2. EXISTING 40" PRIVATE ROAD EASEMENT PER PM 7018 AND DOC. NO. 78-232808 TO BE ABANDONED BY QUITCLAIM PRIOR TO RECORDING OF MAP
3. 8.00' WIDE PRIVATE DRAINAGE EASEMENT
4. SEWER EASEMENT TO THE BUENA SANITATION DISTRICT
5. WATER EASEMENT TO THE VISTA IRRIGATION DISTRICT
6. PRIVATE ROAD AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 13 THROUGH 18
7. CLEAR SPACE EASEMENT TO THE COUNTY OF SAN DIEGO
8. PRIVATE STORM WATER TREATMENT AND DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1-18
9. 1.00' WIDE ACCESS EASEMENT RESTRICTION EASEMENT TO THE COUNTY OF SAN DIEGO
10. ACCESS RESTRICTION EASEMENT TO AND FROM WATSON WAY TO THE COUNTY OF SAN DIEGO
11. PRIVATE DRAINAGE EASEMENT

IMPROVEMENT NOTES

1. PROPOSED STREET TREE PER GS-1.2A
2. PROPOSED SORSO D-75 BROW DITCH
3. PROPOSED BROOKS BOX PER SWAMP
4. PROPOSED CURB OUTLET PER SORSO D-25
5. PROPOSED DESILTING BASIN W/ YARD DRAIN
6. PROPOSED TYPE F CATCH BASIN PER SORSO D-7
7. PROPOSED SORSO D-34 U-TYPE HEADWALL
8. PROPOSED RIP-RAP PER SORSO D-40
9. PROPOSED SORSO D-27 PEDESTRIAN RAMP
10. PROPOSED SORSO D-31 PEDESTRIAN RAMP
11. PROPOSED PCC CURB AND GUTTER PER SORSO G-2
12. PROPOSED 8" AC BERM TYPE-A PER SORSO G-5
13. PROPOSED CURB INLET PER SORSO D-2 TYPE B
14. PROPOSED MODULAR WETLAND SYSTEM
15. PROPOSED SORSO D-27 SIDEWALK UNDERDRAN
16. PROPOSED VEGETATED SWALE



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COUNTY OF SAN DIEGO TRACT 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
PLANNED IMPROVEMENTS

GENERAL NOTES:

1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN HEREON FOR COUNTY ROAD PURPOSES.
2. FINAL APPROVAL OF THESE GRADING PLANS IS SUBJECT TO FINAL APPROVAL OF THE ASSOCIATED IMPROVEMENT PLANS WHERE APPLICABLE. FINAL CURB ELEVATIONS MAY REQUIRE CHANGES IN THESE PLANS.
3. IMPORT MATERIAL SHALL BE OBTAINED FROM A LEGAL SITE.
4. A CONSTRUCTION, EXCAVATION OR ENDOSEMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS WILL BE REQUIRED FOR ANY WORK IN THE COUNTY-ROOF-OF-WAY.
5. ALL SLOPES OVER THREE FEET IN HEIGHT WILL BE PLANTED IN ACCORDANCE WITH SAN DIEGO COUNTY SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF PROPOSED WORK SHALL BE GIVEN TO THE FOLLOWING AGENCIES:
SAN DIEGO GAS & ELECTRIC TEL. 800.411.7343
TELEPHONE: AT&T TEL. 800.422.4133
CITY: COV TEL. 760.299.8000
BUREAU SANITATION DISTRICT TEL. 760.726.1340
WATER-VISTA IRRIGATION DISTRICT TEL. 760.567.3100
7. A SOILS REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
8. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PUBLIC WORKS DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION HAS BEEN OBTAINED AND VALID GRADING PERMIT HAS BEEN ISSUED.
9. THE DIRECTOR OF PUBLIC WORKS' APPROVAL OF THESE PLANS DOES NOT CONSTITUTE COUNTY BUILDING OFFICIAL APPROVAL OF ANY FOUNDATION FOR STRUCTURES TO BE PLACED ON THE AREA COVERED BY THESE PLANS. NO WATER OF THE GRADING OR DRAINAGE REQUIREMENTS CONCERNING MINIMUM COVER OVER EXISTING SOILS IS MADE OR IMPLIED (SECTION 874.03 & 874.10). ANY SUCH WATER MUST BE OBTAINED FROM THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES.
10. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARNING, REPAIR, REMOVAL, DEPARTURE OR BURNING OF TRUCKS, EXCAVATING EQUIPMENT AND ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00 AM & 5:00 PM EACH DAY MONDAY THROUGH SATURDAY AND NO OPERATIONS OR GRADING OPERATIONS SHALL BE CONDUCTED ON THE PREMISES ON SUNDAYS OR HOLIDAYS.
12. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE PERMITTEE IS RESPONSIBLE FOR THE PROTECTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE OR LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJACENT PUBLIC STREET, SIDEWALK, ALLEY, UTILITY OR ANY SERVICE, WITHOUT SUPPORTING AND PROTECTING SUCH EXISTING UTILITY, SIDEWALK, SIDEWALK, SIDEWALK OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE GRADING DESCRIBED ON THIS PLAN. THE COUNTY WILL HOLD THE PERMITTEE RESPONSIBLE FOR CORRECTION OF NON-DEGRADED IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY.
13. SLOPE RATIOS
CUT 1:51 FOR MINOR SLOPES UNDER 15' HIGH OR IN ROCK 2:1 FOR MAJOR SLOPES
FILL 2:1
EXCAVATION: 10:100 CY
IMPORT: 10:100 CY
SLOPE: 300 CY
(NOTE: A SEPARATE VALID PERMIT MUST EXIST FOR EITHER WASTE OR IMPORT AREAS)
14. SPECIAL CONSIDERATION: IF ANY ARCHAEOLOGICAL RESOURCES ARE DISCOVERED ON THE SITE OF THE GRADING DURING GRADING OPERATIONS, STOP OPERATIONS WILL CEASE IMMEDIATELY AND THE PERMITTEE SHALL NOTIFY THE DIRECTOR OF PUBLIC WORKS OF THE DISCOVERY. GRADING OPERATIONS WILL NOT RESUME UNTIL THE PERMITTEE HAS RECEIVED WRITTEN AUTHORITY FROM THE DIRECTOR OF PUBLIC WORKS TO DO SO.
15. ALL GRADING DETAILS WILL BE IN ACCORDANCE WITH THE SAN DIEGO COUNTY STANDARD DRAWINGS 0-8, 0-9, 10, 0-11, 0-12, 0-13, 0-14, 0-15, 0-16, 0-17, 0-18, 0-19, 0-20, 0-21, 0-22, 0-23, 0-24, 0-25, 0-26, 0-27, 0-28, 0-29, 0-30, 0-31, 0-32, 0-33, 0-34, 0-35, 0-36, 0-37, 0-38, 0-39, 0-40, 0-41, 0-42, 0-43, 0-44, 0-45, 0-46, 0-47, 0-48, 0-49, 0-50, 0-51, 0-52, 0-53, 0-54, 0-55, 0-56, 0-57, 0-58, 0-59, 0-60, 0-61, 0-62, 0-63, 0-64, 0-65, 0-66, 0-67, 0-68, 0-69, 0-70, 0-71, 0-72, 0-73, 0-74, 0-75, 0-76, 0-77, 0-78, 0-79, 0-80, 0-81, 0-82, 0-83, 0-84, 0-85, 0-86, 0-87, 0-88, 0-89, 0-90, 0-91, 0-92, 0-93, 0-94, 0-95, 0-96, 0-97, 0-98, 0-99, 1-00, 1-01, 1-02, 1-03, 1-04, 1-05, 1-06, 1-07, 1-08, 1-09, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17, 1-18, 1-19, 1-20, 1-21, 1-22, 1-23, 1-24, 1-25, 1-26, 1-27, 1-28, 1-29, 1-30, 1-31, 1-32, 1-33, 1-34, 1-35, 1-36, 1-37, 1-38, 1-39, 1-40, 1-41, 1-42, 1-43, 1-44, 1-45, 1-46, 1-47, 1-48, 1-49, 1-50, 1-51, 1-52, 1-53, 1-54, 1-55, 1-56, 1-57, 1-58, 1-59, 1-60, 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VISTA IRRIGATION DISTRICT NOTES:

1. THE DISTRICT'S APPROVAL GIVEN HERE IN NOT AN APPROVAL TO BEGIN THE INSTALLATION OR CONSTRUCTION OF WATER FACILITIES. APPROVAL FOR THE INSTALLATION OR CONSTRUCTION OF THE WATER FACILITIES IS ONLY GIVEN AFTER PROPER APPLICATION AND/OR EXECUTION OF A CONSTRUCTION CONTRACT AND PAYMENT OF ALL APPLICABLE FEES TO THE DISTRICT. TO BE ACCEPTED THE APPLICATIONS AND/OR THE CONSTRUCTION CONTRACT MUST BE SIGNED BY THE GENERAL MANAGER.

2. ANY WATER FACILITIES THAT WILL BE UNDER THE JURISDICTION OF THE DISTRICT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS SHOWN BY THE DISTRICT AND WITH THE DISTRICT'S CURRENT STANDARD SPECIFICATIONS APPROVED BY THE BOARD OF DIRECTORS AND POSTED ON OUR WEBSITE AT WWW.VISTADISTRICT.COM. THE BOARD'S ORIGINAL PLANS ON FILE AT THE DISTRICT OFFICE ARE THE ONLY PLANS RECOGNIZED BY THE DISTRICT AS APPROXIMATE. A SET OF PLANS AND A COPY OF THE STANDARD SPECIFICATIONS MUST BE ON THE JOB SITE DURING CONSTRUCTION OR INSPECTION OF WATER FACILITIES MAY NOT BE REVOKED.

3. THE CONTRACTOR SHALL NOTIFY THE DISTRICT'S ENGINEERING DEPARTMENT OF ANY DISCREPANCIES BETWEEN THE APPROVED PLANS AND ACTUAL FIELD CONDITIONS. THIS INCLUDES THE CONTRACTOR'S RESPONSIBILITY FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES AND SUBSTRUCTURES DURING CONSTRUCTION, WHETHER SHOWN ON THE PLANS OR NOT. THE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES, SUBSTRUCTURES AND CONNECTION POINTS ARE TO BE VERIFIED (EQUIVATED OR POTHOLED) BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK, AND ANY DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE DISTRICT'S ENGINEER FOR CORRECTION AND THEN SUBMITTED TO THE DISTRICT FOR REVIEW AND APPROVAL. ALL PROPOSED CHANGES TO THE APPROVED PLANS MUST BE REVERSED AND SIGNED BY THE DISTRICT PRIOR TO INSTALLATION OF SUCH CHANGES AND SHALL BE INCORPORATED INTO THE "ORIGINAL" PLANS.

4. THE CONTRACTOR SHALL OBTAIN THE DISTRICT'S APPROVAL FOR THE INSTALLATION OF ANY OTHER UTILITY TO BE INSTALLED WITHIN ANY DISTRICT EASEMENT. THE APPROVAL MUST BE OBTAINED PRIOR TO INSTALLATION AND MUST BE INSPECTED BY THE DISTRICT'S INSPECTOR.

5. BEFORE THE WORK IS ALLOWED TO BEGIN, THE CONTRACTOR IS TO CONTACT THE DISTRICT'S ENGINEERING DEPARTMENT AT (760) 597-3118 TO DETERMINE WHEN OR IF WORK CAN BEGIN AND TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE DISTRICT'S ENGINEERING INSPECTOR AT (760) 597-3128. INSPECTION REQUESTS SHALL BE MADE AT LEAST 24 HOURS IN ADVANCE.

6. THE DISTRICT REQUIRES ALL NEW AND EXISTING WATER LINES TO HAVE 36 TO 42 INCHES OF FINAL COVER OR A MINIMUM OF 24 INCHES OF COVER FROM THE BOTTOM OF THE SUB-GRADE, WHICHEVER IS GREATER. THE 24-INCH COVER DOES NOT RELIEVE THE CONTRACTOR FROM LOCATING AND PROTECTING EXISTING UTILITIES DURING CONSTRUCTION. THE DISTRICT SHALL BE NOTIFIED WHEN STREET STRUCTURAL SECTIONS ARE DETERMINED BY THE APPROPRIATE ROAD AGENCY HAVING JURISDICTION OVER THE STREET. THE CONTRACTOR SHALL, AT HIS SOLE EXPENSE, COMPLY WITH THAT AGENCY'S REQUIREMENTS AND OBTAIN THE DISTRICT'S WRITTEN APPROVAL ON THE PLANS OF ANY COVER CHANGES BEFORE THE INSTALLATION OF THE WATER LINE OR BEFORE REMOVING EXISTING COVER.

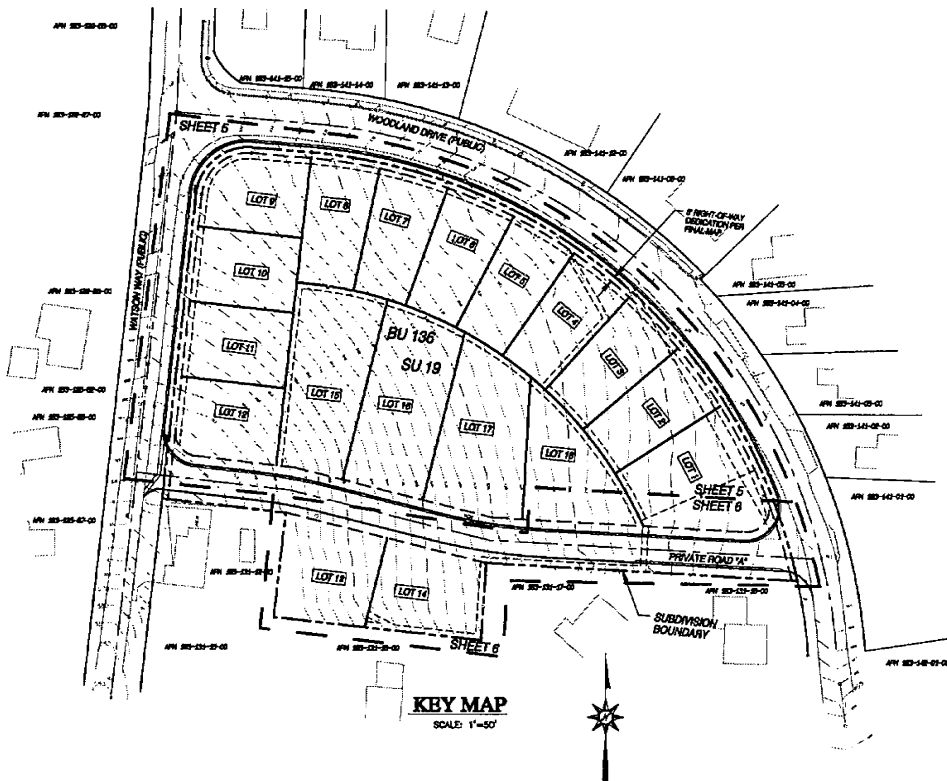
7. UNAUTHORIZED CONNECTIONS TO THE DISTRICT'S WATER SYSTEM FOR CONSTRUCTION WATER OR ANY OTHER PURPOSE IS STRICTLY FORBIDDEN AND ARE SUBJECT TO ENFORCEMENT UNDER THE DISTRICT'S RULES AND REGULATIONS. THE CONTRACTOR WILL BE CHARGED A MINIMUM FEE (REFER TO CURRENT FEE SCHEDULE) FOR EACH UNAUTHORIZED CONNECTION AS THE ESTIMATED AMOUNT OF WATER USED THROUGH ANY UNAUTHORIZED CONNECTION AND THE DISTRICT MAY COMPENSATE ANY HOSES, VALVES OR OTHER APPURTENANCES USED TO MAKE ANY UNAUTHORIZED CONNECTION.

8. ANY PROPOSED FENCING OR GATES WITHIN DISTRICT RIGHT-OF-WAY MUST BE IDENTIFIED ON THE IMPROVEMENT/ROADWAY PLAN AND STREET ACCESS COORDINATED FOR THE DISTRICT'S REQUIREMENTS. FENCES WILL NOT BE PERMITTED ACROSS THE EASEMENT UNLESS GATES SATISFACTORY TO DISTRICT ARE PROVIDED AND MAINTAINED BY OWNER FOR DISTRICT USE.

