County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

December 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 Lake Jennings Park Road Tentative Map 5578 (District: 2)

TENTATIVE MAP INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Lake Jennings Park Road Tentative Map (TM 5578) 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 5578, 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 October 9, 2015, the Planning Commission approved TM 5578 to subdivide 5.2 acres into 18 residential lots with two private roads. The project site is located at the northeast corner of Blossom Valley Road and Lake Jennings Park Road in the Lakeside Community Plan Area. The Planning Commission approved TM 5578 for three years, with an expiration date of October 9, 2018.

The applicant filed a request on October 8, 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 October

9, 2024. The applicant has been processing the project through final engineering and has updated the project to be in conformance with current stormwater requirements. Staff considered this request in their analysis of the Time Extension and supports the request for a six-year extension.

On October 8, 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 to TM 5578 was filed. Staff received one phone call as a result of the public notices being sent, which related to traffic and construction noise. 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.

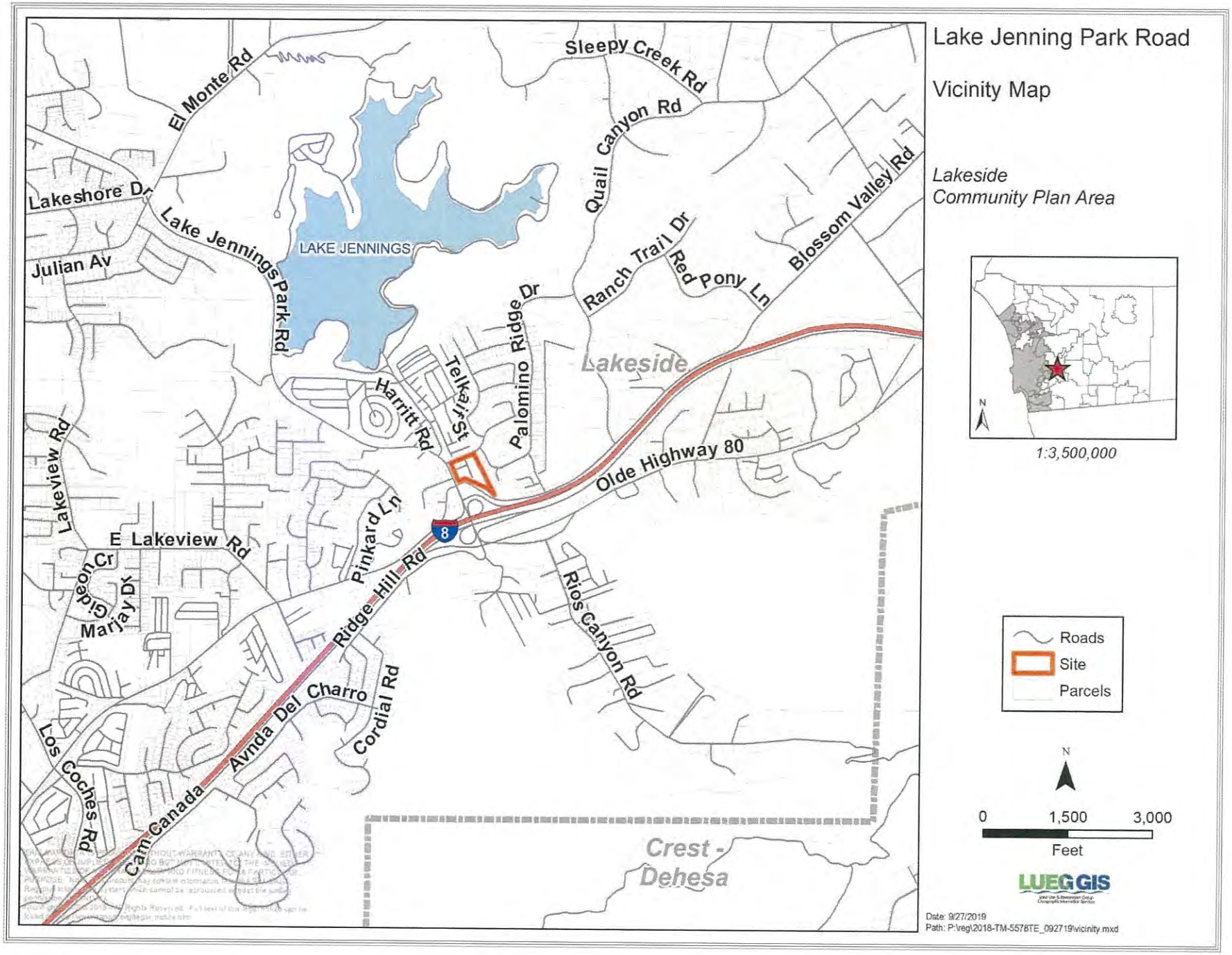
The project is located within the Lakeside Community Plan Area and is represented by the Lakeside Community Planning Group (CPG). On November 5, 2014, the applicant presented the original project to the Lakeside CPG. The CPG recommended approval by a vote of 10-4-0-1 (Ayes – 10, Noes – 4, Abstain – 0, Absent – 1). On September 30, 2019, the Lakeside CPG informed County staff that they did not need to hear and vote on the Time Extension as it did not propose changes to the approved Tentative Map.

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, Lakeside Community Plan, Zoning Ordinance, and 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 including 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 December 3, 2019 Notice of Preliminary Decision of the Director of Planning & Development Services to Approve Tentative Map Time Extension PDS2018-TM-5578TE (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 TM 5578
Attachment C – Environmental Documentation
Attachment D – Ownership Disclosure

Attachment A – Planning Documentation


Lake Jenning Park Road
Vicinity Map
Lakeside
Community Plan Area
1:3,500,000
Roads
Site
Parcels
0
1,500
3,000
Feet
LUEG GIS
Date: 9/27/2019
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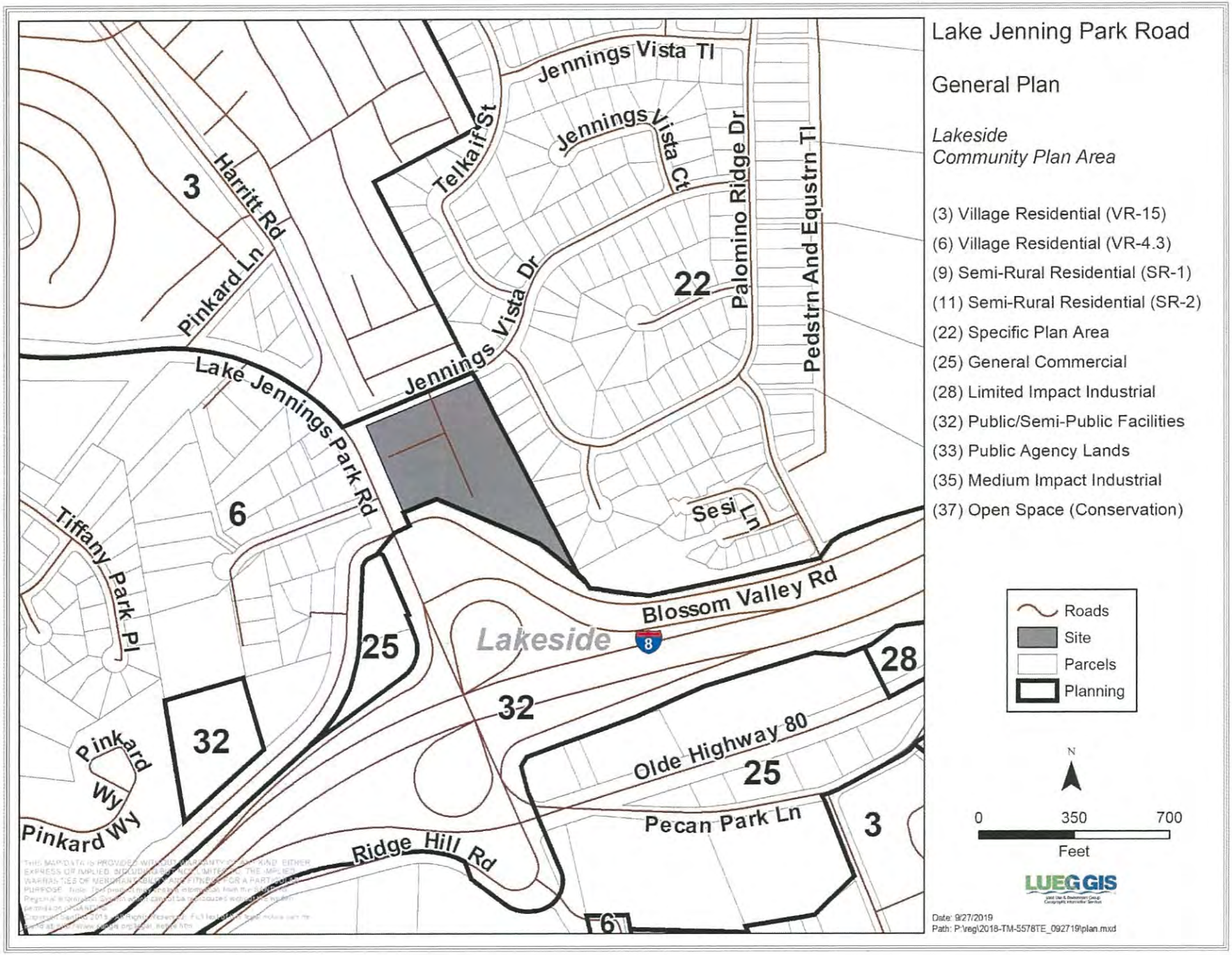
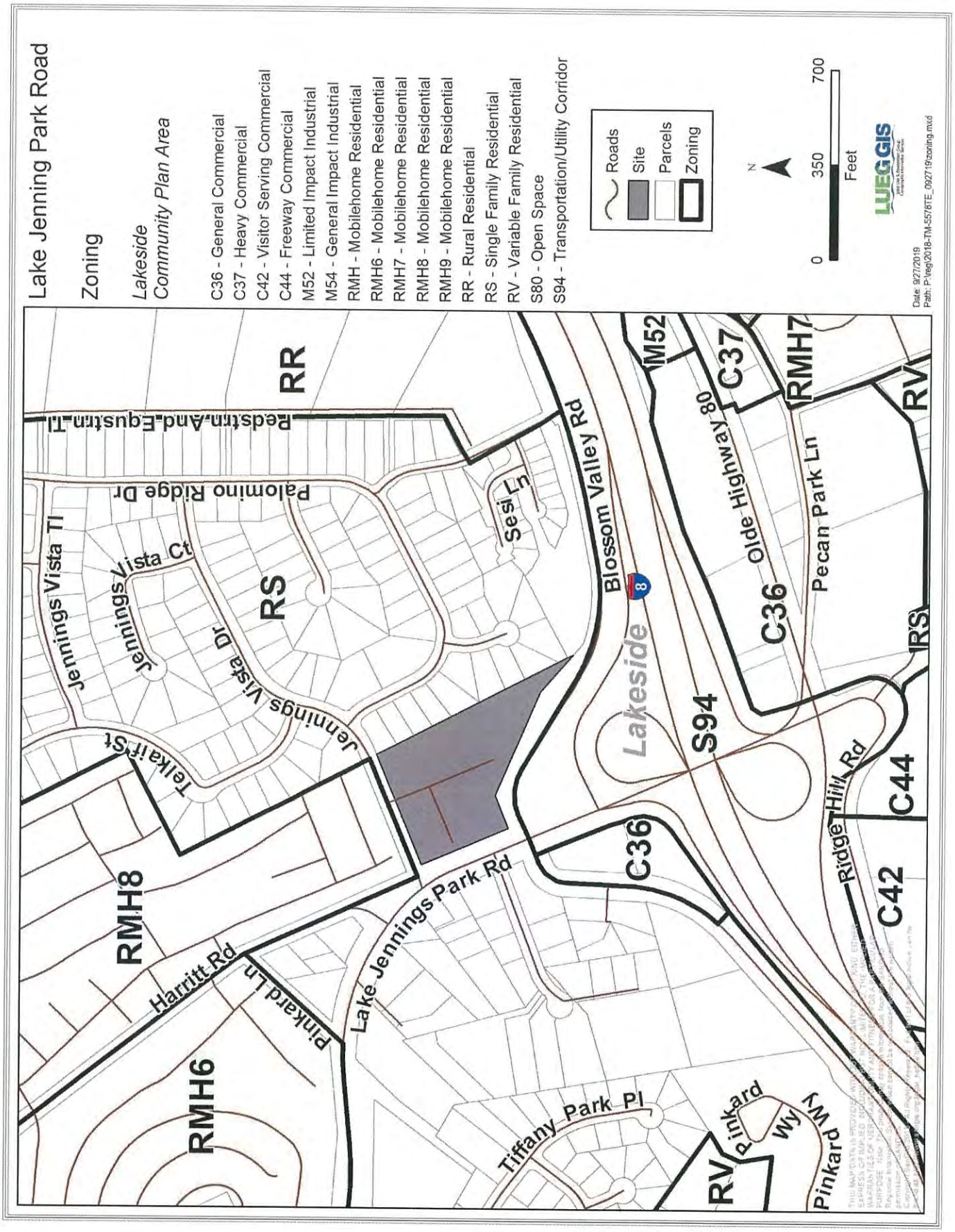
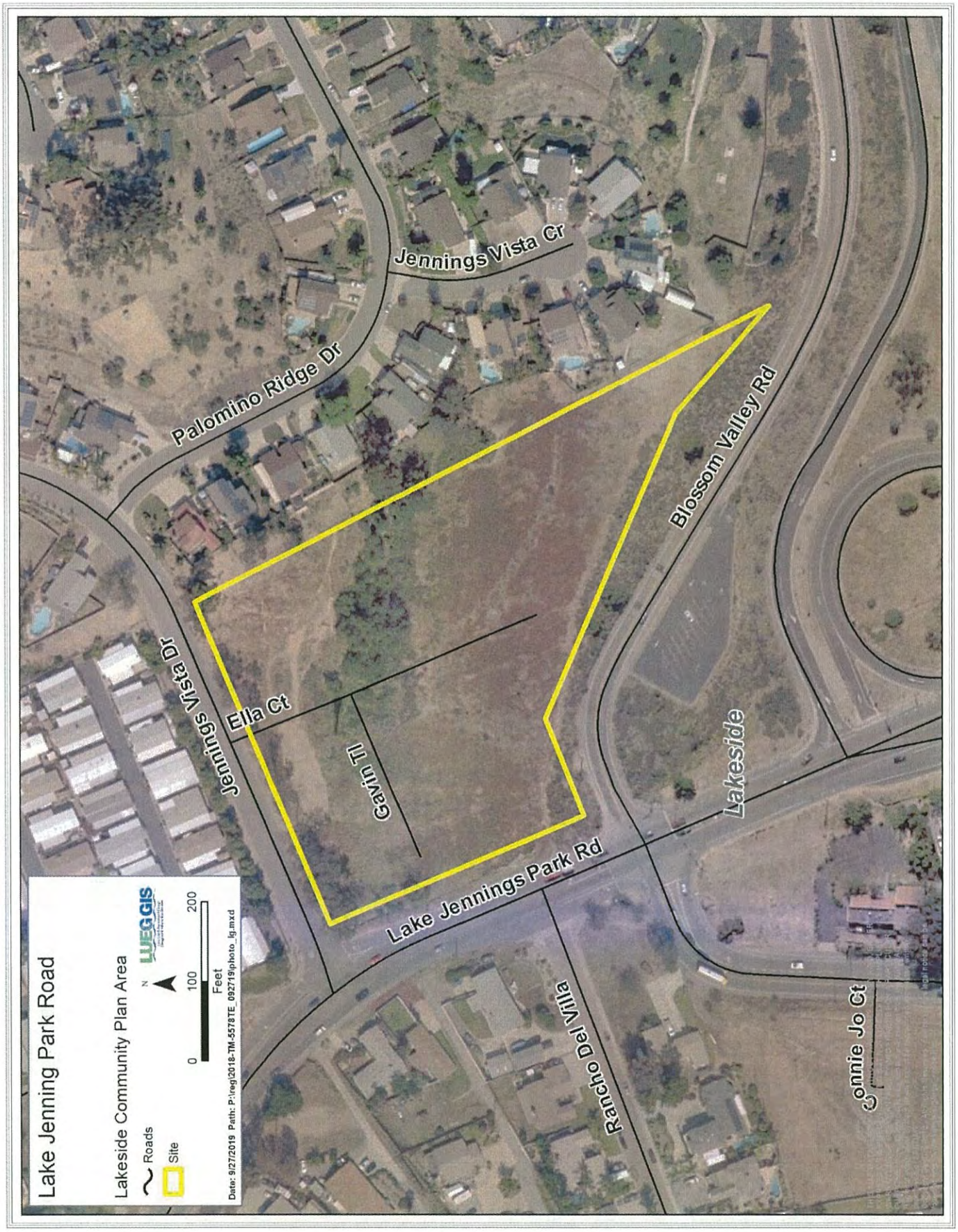
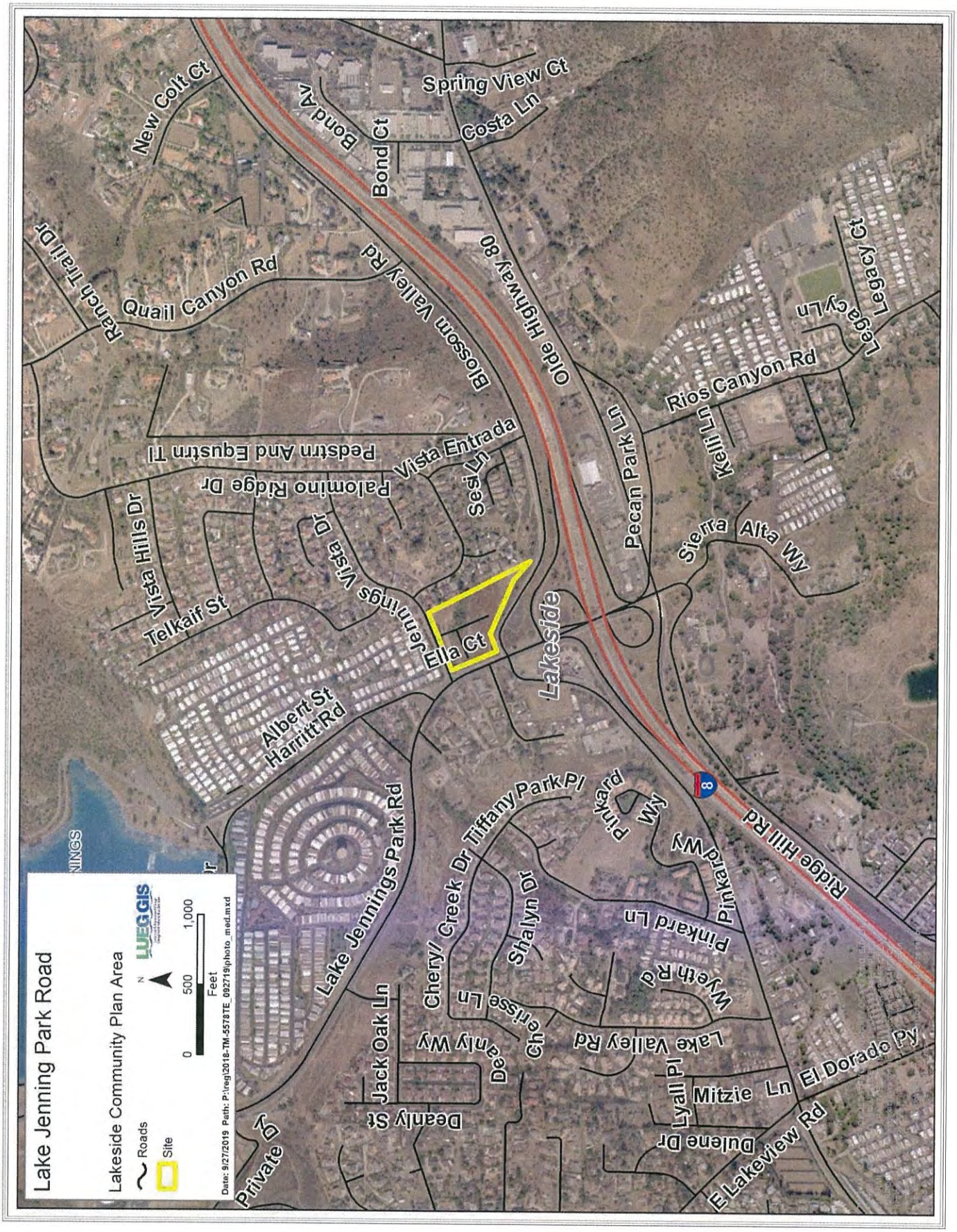
LAKE JENNINGS
Lake Jennings Park Rd
El Monte Rd
Sleepy Creek Rd
Quail Canyon Rd
Lakeshore Dr
Julian Av
Ranch Trail Dr
Red Pony Ln
Blossom Valley Rd
Palomino Ridge Dr
Harritt Rd
Telkair St
Lakeside
Olde Highway 80
Lakeview Rd
E Lakeview Rd
Pinkard Ln
Ridge Hill Rd
Rios Canyon Rd
Gladeon Cr
Marjay Dr
Avnda Del Charro
Cordial Rd
Los Coches Rd
Cam Canada
Crest - Dehesa