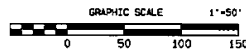
9. THESE PLANS ARE SUBJECT TO ADDITIONAL WATER NOTES CONTAINED IN THE "STANDARD SPECIFICATIONS." THESE NOTES WILL ALSO BE DISPERSED TO THE CONTRACTOR AT THE REQUIRED PRECONSTRUCTION MEETING.

ROAD MAINTENANCE NOTE:

THE APPLICANT IS RESPONSIBLE FOR THE ROAD MAINTENANCE (SHEEPING AS NECESSARY) AND REPAIRS OF ANY DAMAGE CAUSED BY THEM TO THE ON-SITE AND OFF-SITE COUNTY MAINTAINED OR PRIVATE ROADS THAT SERVE THE PROPERTY EITHER DURING CONSTRUCTION OR SUBSEQUENT OPERATION. THE APPLICANT WILL REPAIR THOSE PORTIONS OF THE ROUTE THAT WOULD BE DAMAGED BY THE HEAVY LOADS THAT LOADED TRUCKS PLACE ON THE ROUTE IDENTIFIED.



KEY MAP
SCALE: 1"=50'



PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
555 North Highway 101, Ste A, Solana Beach, CA 92075
ph 858.299.8213 | fx 858.339.6812 | planning@pasco-ls.com

BENCHMARK

DESCRIPTION: CITY OF VISTA V2005 - 2" DIA. ALUMINUM CAP ON A 3/4" DIA. ROD, FLUSH WITH A.C. PAVEMENT STAMPED "VISTA" & "ASSOC. ENG. CONTROL POINT 2005"
LOCATION: SOUTHWEST CORNER OF SOUTH SANTA FE AVE 10.7' NORTH FROM SHELBY CURB LINE 2500' +/- SHELBY FROM MONTE VISTA DR
RECORD FROM: CITY OF VISTA/2005/10003
ELEVATION: 4165.79 DATUM: NAD83 1928

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY	DATE

RECORD PLAN

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

**PRIVATE CONTRACT**

SHEET 2	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	9 PAGES
NOTES & KEY MAP FOR: COUNTY OF SAN DIEGO TM 5394 KEY MAP AND NOTES		
CALIFORNIA COORDINATE INDEX 368-1701		
COUNTY SEAL, READY TO SIGN	DATE OF SIGN	PROJECT NO.

GRADING/IMPROVEMENT PLAN NOTES

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(CULTURAL RESOURCES)

CULTUR-1-ARCHAEOLOGICAL MONITORING - PRECONSTRUCTION MEETING [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Significance - Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luseno Native American Monitor shall attend the pre-construction meeting with the contractor to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archaeologist and Luseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCJ] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist.

(BIOLOGICAL RESOURCES)

BIOGR-1-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to nesting migratory birds and raptors, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no trapping, clearing and/or grading such that none will be allowed during the breeding season of nesting migratory birds and raptors. The breeding seasons defined as occurring between February 1 and August 31. The Director of PDS (PDS, PCC) may waive this condition if the applicant can demonstrate to the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no nesting migratory birds or raptors are present in the vicinity of the clearing, grubbing, or grading. **DOCUMENTATION:** The applicant shall submit a written request for waiver of this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference

SHEET 1 OF 8

MONITORING: The [PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCJ] that the requirement is completed.

FINAL GRADING RELEASE: (Prior to any occupancy, final grading release, or use of the premises in reliance of this permit.)

(CULTURAL RESOURCES)

CULTUR-4-ARCHAEOLOGICAL MONITORING - FINAL GRADING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- Department of Parks and Recreation Primary and Archaeological Site forms.
- Daily Monitoring Logs
- Evidence that all cultural materials have been curated and/or repatriated as follows:

(1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally-affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 75, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally-affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

OR

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated

SHEET 5 OF 8

and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCJ] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction.)

(NOISE RESOURCES)

NOISE-1-TEMPORARY CONSTRUCTION NOISE [DPW, PDCJ]

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the County Noise Ordinance, Sections 36.406, 36.409, and 36.410 and shall incorporate the following temporary construction noise control measures:

- Turn off equipment when not in use.
- Equipment used in construction should be maintained in proper operating condition, and all leaks should be properly secured, to prevent rattling and banging.
- Use equipment with effective mufflers.
- Minimize the use of back up alarm.
- Equipment staging areas should be placed at locations away from noise sensitive receptors.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** On the Grading Plan, the following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCJ] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCJ] shall correct the [PDS, PCC] if the applicant fails to comply with this condition.

(CULTURAL RESOURCES)

CULTUR-2-ARCHAEOLOGICAL MONITORING - DURING CONSTRUCTION [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified

SHEET 2 OF 8

records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PPD] for approval. Once approved, a final copy of the report shall be submitted to the San Luis Rey Band of Mission Indians, the South Coastal Information Center (SCIC), and any culturally-affiliated Tribe that requests a copy of the report. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PPD] shall inform [PDS, LDR] and [DPW, PDCJ], that the requirement is complete and the bond amount can be released. If the monitoring was bonded separately, then [PPD] shall inform [PDS or DPW, FISCAL] to release the bond back to the applicant.

SHEET 6 OF 8

for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luseno Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luseno Native American Monitor.

b. In the event that previously undisturbed potentially significant cultural resources are discovered, the Project Archaeologist or the Luseno Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required.

SHEET 3 OF 6

by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7502.5 shall be followed in the event that human remains are discovered.

d. The Project Archaeologist and Luseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCJ] shall make sure that the Project Archaeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCJ] shall contact the [PPD] if the Project Archaeologist or applicant fails to comply with this condition.

ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit.)

(CULTURAL RESOURCES)

CULTUR-3-ARCHAEOLOGICAL MONITORING - ROUGH GRADING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luseno Native American Monitor must be included in the Negative Monitoring Report.

b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to the [PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the San Luis Rey Band of Mission Indians, the South Coastal Information Center, and any culturally-affiliated Tribe that requests a copy of the report. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Guidance SEC 87.421.a.2), the report shall be completed.

SHEET 4 OF 8

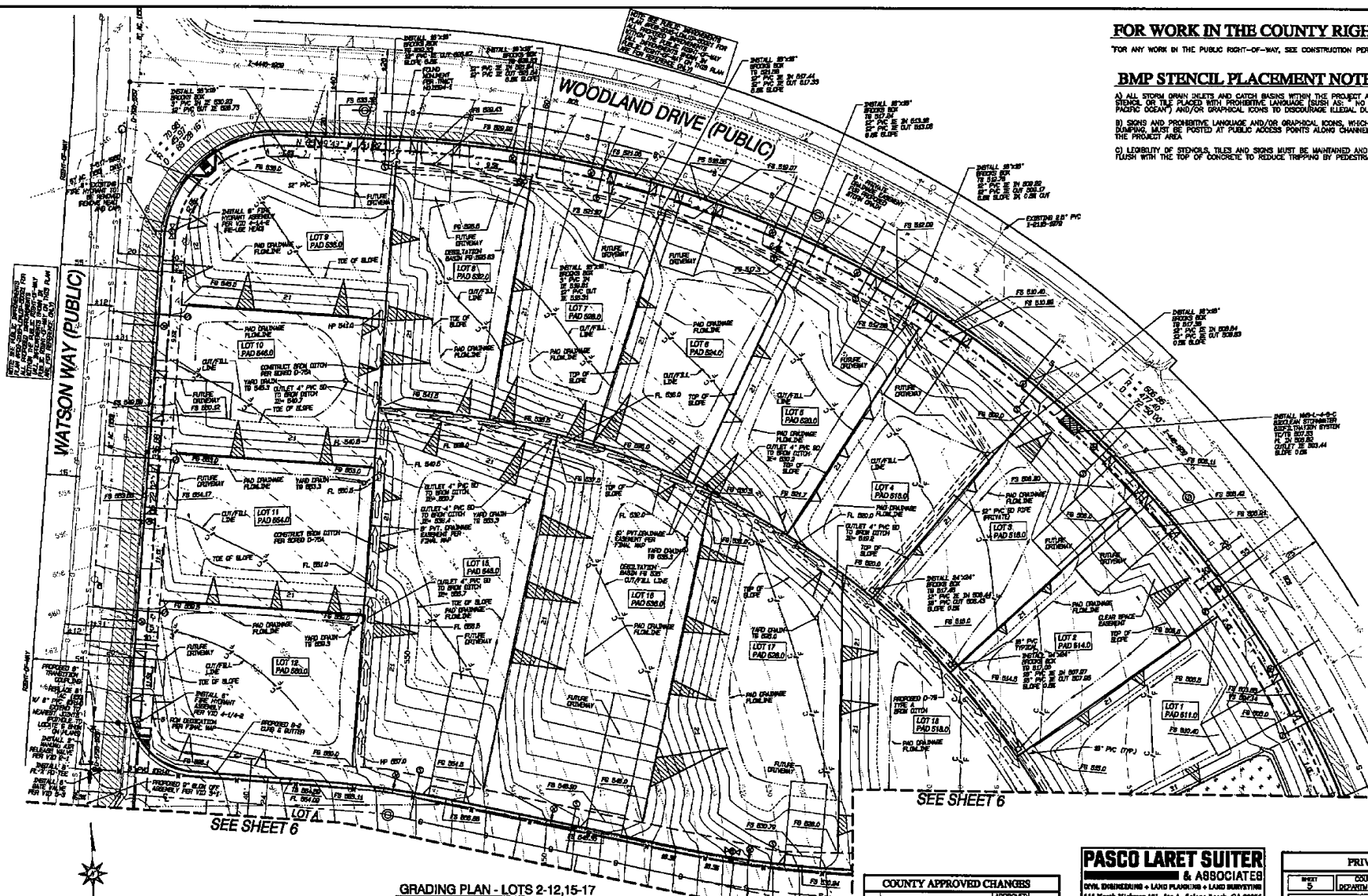
RECORD PLAN			
BY:	DATE:		
R.C.E.:			
EXPENSE:			
COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

PASCO LARET SUIITER & ASSOCIATES
 CIVIL ENGINEERING - LAND PLANNING - LAND SURVEYING
 855 March Highway 101, Box A, Delos Beach, CA 92073
 ph 658.299.8112 | fx 658.339.4812 | plan@pascoengineering.com

BENCH MARK
 DESCRIPTION: CITY OF VISTA 20065 - 2" DIA. ALUMINUM CAP
 ON A 5/4" DIA. IRON PLUSH WITH A.C. PAINTMENT STAMPED
 "MARCH 1 1958" ON TOP
 LOCATION: SOUTHWEST SIDE OF SOUTH SANTA FE AVE 101' NINETY
 FROM SOUTHWEST CORNER LINE - 2504' +/- SOUTHWEST FROM MOUNT VISTA DR
 RECORD FROM: CITY OF VISTA 05514659
 ELEVATION: 415.75 DATUM: NAD 1983

PRIVATE CONTRACT			
BOOK	COUNTY OF SAN DIEGO	9	
SHEET	DEPARTMENT OF PUBLIC WORKS		
GRADING PLAN FOR:			
COUNTY OF SAN DIEGO TM 5594			
KEY MAP AND NOTES			
CALIFORNIA COORDINATE INDEX 388-1701			
GARY M. LARET, COUNTY ENGINEER		DATE OF WORK	
PDS2016-LDRGR-33076		DATE OF WORK	
ISSUED FOR		DATE OF WORK	

PLBA 2809



FOR WORK IN THE COUNTY RIGHT-OF-WAY:

*FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, SEE CONSTRUCTION PERMIT NUMBER

BMP STENCIL PLACEMENT NOTES:

- A) ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A SIGNAGE MESSAGE PLACED WITH PROGRESSIVE MESSAGES INDICATING "I LIVE IN THE PACIFIC OCEAN" AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLLEGAL DUMPING.
- B) SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.
- C) LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

NOTE:

PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON
PLAN SHALL NOT BE MODIFIED OR REMOVED WITHOUT THE
APPROVAL OF THE COUNTY OF SAN DIEGO

NOTE:

SEE PDS-2016-LDMJP-50021 FOR OFF-SITE IMPROVEMENTS

GRADING PLAN - LOTS 2-12,15-17

SCALE: HORIZ 1"=20'



RECORD PLAN

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

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY	DATE

PASCO LARET SUITER

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
555 North Highway 101, Ste. A, Solana Beach, CA 92075
ph 858.299.8212 | fx 858.299.4812 | planning@engineering.com

BENCHMARK

DESCRIPTION: CITY OF VISTA V200S- 2" DIA. ALUMINUM CAP
ON A 3/4" DIA. R00. FLUSH WITH A.C. PAVEMENT STAMPED
"HUNTSAKER & ASSOC. C2S CONTROL POINT 2088"
LOCATION: S.W. SIDE OF SOUTH SANTA FE AVE 10.7' NW 1/4
FROM S.W.1/4 CORNER, 220' +/- S.W. 1/4 FROM MONTE VISTA DP
RECORD FROM: CITY OF VISTA/TOS/4023

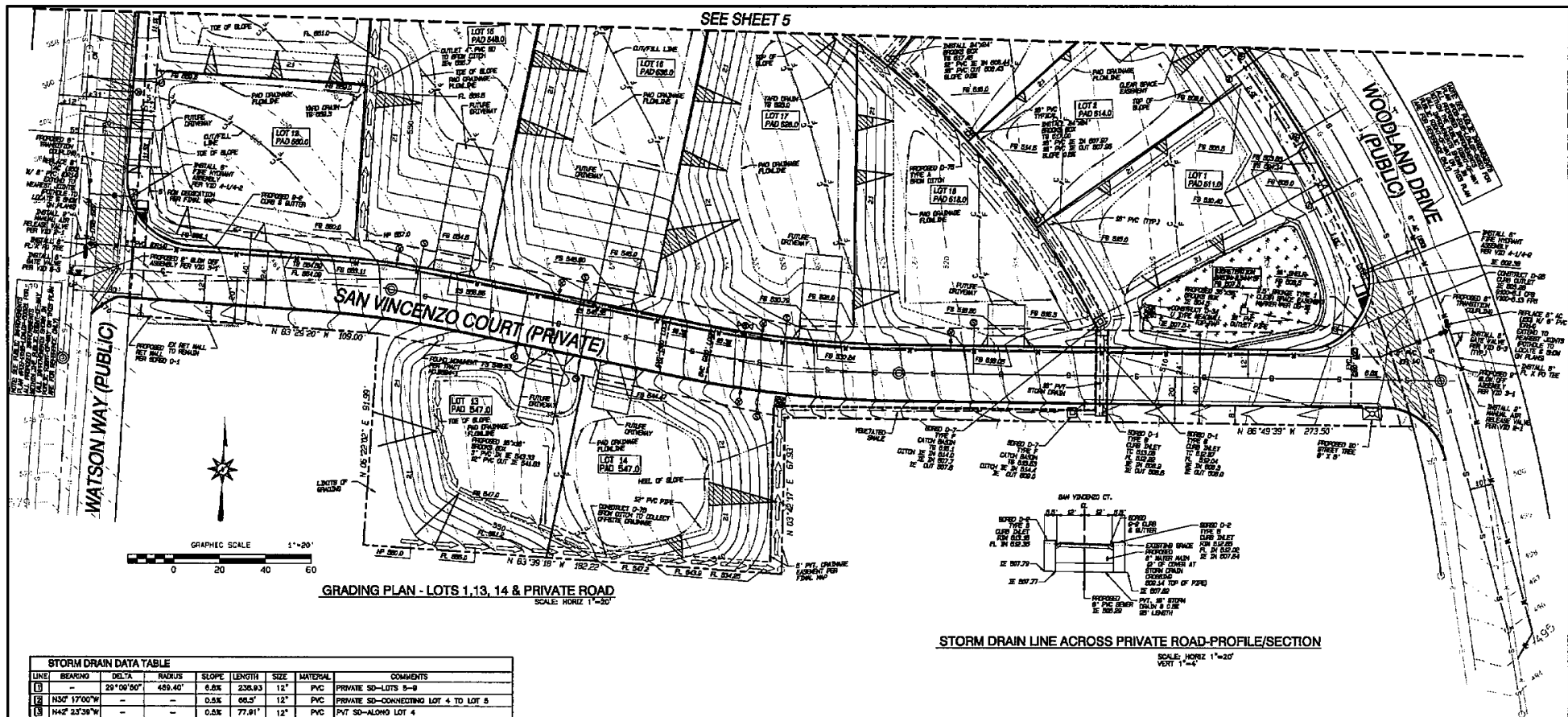
ELEVATION:	418.78	DATE:	NOV 1928
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PRIVATE CONTRACT

INVEST 5	COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS	9 SHEET
GRADING PLAN FOR:		
COUNTY OF SAN DIEGO TM 5594 GRADING PLAN		
CALIFORNIA COORDINATE INDEX		368-1701
COUNTY OF SAN DIEGO COUNTY ENGINEER		NUMBER OF SHEETS _____ OF _____ PDS2016-LDGRAM-30074 (SHEET TOTAL 30)
DATE	DATE	

PLSA 2009

SEE SHEET 5



STORM DRAIN LINE ACROSS PRIVATE ROAD-PROFILE/SECTION

SCALE: HORIZ 1"=20'
VERT 1"=4'

STORM DRAIN DATA TABLE							
LINE	BEARING	DELTA	RADIUS	SLOPE	LENGTH	SIZE	MATERIAL
1	-	29°00'50"	429.40'	0.8%	238.93'	12"	PVC
2	N30°17'00"W	-	-	0.8%	66.5'	12"	PVC
3	N42°23'39"W	-	-	0.8%	77.81'	12"	PVC
4	-	22°44'47"	396.04'	0.8%	146.32'	18"	PVC
5	S03°08'12"W	-	-	0.8%	38.61'	18"	PVC
6	N88°49'39"W	-	-	0.8%	6.16'	18"	PVC

FOR WORK IN THE COUNTY RIGHT-OF-WAY:

*FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, SEE CONSTRUCTION PERMIT NUMBER _____

BMP STENCIL PLACEMENT NOTES:

- A) ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL HAVE A STENCIL OR BE PLACED WITH PROHIBITIVE LANGUAGE (SUCH AS: "NO DUMPING" - LIVE IN THE PACIFIC CREEK) AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING.
- B) SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, MUST BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA.
- C) LEGIBILITY OF STENCILS, TILES AND SIGNS MUST BE MAINTAINED AND TILES MUST BE PLACED FLUSH WITH THE TOP OF CONCRETE TO REDUCE TRIPPING BY PEDESTRIANS.

NOTE:

PERMANENT POST-CONSTRUCTION BMP DEVICES SHOWN ON PLAN SHALL NOT BE MODIFIED OR REMOVED WITHOUT THE APPROVAL OF THE COUNTY OF SAN DIEGO

NOTE:

SEE PDS-2018-LDAMP-50021 FOR OFF-SITE IMPROVEMENTS

RECORD PLAN			
BY:	DATE:		
R.C.E.:			
EXPRES:			

COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
333 North Highway 101, Ste A, Solana Beach, CA 92078
PH 858.299.8212 | FX 858.299.8813 | planning@pasco.com

BENCH MARK
DESCRIPTION: CITY OF VISTA V2045 - 2" DIA ALUMINUM CAP ON A 3/4" DIA ROD, FLUSH WITH A.C. PROMINENT STAMPEL
WATERMETER & JAWSON, 2555 CANTERA, BOUNTY, CALIF.
LOCATION: ONLY SIDE OF SOUTH SANTA FE AVE, 10.7' NORTH FROM SILEY CURB LINE, 2243' +/- SILEY FROM WHITE VISTA DR.
RECORD FROM: CITY OF VISTA/RRS14593
ELEVATION: 416.72 DATUM: MVD 1928

PRIVATE CONTRACT			
SHEET 6	COUNTY OF SAN DIEGO	PROJECT NO.	DATE
DEPARTMENT OF PUBLIC WORKS			
GRADING PLAN FOR:			
COUNTY OF SAN DIEGO TM 5594			
GRADING PLAN			
CALIFORNIA COORDINATE INDEX		368-1701	
DRAWN BY: [Signature]		CHECKED BY: [Signature]	
PDS2018-LDAMP-50021		PDS2018-LDAMP-50021	
PLAN 2207			

EROSION CONTROL NOTES

1. ALL BUILDING PADS TO BE GRASSED AND THE CORERS MAINTAINED TO PREVENT WATER FROM PLACING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT OBSTRUCTING OR DISTURBING THE STREETS. CHANNELS FACILITATED TO THE INTERSECTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT ALLOW WATER TO FLOW FROM THE PADS WITHOUT CAUSING OBSTRUCTION.
2. TOPS OF ALL SLOPES TO BE GRASSED OR TREES TO PREVENT WATER FROM PLACING OVER THE CREST OF SLOPES.
3. UNPAVED SLOPES AND PADS SHALL BE REPAVED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR OBSTRUCTIONS ARE COMPLETED BUT NOT LATER THAN October 1 ALL CUTS AND FILL SLOPES SHALL BE STABILIZED WITH A VEGETATION COVER OR AN EROSION CONTROL MEASURE APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN October 1 AND April 30 APPROVED EROSION CONTROL MEASURES SHALL BE MAINTAINED IMMEDIATELY BEHIND THE SLOPES OF CUT SLOPES AND/OR THE CREATION OF OBSTACLES.
5. CATCH BASINS, DRAINAGE BASINS AND STORM DRAIN SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN CORNERS OF S AND ON IN OTHER GRASSED OR OBSTRUCTED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES EXISTING ABOVE LEVELS. FOLLOWING BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERFERED BY THE GRAVEL BAGS, CATCH BASINS AND DRAINAGE BASINS AND KEEP THESE FACILITIES CLEAR AND FREE OF SOIL AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY EXISTING SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

1. THE SEDIMENT BASIN SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA. PROTECTIVE SEDIMENT PLANTS OF THE BASIN SHALL BE MAINTAINED AND CLEARED TO DESIGN CAPACITY AFTER EVERY HEAVY PRECIPITATION EVENT. THE BASIN SHALL BE RE-CONSTRUCTED STRUCTURES THAT HELD REMAIN UNTIL SOIL STABILIZATION VEGETATION HAS BECOME WELL ESTABLISHED ON ALL EXPOSED SLOPES.
 2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
 3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN SIDES OR BASIN INLET SIDES SHALL BE FILLING WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF GROUND.
 4. ALL UTILITY TRENCHES SHALL BE ALIGNED AT THE PROPOSED DRAINAGE WITH A DOUBLE ROW OF GRAVEL BAGS WITH A TOP ELEVATION TWO GRAVEL BAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVEL BAGS ARE TO BE PLACED WITH LAPPED JOINTS. THE INTERVALS PROVIDED BETWEEN GRAVEL BAGS LOCATIONS SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:
- | GRADE OF THE STREET | INTERVAL | NO. OF BAGS PER FOOT |
|---------------------|---------------|----------------------|
| LESS THAN 2% | 200 FEET MAX. | 1 |
| 2% TO 4% | 100 FEET | 1 |
| 4% TO 6% | 50 FEET | 1 |
| 6% TO 8% | 25 FEET | 1 |
| 8% TO 10% | 10 FEET | 1 |
| OVER 10% | 5 FEET | 1 |
5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED THE SURFACES OVER EACH TRENCH SHALL BE REPAVED TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT THE TRENCH INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A DRAINAGE STREET.
 6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS FLOWING INTO THE STREET.
 7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRAVEL CHANNELS AT THE INTERVALS INDICATED BELOW:
- | GRADE OF CHANNEL | INTERVALS BETWEEN CHECK DAMS |
|------------------|------------------------------|
| LESS THAN 2% | 200 FEET |
| 2% TO 4% | 100 FEET |
| 4% TO 6% | 50 FEET |
| OVER 6% | 25 FEET |
8. PROVIDE VELOCITY CHECK DAMS IN ALL STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVEL, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL. AT POINTS ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO BE MADE AS SEDIMENT TRAPS.
- | GRADE OF STREET | INTERVAL | NUMBER OF DAMS PER FOOT |
|-----------------|---------------|-------------------------|
| LESS THAN 2% | 200 FEET MAX. | 1 |
| 2% TO 4% | 100 FEET | 1 |
| 4% TO 6% | 50 FEET | 1 |
| 6% TO 8% | 25 FEET | 1 |
| 8% TO 10% | 10 FEET | 1 |
| OVER 10% | 5 FEET | 1 |
9. PROVIDE A GRAVEL BAG SILT BASIN ON TOP OF EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
 10. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS READY FOR USE WHEN REQUIRED.
 11. CLEARED SLOPES FLATTER THAN 3 TO 1 MUST BE PROTECTED FROM EROSION USING EITHER AN APPROVED BMP OR BY COVERING SLOPES WITH A GRASS COVER. FLAT AREAS OF LESS THAN 5' x 5' LIKE BUILDING PAD, PARKING AREAS, LEACH FIELDS SHALL HAVE SO-3 PROTECTION UNDER REVEGETATION MATS (SO-7) OR EROSION OR OTHER MATERIAL APPROVED BY THE COUNTY FOR STABILIZING SLOPES OR LEACH TRENCHES AND SOIL STABILIZATION/EROSION (SO-6). TEMPORARY SEEDING (SO-4). MAINTAINED COVER (SO-5). (SO-4, SO-5, SO-6) OF LATE MATING (SO-7).
 12. ALL EROSION CONTROL SYSTEMS ACTION THE DEVELOPER SHOULD BE MAINTAINED DURING AND AFTER EVERY HEAVY PRECIPITATION EVENT. IF PERSONAL MAINTENANCE CANNOT BE MAINTAINED TO THE ACCESS TO ALL AREAS.
 13. PROVIDE ROCK BARRIERS ON CLIMBS AND STORM DRAIN IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOOD THAT MAY BE ANTICIPATED FROM CLEARED SLOPES OR FROM IMPERVIOUS SURFACES.
 14. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES I.E. COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

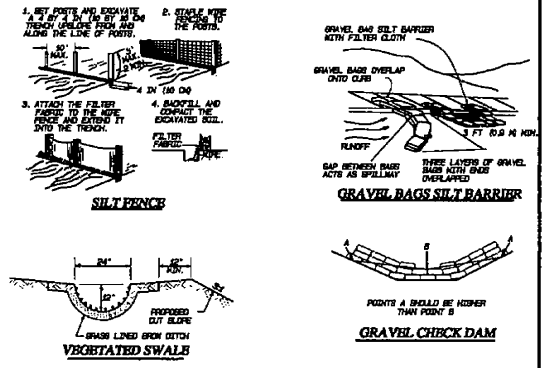
STORMWATER PROTECTION NOTES

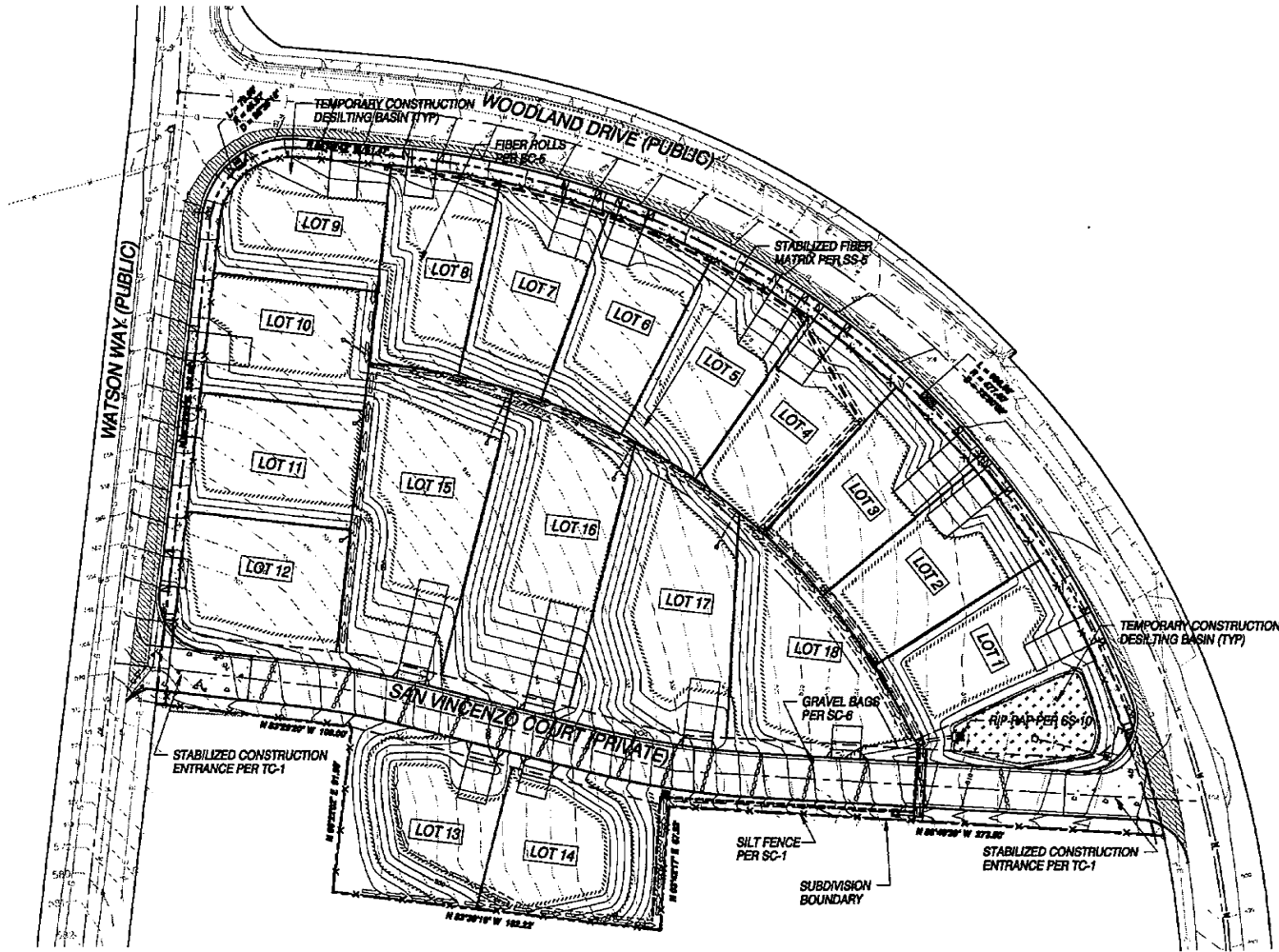
1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE IMMEDIATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINFALL EVENT. SOIL OF ALL SLOPES NEEDED FOR BMP MEASURES SHALL BE RETURNED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS ON LESS OF A FORECAST RAIN. ALL OTHER BMP'S SHALL BE DEPLOYED ON AN ON-COMING BASIS.
2. THE ACTIVE DISTURBED AREA SHALL NOT EXCEED 40 ACRES AT ANY GIVEN TIME WITHOUT CONSIDERATION TO THE SAN DIEGO COUNTY CIVIL ENGINEER'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LOW-TURN PROTECTION IS INSTALLED THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBED AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S BEST MANAGEMENT PRACTICES THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE ENFORCED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PROPERTY'S RESPONSIBILITY. AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE ACTION ON HAND OR AS SOON AS SAFE TO DO SO.
4. A NOTICE OF INTENT (NOI) HAS BEEN OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. PERMIT NO. C0000000 FOR ALL OVERSIGHT ASSOCIATED WITH THESE PLANS. THE NOI HANDED APPROVED BY SWRCB FOR THIS PROJECT IS SO-10. THE PERMITTEE SHALL KEEP A COPY OF THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

LEGEND

DESCRIPTION	CONTOUR ETC. SYMBOL
LIMITS OF CLEARING & GRASSING	---
STABILIZED CONSTRUCTION ENTRANCE	10-1
SILT FENCE	50-1
UNPAVED GRAVEL & BERM	50-2
D-70 LINED BERM DITCH (TYPE B)	50-3
GRAVEL BARR	50-4
FIBER ROLL	50-5
TEMPORARY CONSTRUCTION FENCING FOR PRESERVATION OF EXISTING VEGETATION	50-6
ROCK SCARP FOR D-70	50-7
VEHICLE & EQUIPMENT STORAGE AREA AND MATERIAL STORAGE AREA	50-8
EROSION FIBER MATS WITH VEGETATION STABILIZATION PLANTING FOR ALL PERMANENTS	50-9
STABILIZED FIBER MATS WITH SOIL ON ALL PADS	50-10

NOTE: SOME BMP'S SHOWN IN THIS LEGEND MAY NOT BE APPROPRIATE FOR THIS PROJECT AND MAY NOT APPEAR ON THE EROSION CONTROL PLAN.