Lake Jenning Park Road
General Plan
Lakeside
Community Plan Area
(3) Village Residential (VR-15)
(6) Village Residential (VR-4.3)
(9) Semi-Rural Residential (SR-1)
(11) Semi-Rural Residential (SR-2)
(22) Specific Plan Area
(25) General Commercial
(28) Limited Impact Industrial
(32) Public/Semi-Public Facilities
(33) Public Agency Lands
(35) Medium Impact Industrial
(37) Open Space (Conservation)
Roads
Site
Parcels
Planning
N
0
350
700
Feet
LUEG GIS
Date: 9/27/2019
Path: P:\reg\2018-TM-5578TE_092719\plan.mxd
Jennings Vista Tl
Jennings Vista Ct
Jennings Vista Dr
Telkai St
Palomino Ridge Dr
Pedstrn And Equstrn Tl
Harritt Rd
Pinkard Ln
Lake Jennings Park Rd
Jennings
Tiffany Park Pl
Sesi Ln
Blossom Valley Rd
Lakeside
8
Olde Highway 80
Pecan Park Ln
Ridge Hill Rd
Pinkard Wy
3
6
22
25
32
28


Lake Jenning Park Road
Zoning
Lakeside
Community Plan Area
C36 - General Commercial
C37 - Heavy Commercial
C42 - Visitor Serving Commercial
C44 - Freeway Commercial
M52 - Limited Impact Industrial
M54 - General Impact Industrial
RMH - Mobilehome Residential
RMH6 - Mobilehome Residential
RMH7 - Mobilehome Residential
RMH8 - Mobilehome Residential
RMH9 - Mobilehome Residential
RR - Rural Residential
RS - Single Family Residential
RV - Variable Family Residential
S80 - Open Space
S94 - Transportation/Utility Corridor
Roads
Site
Parcels
Zoning
N
0
350
700
Feet
LUEG GIS
Date: 9/27/2019
Path: P:\reg\2018-TM-5578TE_092719\zoning.mxd
RR
Redstrn And Equstrn Tl
Palomino Ridge Dr
Jennings Vista Tl
Jennings Vista Ct
Jennings Vista Dr
RS
Sesi Ln
Blossom Valley Rd
M52
C37
RMH7
RV
Olde Highway 80
C36
Pecan Park Ln
Lakeside
S94
RS
Telkaif St
RMH8
Harritt Rd
Pinkard Ln
Lake Jennings Park Rd
C36
Ridge Hill Rd
C44
C42
RMH6
Tiffany Park Pl
RV
Pinkard Wy
Pinkard Wy