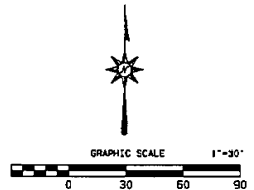




LEGEND

STABILIZED CONSTRUCTION ENTRANCE	TD-1	
SILT FENCE	SC-1	
0-75 LINED BRON COTON (TYPE B)		
GRAVEL BAGS	SC-6 & 8	
FIBER ROLL	SC-5	
ROCK RIPRAP PER GS-10	GS-10	
STABILIZED FIBER MATRIX SPFH ON ALL PAGES	SS-5	

EROSION CONTROL PLAN
SCALE: HORIZ 1"=30'



COUNTY APPROVED CHANGES			
NO.	DESCRIPTION	APPROVED BY	DATE

RECORD PLAN

BY: _____ DATE: _____

FILE: _____

EXP: _____

PASCO LARET SUTTER & ASSOCIATES
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING
933 North Highway 101, Ste A, Belmont Beach, CA 92024
ph 619.299.8212 | fx 619.299.8113 | planning@pasco-tag.com

BENCH MARK
DESCRIPTION: CITY OF VISTA V2062 - 2" DIA ALUMINUM CAP ON A 3/4" DIA 800' FLUSH WITH A.C. PAVEMENT STAMPED "VISTA" & "800' CAP CORNER BENCH MARK"
LOCATION: SOUTHWEST CORNER OF SOUTH BATH FE AVE 161' 10" W/4' FROM SOUTHWEST CORNER LINE 2262' 7" - SETLY FROM MONTE VISTA DR
RECORD FROM: CITY OF VISTA/20514253
ELEVATION: 416.75 DATUM: NAD83 1828

PRIVATE CONTRACT

SHEET 6 COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS

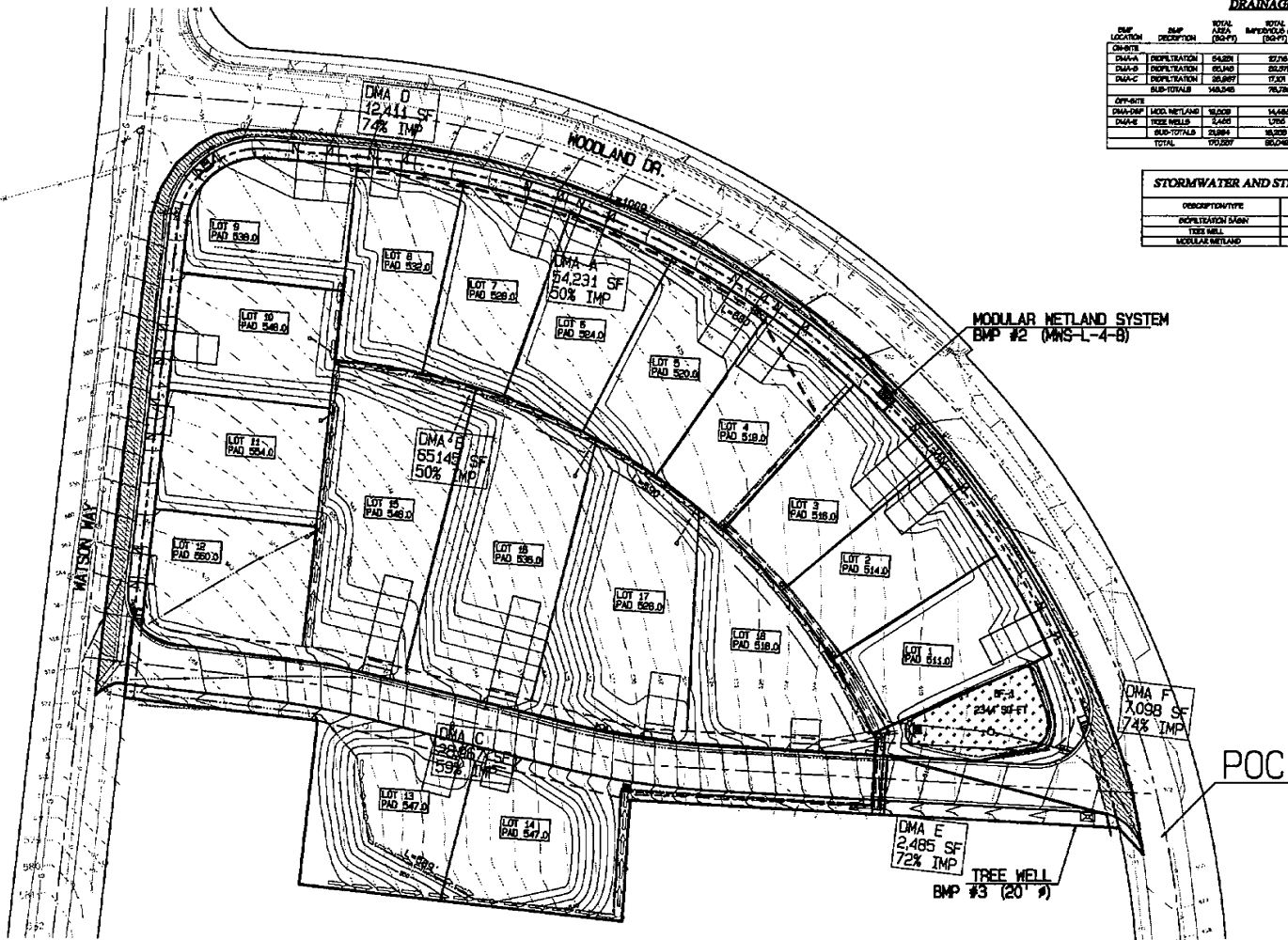
EROSION CONTROL PLAN FOR: **COUNTY OF SAN DIEGO TM 5594 GRADING PLAN**

CALIFORNIA COORDINATE INDEX 368-1701

COPY 18 DRAW, EXISTING NUMBER: _____

DATE: _____

POS2016-LDGRAU-30078 JAMES PETERSON



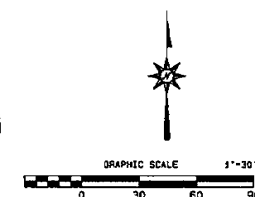
DMA TABULATION AND BMP PLAN
SCALE: HORIZ 1"=30'

DRAINAGE MANAGEMENT AREA TABULATION

BMP LOCATION	BMP DESCRIPTION	TOTAL AREA (SQ-FT)	TOTAL IMPERVIOUS AREA (SQ-FT)	% IMPERVIOUS	% PAVEMENT	% GRASS	% TREES	% OPEN SPACE	% WATER	% OTHER	RECORDED FLOW (CFS)	RECORDED FLOW (MGD)	TREATMENT AREA (SQ-FT)	TREATMENT VOLUME (MG)	TREATMENT FLOW (MGD)
DMA-A	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-B	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-C	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-D	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-E	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-F	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-G	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-H	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-I	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-J	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-K	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-L	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-M	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-N	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-O	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-P	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-Q	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-R	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-S	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-T	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-U	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-V	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-W	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-X	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-Y	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00
DMA-Z	ROOF DRAIN	10,716	10,716	100%	100%	0%	0%	0%	0%	0%	0.00	0.00	10,716	0.00	0.00

STORMWATER AND STRUCTURAL POLLUTANT CONTROL AND HYDROMODIFICATION BMPs

DESCRIPTION	PLAN SHEET	BMP ID	MAINTENANCE CATEGORY	MAINTENANCE AGREEMENT
ROOF DRAIN	1	BMP 01	1	RECORDED POC #
TREE WELL	2	BMP 02	2	
MODULAR WETLAND	3	BMP 03	3	



RECORD PLAN

BY: _____ DATE: _____

R.C.E.: _____

EXPIRES: _____

COUNTY APPROVED CHANGES

NO.	DESCRIPTION	APPROVED BY	DATE

PASCO LARET SUITER & ASSOCIATES
CIVIL ENGINEERING & LAND PLANNING
1515 North Highway 101, Ste A, Salinas, CA 95075
ph 538.339.8313 | fx 538.339.8813 | plasc@pascoengineering.com

BENCHMARK
DESCRIPTION: CITY OF MESA 120985-2" DIA. ALUMINUM CAP
ON A 3/4" DIA. IRON FLUSH WITH A.C. PAINTMENT, FRAMED,
UNPAINTED & UNCOATED, GPS CONTROL POINT 2005
LOCATION: 1/4" S.W. COR. OF SOUTH MOUNTAIN RD. JCT. 1515 N. HWY.
TOTAL 1/4" S.W. COR. LINE 2562' +/- S.W. FROM MOUNTAIN RD.
RECORD FROM: CITY OF MESA 120985-2005
ELEVATION: 418.78 DATUM: MVD 1928

PRIVATE CONTRACT

PROJECT: _____ COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS

DMA TABULATION & BMP PLAN FOR: COUNTY OF SAN DIEGO TM 5594 GRADING PLAN

CALIFORNIA COORDINATE INDEX 365-1701

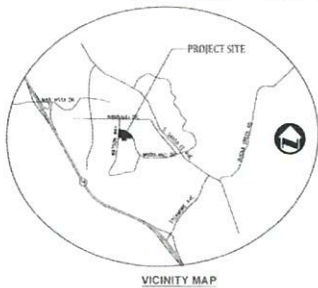
DATE: _____ BY: _____

POS2016-LOGRIM-30076

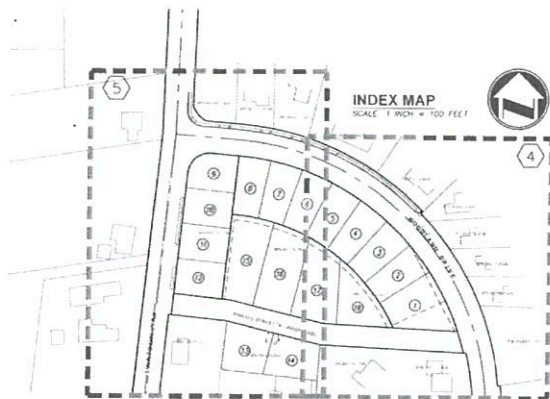
COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

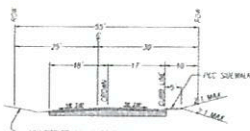
WOODLAND & WATSON SUBDIVISION



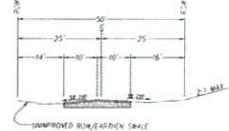
VICINITY MAP



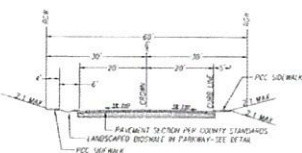
INDEX MAP
SCALE: 1 INCH = 100 FEET



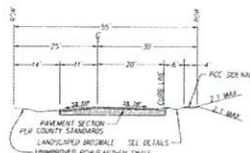
TYPICAL SECTION
WOODLAND DRIVE - EXISTING
NO SCALE
(PUBLIC STREET)



TYPICAL SECTION
WATSON WAY - EXISTING
NO SCALE
(PUBLIC STREET)



TYPICAL SECTION
WOODLAND DRIVE - PROPOSED
NO SCALE
(PUBLIC STREET)



TYPICAL SECTION
WATSON WAY - PROPOSED
NO SCALE
(PUBLIC STREET)

SHEET INDEX:

SHEET 1	FILE SHEET
SHEET 2	EXISTING TOPOGRAPHY AND SITE CONDITIONS
SHEET 3	TENTATIVE MAP SHEET
SHEET 4-5	TENTATIVE MAP DETAIL SHEETS
SHEET 6	PLANNED IMPROVEMENTS

GENERAL PLAN INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: VILLAGE
GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-7.3)

ZONING INFORMATION

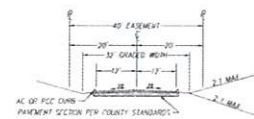
USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
DENSITY	--
LOT SIZE	6,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	--
FLOOR AREA RATIO	--
HEIGHT	G
LOT COVERAGE	--
SETBACK	H
OPEN SPACE	--
SPECIAL AREA REGULATIONS	--

LOT SUMMARY TABLE:

LOT NO.	GROSS S.F.	NET S.F.
1	9768	6029
2	6029	6029
3	6025	6025
4	6017	6017
5	6050	6050
6	6004	6004
7	6005	6005
8	6048	6048
9	6000	6000
10	6000	6000
11	6000	6000
12	6059	6059
13	7266	7266
14	7056	7056
15	11748	9711
16	11374	10602
17	10264	9870
18	7603	6073
TOTAL	127,420	122,936

ROADS

TYPE	AREA (SQ.)
PRIVATE ROAD	21,840
TOTAL	21,840



TYPICAL SECTION
PRIVATE SECTION
NO SCALE

LEGAL DESCRIPTION

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 2015 IN THE UNINCORPORATED AREA, SAN DIEGO COUNTY, STATE OF CALIFORNIA, AS PER MAP FILED MARCH 19, 1978 AS INSTRUMENT NO. 78-10557, RECORDS OF SAID COUNTY AND STATE.

ASSESSOR'S PARCEL NUMBERS

182-131-23-00, 182-131-24-00, 182-131-25-00 AND 182-131-26-00

TAX RATE AREA

96026

SPECIAL ASSESSMENT ACT STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH PAYMENT OF AN IN-LEU PARK IMPACT FEE.

PARK LAND DEDICATION STATEMENT

THE SUBDIVIDER INTENDS TO COMPLY WITH THE PARK LAND DEDICATION ORDINANCE THROUGH PAYMENT OF AN IN-LEU PARK IMPACT FEE.

STREET LIGHT STATEMENT

THE REQUIRED LIGHTING SYSTEM WILL BE INSTALLED ACCORDING TO COUNTY ROAD STANDARDS. THE PUBLIC WORKS DEPARTMENT SHALL ADMINISTER THE COMPLIANCE PROCEDURES TO ASSURE PROPER INSTALLATION AND CONTINUED OPERATION.

SOLAR ACCESS STATEMENT

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

ATTESTED BY:

LARRY R. TAYLOR, P.E.
RCE 58274, EXP. 06/30/2016

PROPERTY OWNERS AND SUBDIVIDER

PARCELS 1, VINCENZO D. COLUCCI AND ANITA G. COLUCCI AS TRUSTEES, UNDER DECLARATION OF TRUST DATED MAY 3, 1990

BY:

VINCENZO D. COLUCCI, TRUSTEE
1055 COLUCCI DRIVE
VISTA, CA 92084
(619) 922-1288

PARCELS 2, 3 AND 4, VINCENZO D. COLUCCI AND ANITA G. COLUCCI AS TRUSTEES, UNDER DECLARATION OF TRUST DATED MAY 3, 1990 FOR THE BENEFIT OF THE COLUCCI LIVING TRUST

BY:

VINCENZO D. COLUCCI, TRUSTEE
1055 COLUCCI DRIVE
VISTA, CA 92084
(619) 922-1288

Project # **TM5594** incl. 6 sheets
was approved on **Sept 18, 2015** by
The Director of Planning & Development Services
The Zoning Administrator
The San Diego County Planning Commission
The San Diego County Board of Supervisors

By *[Signature]*
Name

GENERAL NOTES:

- TENTATIVE MAP PREPARED BY: TAYLOR GROUP, INC.
301 WILSON AVENUE, SUITE 201
DANFORTH, CA 92024
TEL: 760 721 9900
FAX: 760 721 9991
- TOTAL AREA: 162 ACRES (GROSS)
131 ACRES NET OF OFFERS OF DEDICATION PER
PARCEL MAP 2015
- FLOOD HAZARD ZONE: FEMA ZONE "X"
- NUMBER OF EXISTING LOTS: 4
- NUMBER OF PROPOSED LOTS: 18 RESIDENTIAL LOTS
- MINIMUM LOT SIZE: 6,000 S.F.
- ALL PROPOSED UTILITIES TO BE UNDERGROUND. EXISTING ABOVE GROUND UTILITIES IN WATSON WAY TO BE UNDERGROUND ALONG PROJECT FRONTAGE.
- EXISTING STREET TO BE PRIVATE PER TYPICAL SECTIONS ON THIS SHEET.
- PROJECT WILL DEDICATE 5' ALONG WOODLAND DRIVE AND WATSON WAY TO PROVIDE 30' ROW WITHIN FROM EXISTING CENTERLINES. SEE TYPICAL SECTIONS THIS SHEET.
- EASTBOUND WOODLAND DRIVE TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON THIS SHEET.
- NON-PAVED WATSON WAY TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, GUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON THIS SHEET.
- PROJECT WILL CONSTRUCT PUBLIC GUTTER AND WATER MAINS IN PROPOSED HOBBY STREET PARKWAY WITH UTILITY EASEMENTS AS REQUIRED.
- PROJECT WILL CONSTRUCT NEW SEWER MAIN IN PROPOSED DRIVE ALONG PROJECT FRONTAGE CONNECTING TO EXISTING 8" SEW MAIN APPROX. 30' SOUTH OF FRONTAGE.

SLOPE ANALYSIS SUMMARY:

SLOPE CATEGORY	APPROXIMATE	PERCENT OF TOTAL
LESS THAN 15%	95,000	89%
15% TO LESS THAN 25%	10,200	10%
25% TO LESS THAN 50%	1,100	1%
TOTAL:	106,300	100%

SERVICE AGENCIES/DISTRICTS

SEWER: BUENA SANTARON DISTRICT
WATER: VISTA IRRIGATION DISTRICT
FIRE: VISTA FIRE PROTECTION DISTRICT
SCHOOLS: VISTA UNIFIED SCHOOL DISTRICT
STREET LIGHTING: COUNTY OF SAN DIEGO
GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.

ENGINEER OF WORK:

TAYLOR GROUP, INC.
301 WILSON AVENUE, SUITE 201
DANFORTH, CA 92024
TEL: 760 721 9900
FAX: 760 721 9991

DATE: 09/18/2015
EXP. DATE: 06/30/2016



tgi TAYLOR GROUP, INC.
LAND SURVEYING & ENGINEERING CORPORATION
301 Wilson Avenue, Suite 201, Danforth, CA 92024
Tel: 760 721 9900
Fax: 760 721 9991
www.tgicorp.com

COUNTY OF SAN DIEGO TM 5594
REPLACEMENT TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
TITLE SHEET

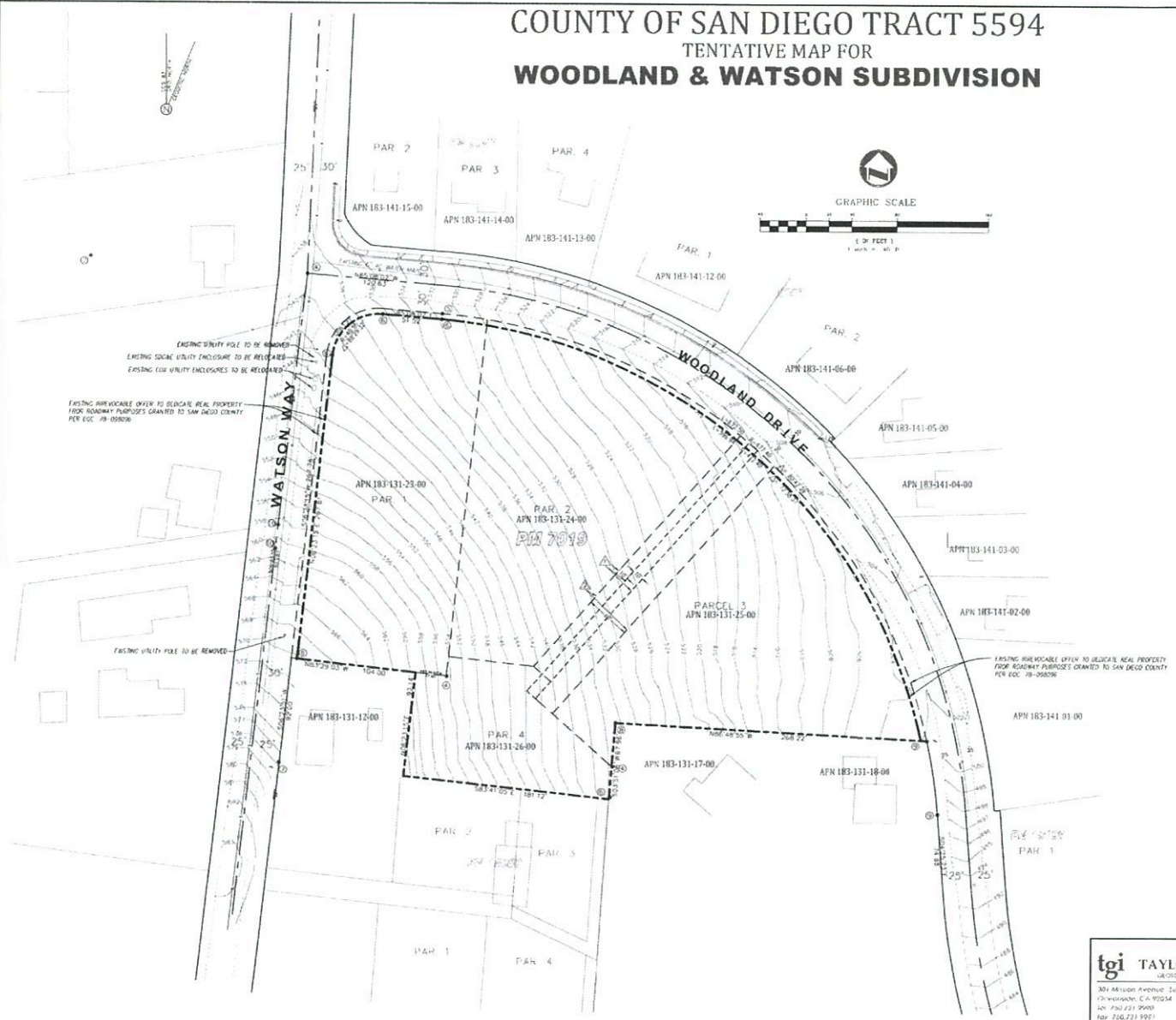
SHEET 1 OF 6

G-1-26

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING PARCEL BOUNDARIES
- EXISTING EASEMENT LINES
- EXISTING EASEMENT CENTERLINE
- EXISTING WATER MAIN
- EXISTING WATER MAIN
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE

SURVEY NOTES

THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY OF PARCEL MAP NO. 2019. APN 183-131-23, 24, 25 & 26. THE SURVEY WAS PERFORMED BY MARCH 2014 BY MARY, C. SHARP. THE SURVEY WAS CONDUCTED AS SHOWN ON PLOT 14023 ELEV. 444.87' 1929 DATUM.

APN = PARCEL MAP NO. 2019
 82' = RECORD OF SURVEY MONUMENT
 * = INDICATES FOUND MONUMENT AS NOTED

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (C.S. 83) AND THE 1981 U.S. GEOLOGICAL SURVEY (U.S.G.S.) SURVEY CONTROL. STATION RESECTION VECTORS AND YOUNG RECORD RECORD OF SURVEY NO. 14023.

11. 4294217M

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION VECTORS IS 0.999942589. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

MONUMENT DESCRIPTIONS

- (1) FOUND 1-1/2" ALUMINUM CAP, RELEGIBLE, ACCEPTED AS GPS CONTROL POINT "2006" PER P.O.S. 14023. E. 6262814.128' ELEV. 444.87'
- (2) FOUND 1-1/2" ALUMINUM CAP, RELEGIBLE, ACCEPTED AS GPS CONTROL POINT "2006" PER P.O.S. 14023. E. 6263411.965' ELEV. 444.87'
- (3) FOUND 1-1/2" IRON PIN WITH CAP, 1.52006 PER P.W. 2019
- (4) FOUND 1-1/2" IRON PIN WITH NO CAP PER P.W. 2019
- (5) FOUND 1" IRON PIPE WITH NO TAG PER P.W. 2019
- (6) FOUND 1-1/2" IRON PIPE WITH TAG 1.52006 PER P.W. 2019
- (7) FOUND 1" IRON PIPE WITH NO TAG PER P.W. 2019
- (8) FOUND 1" IRON PIPE WITH TAG 1.52354 PER P.W. 2019
- (9) FOUND 3/4" IRON PIPE WITH TAG 1.51162 PER P.W. 2019
- (10) FOUND 3/4" IRON PIPE WITH TAG 1.50587 PER P.O.S. 14023

EASEMENT NOTES

- A. EXISTING 40' SEWER EASEMENT TO BURN SANITATION BEING TO BE ABANDONED BY OUTSLAM PRIOR TO RECORDING OF MAP.
- B. EXISTING 40' PRIVATE ROAD EASEMENT PER P.W. 2019 AND BURN SANITATION BEING TO BE ABANDONED BY OUTSLAM PRIOR TO RECORDING OF MAP.

APPROVED
SEP 18 2015
PLANNING AND DEVELOPMENT SERVICES
CJ

tgi TAYLOR GROUP, INC.
 A DIVISION OF TAYLOR GROUP, INC.
 304 Mission Avenue, Suite 201, Geotechnical Engineering
 San Diego, CA 92104
 Tel: 619.591.9900
 Fax: 619.591.9901
 www.tgicorp.com

COUNTY OF SAN DIEGO TM 5594
 TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
EXISTING CONDITIONS, TOPOGRAPHY AND EASEMENTS

G-1-27

COUNTY OF SAN DIEGO TRACT 5594 TENTATIVE MAP FOR WOODLAND & WATSON SUBDIVISION

EASEMENT NOTES:

- △ EXISTING 40' SEMI-PRIVATE EASEMENT TO SEWER SANITATION DISTRICT PER DECISION 2004-00444 TO BE ABANDONED BY DITCHLINE PRIOR TO RECORDING OF MAP
- △ EXISTING 40' PRIVATE ROAD EASEMENT PER PM 7019 AND DECISION 2003-022056 TO BE ABANDONED BY DITCHLINE PRIOR TO RECORDING OF MAP
- △ PROPOSED 10' PRIVATE DRAINAGE EASEMENT
- △ PROPOSED 5' PRIVATE DRAINAGE EASEMENT
- △ PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT FOR SEWER, WATER, ELECTRIC AND CABLE
- △ PROPOSED EASEMENT ON LOT 1 FOR SEWER WATER TREATMENT AND DRAINAGE PURPOSES TO BE GRANTED TO LOTS 13 THROUGH 18
- △ PROPOSED 10' EASEMENT FOR GRASS AND TREES TO BE GRANTED TO ADJACENT LOT (RESERVED)

EXISTING UTILITY POLE TO BE REMOVED
EXISTING SEWAGE UTILITY ENCLOSURE TO BE RELOCATED
EXISTING COX UTILITY ENCLOSURES TO BE RELOCATED

EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FROM ROADWAY PURPOSES GRANTED TO SAN DIEGO COUNTY PER DEC. 78-098095

EXISTING UTILITY POLE TO BE REMOVED

MONUMENT DESCRIPTIONS:

- (1) FOUND 1-1/2" ALUMINUM CAP, ALICEABLE, ACCEPTED AS GPS CONTROL POINT "0005" PER RDS 14023 N 2013055 S81° E 8062084 129' ELEV 416.78
- (2) FOUND 1-1/2" ALUMINUM CAP, ALICEABLE, ACCEPTED AS GPS CONTROL POINT "0006" PER RDS 14023 N 2013055 S81° E 8062084 129' ELEV 416.67
- (3) FOUND 1/2" IRON PIN WITH CAP L 52836 PER PM 7019
- (4) FOUND 1/2" IRON PIN WITH CAP PER PM 7019
- (5) FOUND 1" IRON PIPE WITH NO TAG PER PM 7019
- (6) FOUND 1/2" IRON PIN & CAP MARKED L 52836 PER PM 7019
- (7) FOUND 1" IRON PIPE WITH NO TAG PER PM 7019
- (8) FOUND 3" IRON PIPE WITH TAG L 52354 IN GUESS OF 3/4" IRON PIPE WITH TAG L 52354 PER PM 7019
- (9) FOUND 3/4" IRON PIPE WITH TAG L 51163 PER PM 7019
- (10) FOUND 3/4" IRON PIPE WITH TAG L 55037 PER P.G.S 00000

LEGEND:

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- LOT SETBACK LINES
- PROPOSED EASEMENT LINES
- EXISTING PARCEL BOUNDARIES

LOT SUMMARY TABLE:

LOTS		
LOT NO	GROSS SF	NET SF
1	9769	6029
2	6029	6029
3	6025	6025
4	6017	6017
5	6020	6020
6	6004	6004
7	6000	6000
8	6048	6048
9	6000	6000
10	6000	6000
11	6000	6000
12	6000	6000
13	7206	7066
14	7098	6898
15	11249	9211
16	11374	10652
17	10054	9870
18	7603	6073
TOTAL	127,420	122,936

ROADS		
TYPE	AREA (SF)	
PRIVATE STREET "A"	21,840	
TOTAL	21,840	



WATSON WAY

PRIVATE STREET "A" (PROPOSED)

WOODLAND DRIVE

APPROVED
SEP 18 2015
PLANNING AND DEVELOPMENT
SERVICES



tgi TAYLOR GROUP, INC.
CROSS-CITY & ENGINEERING CONSULTANTS
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COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
TENTATIVE MAP SHEET

COUNTY OF SAN DIEGO TRACT 5594 TENTATIVE MAP FOR WOODLAND & WATSON SUBDIVISION



LEGEND:

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- LOT SETBACK LINES
- PROPOSED EASEMENT LINES
- EXISTING PARCEL BOUNDARIES

MONUMENT DESCRIPTIONS:

- ① FOUND 1-1/2" ALUMINUM CAP, ILLEGIBLE, ACCEPTED AS GPS CONTROL POINT "V2055" PER ROS 14023. N: 2013855.681 E: 6262884.129' ELEV 416.78'
- ② FOUND 1-1/2" ALUMINUM CAP, ILLEGIBLE, ACCEPTED AS GPS CONTROL POINT "V2065" PER ROS 14023. N: 2012962.786 E: 6263411.968 ELEV 444.67'
- ③ FOUND 1/2" IRON PIN WITH CAP L.S. 2886 PER P.M. 7019
- ④ FOUND 1/2" IRON PIN NO CAP PER P.M. 7019
- ⑤ FOUND 1" IRON PIPE WITH NO TAG PER P.M. 7019
- ⑥ FOUND 1/2" IRON PIN & CAP MARKED L.S. 2896 PER P.M. 7019
- ⑦ FOUND 1" IRON PIPE WITH NO TAG PER P.M. 7019
- ⑧ FOUND 2" IRON PIPE WITH TAG L.S. 2334 IN USE OF 3/4" IRON PIPE WITH TAG L.S. 2334 PER P.M. 7019
- ⑨ FOUND 3/4" IRON PIPE WITH TAG L.S. 1152 PER P.M. 7019
- ⑩ FOUND 3/4" IRON PIPE WITH TAG L.S. 5097 PER R.O.S. 1607B

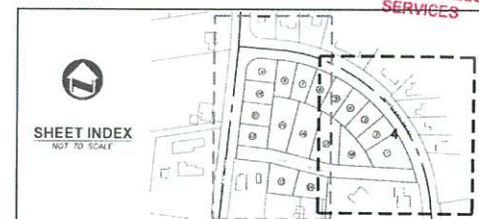
EASEMENT NOTES:

- △ EXISTING 40' SEWER EASEMENT TO SLOAN SANITATION DISTRICT PER BOOK 18-02449 TO BE ABANDONED BY EASELAW PRIOR TO RECORDING OF MAP
- △ EXISTING 45' PRIVATE ROAD EASEMENT PER P.M. 7019 AND BOOK 10-03766 TO BE ABANDONED BY EASELAW PRIOR TO RECORDING OF MAP
- △ PROPOSED 10' PRIVATE DRAINAGE EASEMENT
- △ PROPOSED 5' PRIVATE DRAINAGE EASEMENT
- △ PROPOSED 40' UTILITY EASEMENT FOR SEWER, WATER, ELECTRIC AND CABLE
- △ PROPOSED EASEMENT ON LOT 1 FOR STORM WATER TREATMENT AND DRAINAGE PURPOSES (GRANTED TO LOTS 13 THROUGH 18)