Lake Jenning Park Road
Lakeside Community Plan Area
Roads
Site
N
LUEGGIS
0
100
200
Feet
Date: 9/27/2019 Path: P:\reg\2018-TM-5578TE_092719\photo_lg.mxd
Jennings Vista Cr
Palomino Ridge Dr
Blossom Valley Rd
Jennings Vista Dr
Ella Ct
Gavin Tl
Lakeside
Lake Jennings Park Rd
Rancho Del Villa
Connie Jo Ct


Lake Jenning Park Road
Lakeside Community Plan Area
Roads
Site
N
LUEGGIS
0
500
1,000
Feet
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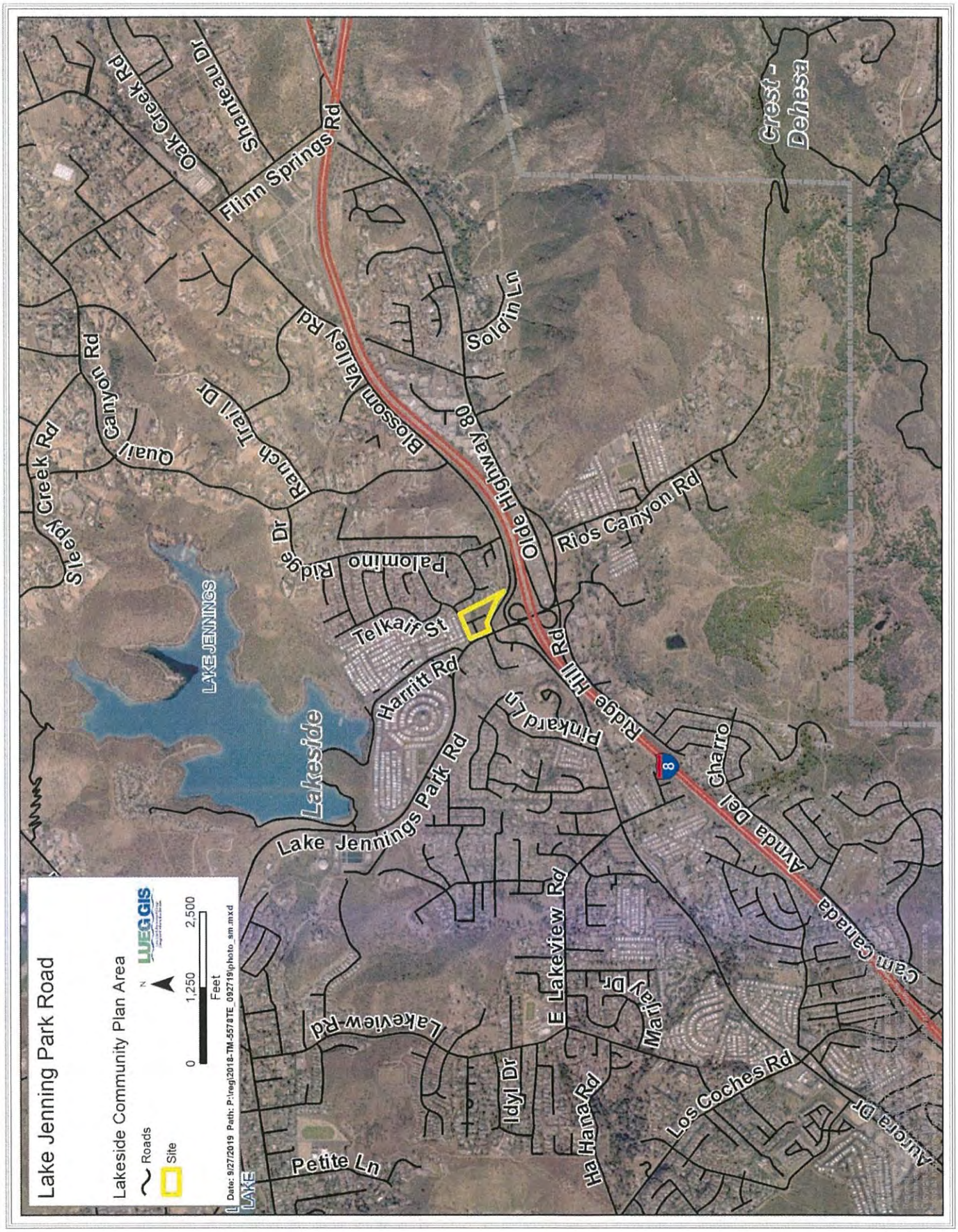
New Colt Ct
Bond Av
Bond Ct
Spring View Ct
Costa Ln
Ranch Trail Dr
Quail Canyon Rd
Blossom Valley Rd
Olde Highway 80
Legacy Ct
Legacy Ln
Rios Canyon Rd
Pedstrn And Equstrn Tl
Vista Entrada
Palomino Ridge Dr
Sesi Ln
Pecan Park Ln
Kelli Ln
Vista Hills Dr
Telkaif St
Jennings Vista Dr
Sierra Alta Wy
Ella Ct
Lakeside
Albert St
Harritt Rd
Lake Jennings Park Rd
Tiffany Park Pl
Pinkard Wy
Ridge Hill Rd
Cheryl Creek Dr
Shalyn Dr
Pinkard Ln
Wyeth Rd
Cherisse Ln
Jack Oak Ln
Deanly Wy
Lake Valley Rd
Deanly St
Lyall Pl
Mitzie Ln
El Dorado Py
Dulene Dr
E Lakeview Rd
Private Dr