APPROVED

SEP 18 2015

PLANNING AND DEVELOPMENT
SERVICES



SHEET INDEX
NOT TO SCALE



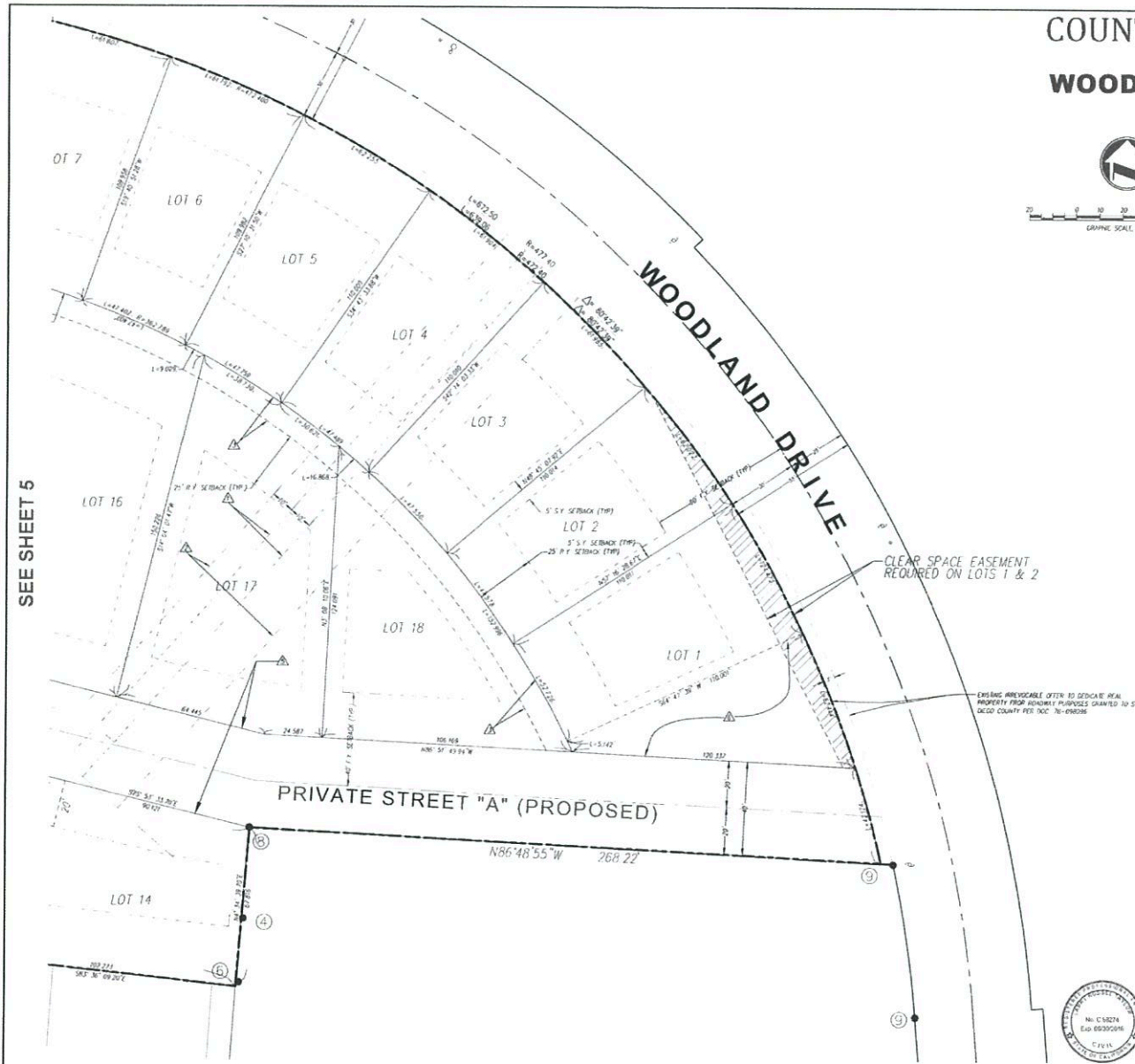
tgi TAYLOR GROUP, INC.
ENGINEERING & ARCHITECTURE
381 Mission Avenue, Suite 201 • Escondido, CA 92026
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COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
TENTATIVE MAP SHEET

SHEET 4 OF 6

G-1-29

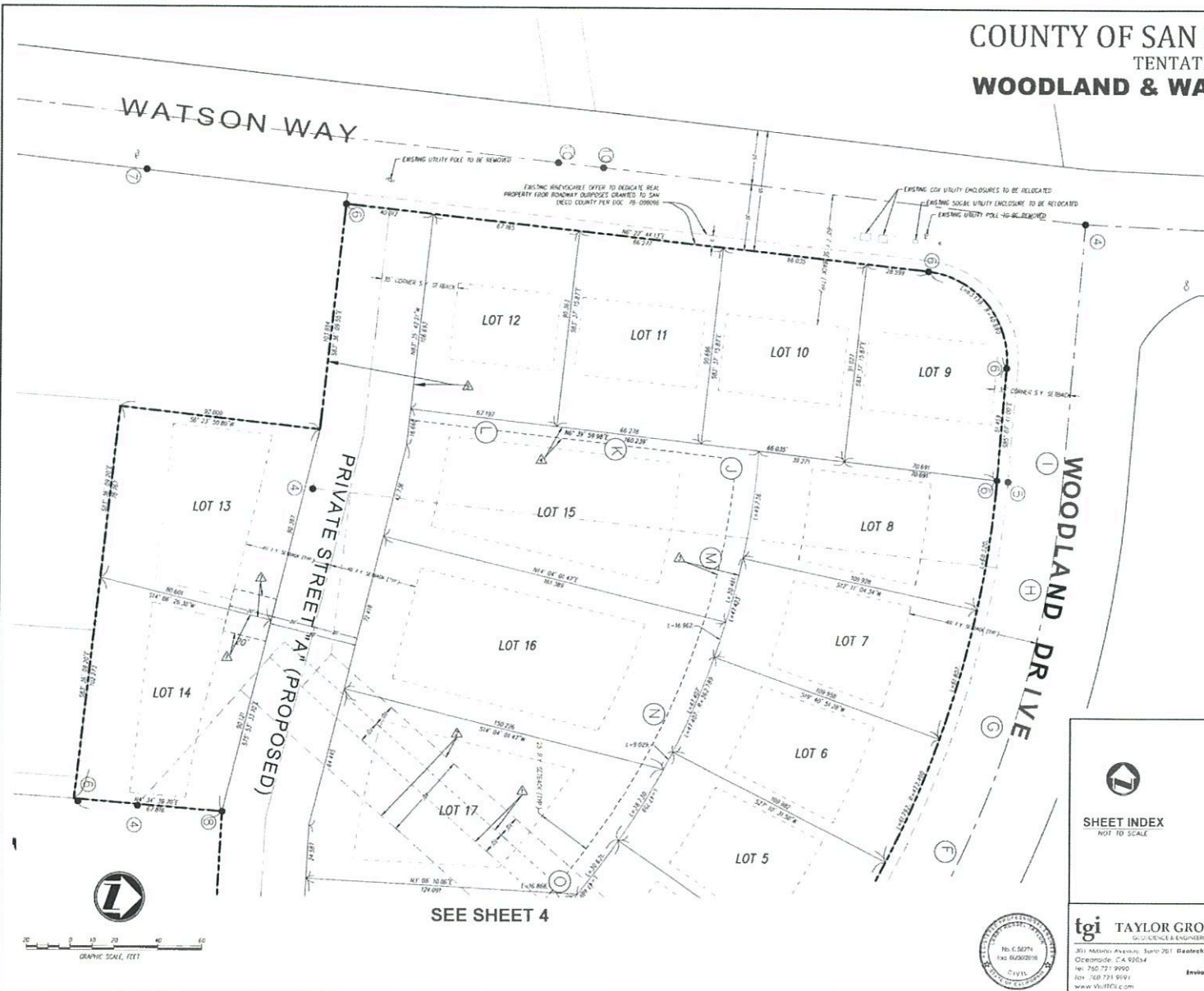
SEE SHEET 5



COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION



LEGEND:

- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- LOT SETBACK LINES
- PROPOSED EASEMENT LINES
- EXISTING PARCELS BOUNDARIES

MONUMENT DESCRIPTIONS:

- FOUND 1-1/2" ALUMINUM CAP, RELOCABLE, ACCEPTED AS GPS CONTROL POINT "00005" PER ROD 14022
N. 2014805.681' E. 826.0884129' ELEV 416.78'
- FOUND 1-1/2" ALUMINUM CAP, RELOCABLE, ACCEPTED AS GPS CONTROL POINT "02006" PER ROD 14022
N. 2012562.786' E. 826.5411863' ELEV 444.87'
- FOUND 1/2" IRON PIN WITH CAP L.S. 2800 PER P.W. 7019
- FOUND 1/2" IRON PIN WITH CAP PER P.W. 7019
- FOUND 1" IRON PIPE WITH NO TAG PER P.W. 7019
- FOUND 1/2" IRON PIN & CAP MARKED L.S. 2800 PER P.W. 7019
- FOUND 1" IRON PIPE WITH NO TAG PER P.W. 7019
- FOUND 2" IRON PIPE WITH TAG L.S. 2334 AL ELEV OF 3/4" IRON PIPE WITH TAG L.S. 2334 PER P.W. 7019
- FOUND 3/4" IRON PIPE WITH TAG L.S. 1902 PER P.W. 7019
- FOUND 3/4" IRON PIPE WITH TAG L.S. 5007 PER P.W. 7019

EASEMENT NOTES:

- EXISTING 10' SEWER EASEMENT TO RIVERS SANITATION DISTRICT PER 000209-000499
- EXISTING 40' PRIVATE ROAD EASEMENT PER P.W. 7019 AND 000479-122006 TO BE ABANDONED BY OUTLAW PRIOR TO RECORDING OF MAP
- PROPOSED 10' PRIVATE DRAINAGE EASEMENT
- PROPOSED 5' PRIVATE DRAINAGE EASEMENT
- PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT FOR SEWER, WATER, ELECTRIC AND CABLE
- PROPOSED EASEMENT ON LOT 1 FOR STORM WATER TREATMENT AND DRAINAGE PURPOSES (QUARANTINE TO LOTS 11 THROUGH 14)
- 10' EASEMENT FOR INTEREST AND EIGHTS RESERVED

SHEET INDEX
NOT TO SCALE



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COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
TENTATIVE MAP SHEET

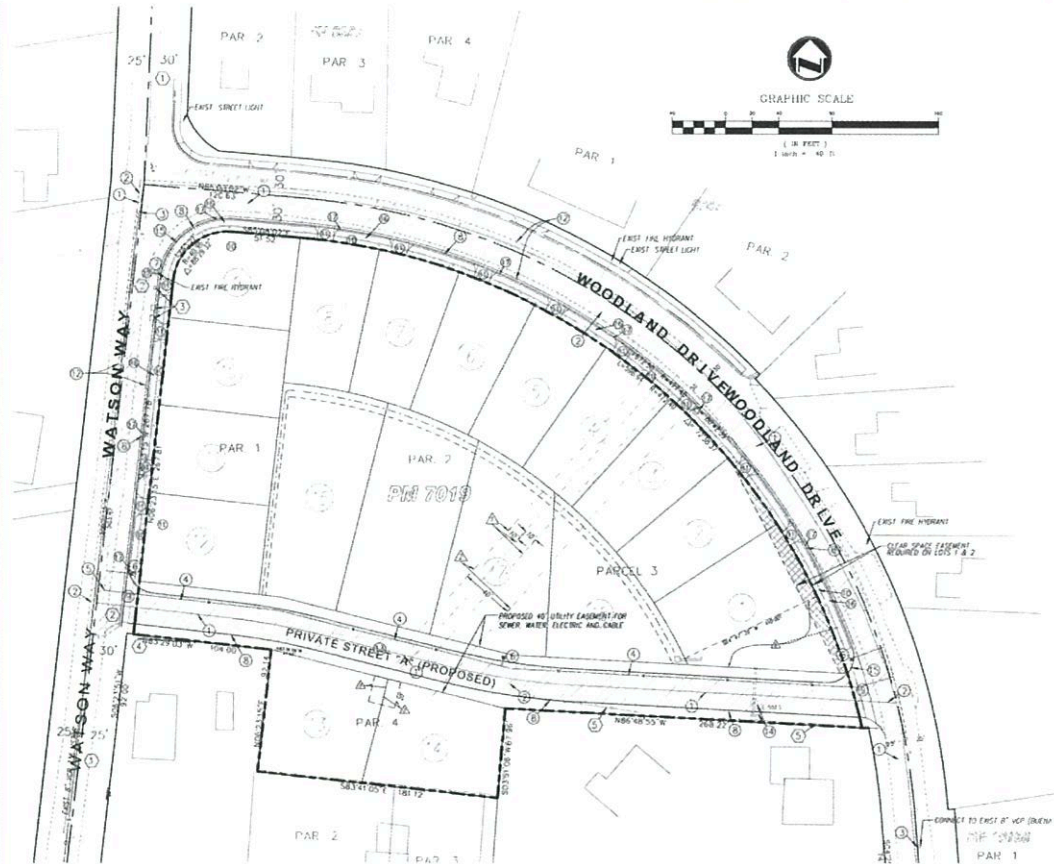
SHEET 5 OF 6

G-1-30

COUNTY OF SAN DIEGO TRACT 5594

TENTATIVE MAP FOR

WOODLAND & WATSON SUBDIVISION



GENERAL NOTES:

1. TENTATIVE MAP PREPARED BY: TAYLOR GROUP, INC.
301 ALEXANDER AVENUE, SUITE 201
CHANDLER, CA 94504
TEL: 760.721.9900
FAX: 760.721.9991
2. TOTAL AREA: 142 ACRES GROSS
5.31 ACRES NET OF OFFERS OF DEDICATION PER
PARCEL MAP 2019
3. FLOOD HAZARD ZONE: FEMA ZONE "X"
4. NUMBER OF EXISTING LOTS: 4
5. NUMBER OF PROPOSED LOTS: 10 RESIDENTIAL LOTS
6. MINIMUM LOT SIZE: 8,000 S.F.
7. ALL PROPOSED UTILITIES TO BE UNDERGROUND. EXISTING ABOVE-GROUND UTILITIES IN WATSON WAY TO BE UNDERGROUND ALONG PROJECT FRONTAGE.
8. DRIVE STREET TO BE PRIVATE PER TYPICAL SECTIONS ON THIS SHEET.
9. PROJECT WILL DEDICATE 5' ALONG WOODLAND DRIVE AND WATSON WAY TO PROVIDE 10' ROW WITH FROM EXISTING CENTERLINES. SEE TYPICAL SECTIONS THIS SHEET.
10. EXISTING WOODLAND DRIVE TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, CUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON THIS SHEET.
11. NON-ADJACENT WATSON WAY TO BE IMPROVED ALONG PROJECT FRONTAGE WITH RESURFACING, CURB, CUTTER, LANDSCAPED PARKWAY AND SIDEWALK PER COUNTY STANDARDS AND TYPICAL SECTION ON THIS SHEET.
12. PROJECT WILL CONSTRUCT PUBLIC SEWER AND WATER MAINS IN PROPOSED PRIVATE STREET EASEMENT WITH UTILITY EASEMENTS AS REQUIRED.
13. PROJECT WILL CONSTRUCT NEW SEWER MAIN IN WOODLAND DRIVE ALONG PROJECT FRONTAGE CONNECTING TO EXISTING 18" VDI MAIN APPROX. 30' SOUTH OF FRONTAGE.

IMPROVEMENT NOTES:

1. CONSTRUCT NEW 8" PVC SEWER PER BUREAU OF SANITATION DISTRICT (BSD) STANDARDS
2. CONSTRUCT NEW SEWER MAINS PER BSD STANDARDS
3. CONNECT TO EXISTING SEWER MAIN PER BSD REQUIREMENTS
4. CONSTRUCT NEW 6" PVC CROD WATER SERVICE PER VISTA IRRIGATION DISTRICT (VIC) STANDARDS
5. CONNECT TO EXISTING WATER MAIN PER VIC REQUIREMENTS
6. CONSTRUCT FIRE HYDRANT PER VISTA FIRE PROTECTION DISTRICT AND VIC STANDARDS
7. RELOCATE EXISTING FIRE HYDRANT AS NEEDED
8. CONSTRUCT NEW PVC CURB AND CUTTER PER SDGSD C-2
9. CONSTRUCT PCC GROSS CUTTER PER SDGSD C-12
10. CONSTRUCT PCC SIDEWALK PER SDGSD C-3 (NON-CONTIGUOUS WITH PARKWAY)
11. CONSTRUCT DRIVEWAY PER SDGSD C-14E
12. FINAL PUBLIC STREET WITH AC PAVEMENT PER DETAILS SAN DIEGO COUNTY STANDARDS
13. NEW PRIVATE ROAD WITH AC PAVEMENT PER DETAILS AND SAN DIEGO COUNTY STANDARDS
14. CONSTRUCT TYPE B CURB INLET AND CDS UNIT PER SDGSD WATER WASTEWATER PLAN
15. CONSTRUCT PEDESTRIAN RAMP PER SDGSD C-27 OR C-31
16. CONSTRUCT VEGETATED DISTANCE IN PARKWAY PER SDGSD
17. CONSTRUCT BROADWAY CURB INLET PER SDGSD

DISPOSITION NOTES:

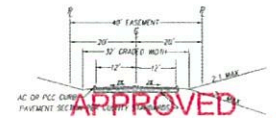
1. UNDERGROUND EXISTING OVERHEAD UTILITIES FROM POWER POLE "A" TO POWER POLE "B"
2. REMOVE EXISTING POWER POLE
3. RELOCATE EXISTING UTILITY FACILITIES IN ROW AS NEEDED (SDGSD)
4. PROJECT EXISTING RETAINING WALL
5. REMOVE EXISTING FENCE ENCROACHMENT

LEGEND:

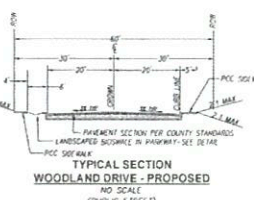
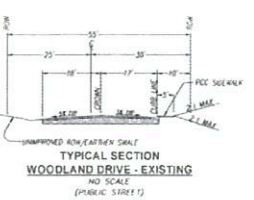
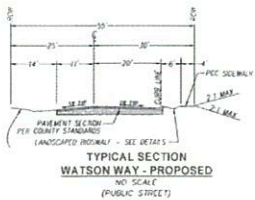
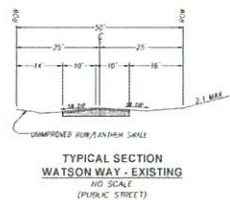
- SUBDIVISION BOUNDARY
- LOT BOUNDARY
- LOT NUMBER
- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED TOPOGRAPHIC CONTOUR
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING UTILITY POLE
- PROPOSED PCC CURB AND CUTTER
- PROPOSED PCC SIDEWALK
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET - TYPE B
- PROPOSED 18" SDGSD DRAIN PIPE
- PROPOSED AC PAVEMENT
- DIRECTION OF DRAINAGE

EASEMENT NOTES:

- 1. EXISTING 10' SEWER EASEMENT TO BUREAU OF SANITATION DISTRICT (BSD) TO BE ABANDONED BY OUTLAW PRIOR TO RECORDING OF MAP
- 2. EXISTING 40' PRIVATE ROAD EASEMENT PER PW 7019 AND DGC/78-22056 TO BE ABANDONED BY OUTLAW PRIOR TO RECORDING OF MAP
- 3. PROPOSED 10' PRIVATE DRAINAGE EASEMENT
- 4. PROPOSED 5' PRIVATE DRAINAGE EASEMENT
- 5. PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT FOR SEWER, WATER, ELECTRIC AND CABLE
- 6. PROPOSED EASEMENT ON LOT 1 FOR SEWER WATER TREATMENT AND DRAINAGE PURPOSES TO BE GRANTED TO LOTS 12 THROUGH 18
- 7. PROPOSED 10' EASEMENT FOR PROGRESS AND EXPRESS TO BE GRANTED TO ADJACENT LOT (RESERVED)



APPROVED
TYPICAL SECTION
PRIVATE STREET
NO. 12-8-2015
PLANNING AND DEVELOPMENT
SERVICES



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CHANDLER, CA 94504
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COUNTY OF SAN DIEGO TM 5594
TENTATIVE MAP
WOODLAND & WATSON SUBDIVISION
PLANNED IMPROVEMENTS

STANDARD CONDITIONS: The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

SUMMARY OF CONDITIONS		
Approval of Map		
Item #	Condition Title	Resolution Page #
30	Roads#1 – Public Road Improvement	3
31	Roads#2 – Private Road Improvement	4
32	Roads#3 – Pavement Cut Policy	5
33	Roads#4 – Road Dedication	6
34	Roads#5 – One Foot Access Dedication	6
35	Roads#6 – Private Road Maintenance Agreement	7
36	Roads#7 – Private Road Easement	7
37	Roads#8 – Sight Distance	7
38	Stormwater#1 – Stormwater Facility Maintenance Agreement	8
39	Stormwater#2 – Erosion Control	9
40	Cultural#1 – Archaeological Monitoring	10
41	Noise#1 – Temporary Construction Noise	11
Grading and Improvement Plan		
Item #	Condition Title	Resolution Page #
42	Cultural#GR1 – Cultural Resources Report	12
43	Cultural#GR2 – Archeological Monitoring – Pre Construction	13
44	Biology#GR1 – Resource Avoidance	14
45	Cultural#GR3 – Archaeological Monitoring – During Construction	14
46	Cultural#GR4 – Archaeological Monitoring – Final Grading	16

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated “received” on July 14, 2015, consisting of 3 sheets (Attached Herein as Exhibit B) pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval

required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

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

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

30. 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, the below listed roads shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Woodland Drive**, 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. Provide transitions for all widening's, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Public Works and the Director of PDS.
- b. Improve or agree to improve and provide security for **Watson Way**, 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. Provide transitions for all widening's, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Public Works and the Director of PDS.
- c. 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 [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:

- d. Process and obtain approval of Improvement Plans to improve Woodland Drive, and Watson Way.
- e. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- f. Upon approval of the plans, pay all applicable inspection fees with [PDS, PDC].
- g. 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.
- h. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Vista Fire Protection District and the [PDS, LDR].

TIMING: Prior to the approval of the Final Map; the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] 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.

31. **ROADS#2-PRIVATE ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#), the private roads shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. **Private Street "A"** shall have a minimum forty foot (40') easement and be graded to a width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or less trips shall apply.
- b. 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 San Diego County Standards for Private Roads, and the [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to construct **Private Street "A"**.
- d. Provide a Secured agreement that requires posting security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- e. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- f. 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] shall review the plans for consistency with the Resolution conditions 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.

32. **ROADS#3–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 pavement treatment, 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 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 Pavement Cut Policy 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.

33. ROADS#4—ROAD DEDICATION (ONSITE ONLY)

INTENT: In order to 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:**

- a. Dedicate on the Final Map to the County of San Diego an easement for road purposes that provides thirty feet (30') along the project frontage of Watson Way in accordance with [County of San Diego Public Road Standards](#) for a Residential Collector to a right-of-way width of thirty feet (30') together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.
- b. Dedicate on the Final Map to the County of San Diego an easement for road purposes that provides thirty feet (30') along the project frontage of Woodland Drive in accordance with [County of San Diego Public Road Standards](#) for a Residential Collector to a right-of-way width of thirty feet (30') together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.

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. The affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the County of San Diego, Director of Planning and Development Services. **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 Final Map. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and accepted by the County.

34. ROADS#5—ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Lot 12: Show one foot access restriction easement along the southerly property line, fronting **Private Street "A"**.

DOCUMENTATION: The applicant shall show the easement(s) on the Final Map **TIMING:** Prior to approval of the Final Map, the easement(s) shall be depicted on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access restriction easement(s) are indicated pursuant to this condition.

35. ROADS#6–PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with Subdivision Ordinance Section 81.402(c), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

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

DOCUMENTATION: The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of PDS and indicate the ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map, the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

36. ROADS#7–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.702](#) the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. The Final Map shall show twenty-foot (20') property line radii returns at the intersection of the road easements on-site.
- b. The Final Map shall show a minimum forty-foot (40') wide private road easement along **Private Street "A"**.

DOCUMENTATION: The applicant shall show the easement on the Final Map. **TIMING:** Prior to approval of the Final Map, the easement shall be indicated on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the easement is indicated pursuant to this condition.

37. ROADS#8–SIGHT DISTANCE

INTENT: In order to comply with the Design Standards of Section 6.1, Table 5, of the [County of San Diego Public Road Standards](#), an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **DESCRIPTION OF**

REQUIREMENT: Have a Registered Civil Engineer or a Licensed Land Surveyor provide the following certified signed statement:

"I, _____ (C _____ or LS _____) certify that there is _____ feet of unobstructed intersectional sight distance looking both directions from the Unnamed Private Street along Watson Way measured 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, _____ (C _____ or LS _____) certify that there is _____ feet of unobstructed intersectional sight distance looking both directions from the Unnamed Private Street along Woodland Drive measured 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."

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.

38. **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 to the satisfaction of the Director of Planning and Development Services.
- 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 to the satisfaction of the Director of PDS.

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.

39. 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 Pollution Protection Plan (SWPPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), 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 PDS authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County 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 PDS and/or DPW 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]. **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 the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce 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.

40. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this permit. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter of acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the contract or letter of acceptance shall be provided. **MONITORING:** The [PDS, PCC] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

41. NOI#1 -TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the County Noise Ordinance, Sections 36.408, .36.409, and 36.410 and shall incorporate the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** On the Grading Plan, the following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

GRADING/IMPROVEMENT PLAN NOTES:

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS: *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(CULTURAL RESOURCES)**42. CULT#GR-1- CULTURAL RESOURCES REPORT [PDS, FEE X2]**

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been curated and/or repatriated as follows:
 - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been

repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the San Luis Rey Band of Mission Indians and the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe that requests a copy of the report. **TIMING:** Prior to grading any final grading release, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

43. **CULT#GR-2 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]**

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist, Luiseno Native American Monitor, and [PDS, PCC], shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall invite the [PDS, PCC] to the

preconstruction conference to coordinate the Archaeological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist.

(BIOLOGICAL RESOURCES)

44. BIO#GR-1-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to nesting migratory birds and raptors, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act, a Resource Avoidance Area (RAA), shall be implemented on all plans.

DESCRIPTION OF REQUIREMENT: There shall be no brushing, clearing and/or grading such that none will be allowed during the breeding season of nesting migratory birds and raptors. The breeding season is defined as occurring between February 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no nesting migratory birds or raptors are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

(CULTURAL RESOURCES)

45. CULT#GR-3 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native

American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Archeologist or applicant fails to comply with this condition.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

(CULTURAL RESOURCES)

46. CULT#GR-4 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS,FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other

archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the San Luis Rey Band of Mission Indians, the South Coastal Information Center (SCIC) and any culturally-affiliated Tribe that requests a copy of the report. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDC], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Land Use Designation of the North County Metropolitan Subregional Plan because it proposes a residential use type at a density less than 7.3 units per acre, and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with lots at least 6,000 square feet (net) in the RS (Single-Family Residential) Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the North County Metropolitan Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the density and use is consistent with the surrounding land uses, the developable site is relatively flat and minimal grading is involved;
5. The site is physically suitable for the proposed density of development because the density and use is consistent with the surrounding land uses and all public facilities are available to serve the subdivision;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Notice of Exemption dated July 23, 2015;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the Buena Sanitation sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.814 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- ☒ The Final map shall show an accurate and detailed vicinity map.
- ☒ The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- ☒ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- ☒ The following notes shall appear on the Final Map:
 - ☒ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - ☒ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.

- ☒ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
- ☒ Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Final Map.
- ☒ The Zoning regulations require that each parcel shall contain a minimum net area of 6,000 square feet. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10096](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

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

<http://www.sdcountry.ca.gov/PDS/docs/LID-Handbook.pdf>.

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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

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

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

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

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

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

NOTICE: The project was found to be "Exempt" from the California Environmental Quality Act (CEQA), therefore no fee is required.

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

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.310 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner Norby, seconded by Commissioner Pallinger, this Form of Decision is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 18th day of September, 2015, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: 6

NOES: 0

ABSENT: 1

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

cc: Larry Taylor, P.E., G.E., 301 Mission Avenue, Ste. 201, Oceanside, CA 92054
Vincenzo D. Colucci, 1055 Colucci Drive, Vista, CA 92084
Anova, Inc. 2734 Locker Ave, Ste. E, Carlsbad, CA 92010
Tim McCormick, North County Transit District

email cc:

Ken Brazell, Land Development, Team Leader, PDS
David Sibbet, Planning Manager, Planning & Development Services
Marisa Smith, Project Manager, Planning & Development Services

**Attachment B – Notice of Preliminary Decision of the
Director of Planning & Development Services and
Final Notice of Action of the Planning Commission
Approving a Time Extension for Tentative Map 5594**



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

September 3, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2018-TM-5594TE

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

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Time Extension PDS2018-TM-5594TE. 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 black ink, appearing to read "Mark Slovic".

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

September 13, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2018-TM-5594TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR TENTATIVE MAP 5594

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

1. The approval of this Tentative Map expires on ~~September 18, 2018~~ September 18, 2024 at 4:00 p.m.

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5594 dated September 18, 2015 are still applicable.

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

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5594 dated September 18, 2015 are still applicable.

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

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

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

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

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

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

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to Section 87.201 of the County Code.

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

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

Attachment C – Environmental Documentation

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: **FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152**

Project Name: Woodland and Watson Tentative Map Time Extension; PDS2018-TM-5594TE; PDS2018-ER-14-08-016A

Project Location: The project is located at the southeast corner of Woodland Drive and Watson Way in the North County Metropolitan Subregional Planning Area within unincorporated San Diego County. (APNs: 183-131-23, 24, 25, & 26)

Project Applicant: Vincenzo D. Colucci, 1055 Colucci Drive, Vista, CA, 92084; (619) 922-1288

Project Description: The project is a Tentative Map Time Extension for a previously approved Tentative Map to subdivide 3.6 acres into 18 residential lots.

Agency Approving Project: County of San Diego

County Contact Person: Sean Oberbauer Telephone Number: (858) 495-5747

Date Form Completed: September 13, 2019

This is to advise that the County of San Diego Director of Planning & Development Services has preliminarily approved the above described project on September 3, 2019 and the County of San Diego Planning Commission has approved the above described project on September 13, 2019 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☒ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: The project is consistent with the development density established by the existing General Plan for which an EIR has been previously certified. There are no project specific effects which are peculiar to the project or its site and there are no potentially significant off-site or cumulative impacts that have been identified which were not previously evaluated. There is no substantial new information which results in more severe impacts than anticipated by the General Plan EIR and the project has implemented the applicable General Plan Update EIR mitigation measures.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 495-5747

Name (Print): Sean Oberbauer Title: Land Use/Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

**Statement of Reasons for Exemption From
Additional Environmental Review Pursuant to CEQA Guidelines §15183
For Purposes of Consideration of
Woodland and Watson Tentative Map Time Extension,
PDS2018-TM-5594TE; PDS2018-ER-14-08-016A**

September 13, 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 Tentative Map Time Extension for the previously approved Tentative Map 5594 (TM-5594), which was approved by the Planning Commission on September 18, 2015. The applicant has requested an extension of six years for the Tentative Map and Major Use Permit to complete the required conditions and record the Final Map. The project consists of the subdivision of 3.6 acres into 18 residential lots and a private road. As explained below, no additional environmental review is required.

Location: The Woodland and Watson Tentative Map Time Extension (PDS2018-TM-5594TE) is located at the southeast corner of Woodland Drive and Watson Way in the North County Metropolitan Subregional Planning Area within unincorporated San Diego County. (APNs: 183-131-23, 24, 25, & 26)

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.

In 2015, Planning & Development Services processed a §15183 Exemption for the Woodland and Watson Tentative Map 5594. 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 Exemption Checklist are on file with San Diego County Planning & Development Services.

Project Changes and Impacts: The applicant has requested an extension of six years for the Woodland and Watson Tentative Map 5594 to complete the required conditions and record the Final Map. The time extension will extend the expiration date from September 18, 2018 to September 18, 2024. A time extension is a discretionary action that allows an applicant to extend the expiration date of an approved map to allow additional time for processing the Final Map. There are no changes to the project design or development footprint, and the time extension would not change the significance determinations of the previous §15183 checklist.

Findings: The Woodland and Watson Time Extension (PDS2018-TM-5594TE) is consistent with the analysis performed for the GPU PEIR. The proposed time extension will implement the mitigation measures as identified in the §15183 Exemption Checklist completed for TM 5594. 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 time extension does not change the development density of the previously approved TM-5594, 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 time extension does not change the design of the approved TM-5594 therefore, there are no 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 time extension does not change the design of the approved TM-5594, which 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-5594.

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

The proposed time extension does not change the design of the approved TM-5594 therefore, 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 Woodland and Watson Tentative Map Time Extension (PDS2018-TM-5594TE) may proceed with the understanding that any substantial changes to the project may be subject to further environmental review.



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

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DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist Pursuant to CEQA Guidelines §15183

Date: July 23, 2015
Project Title: Woodland & Watson Tentative Map
Record ID: PDS2014-TM-5594; LOG NO. PDS2014-ER-14-08-016
Plan Area: North County Metropolitan Subregional Plan Area
GP Designation: Village Residential (VR-7.3)
Density: 7.3 units per gross acre
Zoning: Single Family Residential (RS)
Min. Lot Size: 6,000 square feet
Special Area Reg.: N/A
Lot Size: 3.6 acres
Applicant: Larry Taylor, representative for Anova, Inc, (760) 721-9990
Staff Contact: Marisa Smith - (858) 694-2621
marisa.smith@sdcounty.ca.gov

Project Description

The project is a major subdivision to divide a 3.6-acre property into 18 lots. The site is located on the southeast corner of Woodland Drive and Watson Way, in the North County Metropolitan Subregional Plan Area. Access to lots 1-8 would be from private driveways connecting to Woodland Drive. Access to lots 9-12 would be from private driveways connecting to Watson Way. Access to lots 13-18 would be from private driveways connecting to a proposed private road, which would connect Woodland Drive to Watson Way along the southern portion of the parcel. Water would be provided by Vista Irrigation and Sewer would be provided by Buena Sanitation. Earthwork will consist of 11,500 cubic yards of cut and 12,700 cubic yards of fill, with 500 cubic yards of import for the bio-retention facility, and 700 cubic yards import for road base. The site is subject to the Village Residential General Plan Regional Category, Land Use Designation Village. Zoning for the site is Single Family Residential, RS. The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Overview

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. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located,

and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County that meets community desires and balances the environmental protection goals with the need for housing, agriculture, infrastructure, and economic vitality. The GPU applies to all of the unincorporated portions of San Diego County and directs population growth and plans for infrastructure needs, development, and resource protection. The GPU included adoption of new General Plan elements, which set the goals and policies that guide future development. It also included a corresponding land use map, a County Road Network map, updates to Community and Subregional Plans, an Implementation Plan, and other implementing policies and ordinances. The GPU focuses population growth in the western areas of the County where infrastructure and services are available in order to reduce the potential for growth in the eastern areas. The objectives of this population distribution strategy are to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) or other existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; and 3) retain or enhance the character of communities within the unincorporated County. The SDCWA service area covers approximately the western one third of the unincorporated County. The SDWCA boundary generally represents where water and wastewater infrastructure currently exist. This area is more developed than the eastern areas of the unincorporated County, and would accommodate more growth under the GPU.

The GPU EIR was certified in conjunction with adoption of the GPU on August 3, 2011. The GPU EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Summary of Findings

The Woodland & Watson Tentative Map (PDS2014-TM-5594) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 - Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures).

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

15183 Statement of Reasons

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 project would subdivide a 3.6-acre property into 18 lots, which is consistent with the Village development density established by the General Plan and the certified GPU EIR.

2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.**

The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to Cultural resources. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

3. **There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.**

The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**

As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

5. **The project will undertake feasible mitigation measures specified in the GPU EIR.**

As explained in the 15183 exemption checklist below, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.


Signature

July 23, 2015
Date

Marisa Smith
Printed Name

Project Manager
Title

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked "Significant Project Impact" indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked "Impact not identified by GPU EIR" indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR).
- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area. A list of references, significance guidelines, and technical studies used to support the analysis is attached in Appendix A. Appendix B contains a list of GPU EIR mitigation measures.

1. AESTHETICS – Would the Project:

a) Have a substantial adverse effect on a scenic vista?

Significant
Project
ImpactImpact not
identified by GPU
EIRSubstantial
New
Information☐☐☐

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

☐☐☐

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

☐☐☐

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

☐☐☐**Discussion**

1(a) The project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista.

1(b) The property is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.

1(c) The project would be consistent with existing community character. The project is located in an area characterized by residential and light agricultural uses. The addition of four new residential lots would not substantially degrade the visual quality of the site or its surroundings.

1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

As discussed above, the project would not result in any significant impacts to aesthetics; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

2. Agriculture/Forestry Resources

– Would the Project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?

Significant
Project
ImpactImpact not
identified by GPU
EIRSubstantial
New
Information☐☐☐

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

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c) Conflict with existing zoning for, or cause rezoning of,

☐☐☐

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forest land, timberland, or timberland zoned Timberland Production?

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

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e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

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Discussion

2(a) The project and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

2(b) The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land.

2(c) There are no timberland production zones on or near the property.

2(d) The project site is not located near any forest lands.

2(e) The project site is not located near any important farmlands or active agricultural production areas.

Conclusion

As discussed above, the project would not result in any significant impacts to agricultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

3. Air Quality – Would the Project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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- d) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☐
- e) Create objectionable odors affecting a substantial number of people? ☐ ☐ ☐

Discussion

- 3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.
- 3(b) Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. In addition, the vehicle trips generated from the project will result in 180 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants.
- 3(c) The project would contribute PM₁₀, NO_x, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b above)).
- 3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.
- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m³).

Conclusion

As discussed above, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the Project:			
Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 4(a) Based on an analysis of the County's Geographic Information System (GIS) records, aerial imagery of the site, and site photos, it has been determined that no native vegetation communities or habitats exist on or adjacent to the site. Ornamental vegetation is present along the southern boundary of the property. The remaining portion of the site has been annually cleared per the City of Vista Fire Department's Weed Abatement Policy. Based on these considerations, no direct and indirect impacts to sensitive natural communities supporting candidate, sensitive, or special status species would occur.
- 4(b) Based on an analysis of the County's GIS records, aerial imagery of the site, and site photos, it has been determined that the proposed project site does not contain any riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional

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plans, policies or regulations. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

- 4(c) The proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.
- 4(d) Based on a GIS analysis, aerial imagery of the site, and site photos, it has been determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Adjoining properties surrounding the project site are already developed with residential uses.
- 4(e) Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional, or state habitat conservation plan, including Habitat Management Plans, Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources, including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), and Habitat Loss Permit (HLP).

Conclusion

The project could result in potentially significant impacts to biological resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
5. Cultural Resources – Would the Project:			
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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|--|--------------------------|--------------------------|--------------------------|
| c) Directly or indirectly destroy a unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Directly or indirectly destroy a unique paleontological resource or site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

5(a) Based on an analysis of records and a survey of the property by County approved archaeologist Roderick McLean, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Negative Cultural Resources Survey Report – Woodland and Watson Tentative Map, PDS2014-TM-5594" (January 20, 2015).

5(b) No archaeological resources were identified on the property during the archaeological survey. The Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the project. The NAHC response indicated that no Native American cultural resources on record with the commission were present on the project property. The NAHC provided the contact information for fourteen Tribal contacts within the local community for additional consultation, if deemed necessary. Letters to the contacts on the list were transmitted seeking comment on January 22, 2015. Six Tribes responded requesting archaeological monitoring including a Luiseno Native American monitor, notification, copies of all background information, Government-to-Government consultation with the City of San Marcos, and continued consultation. The Native American monitor (Cami Mojado) for the archaeological survey, requested archaeological monitoring due to the sensitivity of the area including Buena Creek. Regional coordination and consultation is identified in the GPU EIR as mitigation measures CUL-2.2, CUL-2.4, and CUL-2.6.

Although no resources were identified during site surveys, the potential exists for subsurface deposits because of the sensitivity of the area including the location of Buena Creek to the project site. As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency

and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor.

- If cultural resources are identified:
 - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Fill Soils – On-Site and Imported
 - All fill soils (on-site and imported) shall be evaluated to make the determination that they are clean of cultural resources.
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development

activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.

- Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- **Rough Grading**

- Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.

- **Final Grading**

- A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.

- **Disposition of Cultural Material.**

- The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79 or have been repatriated to a culturally affiliated Native American Tribe.
- Historic materials shall be curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79/
- The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations (cretaceous plutonic, zero sensitivity rating) that do not contain unique paleontological resources. Based on the sensitivity of the resource, monitoring during grading is not required.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and through implementation of the following mitigation measures: conformance with the County's Paleontological Resource Guidelines if resources are encountered.

5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

The project could result in potentially significant impacts to cultural resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. Geology and Soils – Would the Project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.
- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.

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- 6(a)(iii) The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.
- 6(a)(iv) The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Bosanko clay that has a soil erodibility rating of moderate. A small portion to the north is Bonsall sandy loam, which has a soil erodibility rating of severe. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.
- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project.
- 6(d) The project is underlain by Bosanko clay and Bonsall sandy loam, which are considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

Conclusion

As discussed above, the project would not result in any significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
7. Greenhouse Gas Emissions – Would the Project:			
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less-than-

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cumulatively considerable GHG emissions. Screening thresholds have been published by the California Air Pollution Control Officers Association (CAPCOA) for determining the need for additional analysis and mitigation for GHG-related impacts under CEQA. The annual 900 metric ton carbon dioxide equivalent (MT CO₂e) screening level referenced in the CAPCOA white paper (<http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>) is being used by the County as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. The CAPCOA white paper reports that the 900 metric ton screening level would capture more than 90% of development projects, allowing for mitigation towards achieving the State's GHG reduction goals. A project including retail space of 11,000 square feet or general commercial office space of 35,000 square feet would produce 900 metric tons. The project includes approximately 11,500 cubic yards of grading, and would therefore fall below the screening criteria. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact.

- 7(b) The County has numerous goals and policies in the County General Plan that address greenhouse gas reductions. Implementation of these measures will ensure that the County can achieve an emissions reduction target consistent with the state-mandated reduction target of Assembly Bill 32, the Global Warming Solutions Act. Through compliance with the General Plan and State green building requirements, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

Conclusion

As discussed above, the project would not result in any significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
8. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

public or the environment?

d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

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e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

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f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

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g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

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Discussion

- 8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.
- 8(b) The project is located within one-quarter mile of an existing or proposed school. However, the project is a residential subdivision, and the application would not propose hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.
- 8(c) Based on a site visit and a comprehensive review of regulatory databases (see attached Hazards/Hazardous Materials references), the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.
- 8(d) The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure

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equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.

- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 8(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code. The project location and design did not require a Fire Protection Plan; however, the Preliminary Grading Plan and Drainage Study were reviewed by the County Fire Marshal and Vista Fire Protection District. A Fire Service Availability Letter dated October 13, 2014, has been received from the Vista Fire Protection District which indicates the expected emergency travel time to the project site to be 4 minutes which is within the 5 minute maximum travel time allowed by the County Public Facilities Element.
- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, there are none of these uses on adjacent properties.

Conclusion

As discussed above, the project would not result in any significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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9. Hydrology and Water Quality – Would the Project:

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| a) Violate any waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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| b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k) Expose people or structures to a significant risk of loss, injury or death involving flooding? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).
- 9(b) The project lies in the Buena (904.32) hydrologic subarea, within the Carlsbad hydrologic unit. The project is in proximity to the Agua Hedionda Lagoon and Buena Creek which are listed on the Clean Water Act Section 303(d) list. The project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project is a Tentative Map for residences which will involve temporary grading operations. The project will not use any groundwater as it relates to grading activities. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) As outlined in the project's SWMP, the project will implement source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.
- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: The project will not alter the natural drainage patterns and will have facilities to mitigate any increase in flowrate associated with the development
- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No housing will be placed within a FEMA mapped floodplain or County-mapped floodplain or drainage with a watershed greater than 25 acres.
- 9(j) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows
- 9(k) The project does not propose to expose people or structures to a significant risk of loss, injury or death involving any flooding.

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9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.

9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.

9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.

9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

As discussed above, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
10. Land Use and Planning – Would the Project:			
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area.

10(b) The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

Conclusion

As discussed above, the project would not result in any significant impacts to land use/planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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general plan, specific plan or other land use plan?

11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as Resource Potentially Present (MRZ-3). However, the project site is surrounded by dense residential uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.

11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25).

Conclusion

As discussed above, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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- 12(a) The area surrounding the project site consists of single family residences. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Tables N-1 and N-2 addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dBA CNEL because the nearest substantial noise source is from SR-78 which is approximately 2,000 feet setback from the site. Additionally, this roadway is screen by intervening topography and existing structures which also provide additional reduction to traffic noise.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The project is a Tentative and does not involve any permanent noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-408, -409, & -410: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dBA between the hours of 7 AM and 7 PM.

- 12(b) The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995, Rudy Hendriks, Transportation Related Earthborne Vibrations 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

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- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to direct and cumulative noise impacts over existing ambient noise levels. Additional project related traffic on nearby roadways would not result in a substantial noise increase to the existing conditions.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.
- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
13. Population and Housing – Would the Project:			
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 13(a) The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.
- 13(b) The project will not displace existing housing.
- 13(c) The proposed project will not displace a substantial number of people since the site is currently vacant.

Conclusion

As discussed above, the project would not result in any significant impacts to populations/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
14. Public Services – Would the Project:			
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

14(a) Based on the project's service availability forms, the project would not result in the need for significantly altered services or facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
15. Recreation – Would the Project:			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance.

15(b) The project does not require or propose trails and/or pathways. Impacts from these amenities have been considered as part of the overall environmental analysis contained elsewhere in this document.

Conclusion

As discussed above, the project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
16. Transportation and Traffic – Would the Project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 16(a) The project will result in an additional 180 ADT. However, the project will not conflict with any established performance measures because the project trips do not exceed the thresholds established by County guidelines. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

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- 16(b) The project proposes an additional 180 ADT, therefore the project does not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.
- 16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The San Diego County Fire Authority and Vista Fire Protection District has reviewed the project and have determined that there is adequate emergency fire access.
- 16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

As discussed above, the project would not result in any significant impacts to transportation/traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
17. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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accommodate the project's solid waste disposal needs?

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐☐☐

Discussion

- 17(a) The project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the Buena Sanitation District that indicates that there is adequate capacity to serve the project.
- 17(b) The project involves new water and wastewater pipeline extensions. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the Vista Irrigation District has been provided which indicates that there is adequate water to serve the project.
- 17(e) A Service Availability Letter from the Buena Sanitation District has been provided, which indicates that there is adequate wastewater capacity to serve the project.
- 17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

As discussed above, the project would not result in any significant impacts to utilities and service systems; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachments:

Appendix A – References

Appendix B – Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067

Appendix A

The following is a list of project specific technical studies used to support the analysis of each potential environmental effect:

Taylor Group, Inc., Larry Taylor, P.E., G.E. (January 22, 2015), Sight Distance Study.
LSA Associates, Inc., Roderic McLean, M.A., RPA (January 20, 2015) Negative Cultural Resources Survey Report
LSA Associates, Inc., Jacqueline Hall, Archaeologist (July 30, 2014) Archaeological Survey of Parcels
LSA Associates, Inc., Jaime Morales, Biologist (August 14, 2014) Archaeological Survey of Parcels
Taylor Group, Inc., Larry Taylor, P.E., G.E. (May 5, 2015) Major Stormwater Management Plan
Taylor Group, Inc., Larry Taylor, P.E., G.E. (May 5, 2015) CEQA Preliminary Drainage Report
Eilar Associates, Inc, Amy L. Hool (August 13, 2014) Focused Construction Noise Analysis

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 -
References_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcountry.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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

FOR PURPOSES OF CONSIDERATION OF

**Woodland and Watson Tentative Map Time Extension,
PDS2018-TM-5594TE; PDS2018-ER-14-08-016A**

September 13, 2019

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

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

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The proposed project and 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
☒

Per Section 67.711 of the San Diego County Groundwater Ordinance, the Ordinance is not applicable to Time Extensions.

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

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

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

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

YES NO NOT APPLICABLE
☒ ☐ ☐

A Priority Development Project Stormwater Quality Management Plan has been submitted for the Time Extension and is found to be in compliance with the WPO.

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

YES NO NOT APPLICABLE
☒ ☐ ☐

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

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-5594TE
 Assessor's Parcel Number(s) 103-131-23 through 103-131-26

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.

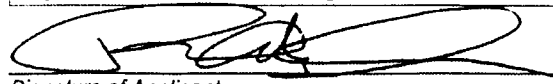
A. List the names of all persons having any *ownership interest* in the property involved.

VINCENTO D. COLUCCI

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

Paul Colucci
 Print Name

6-6-18
 Date

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

**SDC PDS RCVD 07-09-18
 TM5594TE**

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