Lake Jenning Park Road
Lakeside Community Plan Area
Roads
Site
0
1,250
2,500
Feet
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LAKE
Petite Ln
Lakeview Rd
Idyl Dr
Ha Hana Rd
E Lakeview Rd
Dr
Marifay
Los Coches Rd
Aurora Dr
Cam Canada
Avnda Del
Charro
Ridge Hill Rd
Pinkard Ln
Lake Jennings Park Rd
Harritt Rd
Telkaif St
Lakeside
LAKE JENNINGS
Palomino
Ridge Dr
Ranch Trail Dr
Blossom Valley Rd
Olde Highway 80
Sold'in Ln
Rios Canyon Rd
Flinn Springs Rd
Shantau Dr
Oak Creek Rd
Sleepy Creek Rd
Quail Canyon Rd
Crest - Dehesa

TENTATIVE MAP

"LAKE JENNINGS PARK ROAD"

COUNTY OF SAN DIEGO TRACT NO. 5578

County of San Diego, California

GENERAL NOTES:

1. COUNTY ASSESSORS PARCEL No. 395-320-11
2. TAX RATE AREA. 59039
3. GROSS AREA = 5.17 ACRES, NET AREA = 5.17 ± ACRES
4. NUMBER OF BUILDABLE LOTS IS 18 LOTS
5. MINIMUM LOT SIZE: 10,000 SF
6. EXISTING AND PROPOSED ZONING

		EXISTING
	USE REGULATIONS	RR
	ANIMAL RIGHTS	G
	LOT SIZE	—
	LOT SIZE	10,000
	BLDG TYPE	C
	MAX FLR AREA	—
	FLR AREA RATIO	—
	HEIGHT	—
	LOT COVERAGE	—
	SETBACKS	—
	OPEN SPACE	—
	SPECIAL AREA REGS	—

7. GENERAL PLAN LAND USE CATEGORY: VILLAGE
8. GENERAL PLAN LAND USE DESIGNATION: VR-4.3
9. COMMUNITY PLAN. LAKESIDE
10. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
11. PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
12. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
13. TOPOGRAPHY OBTAINED FROM PBF CONSULTING PHOTOGRAPHY DATED: 2-18-03
14. SEWER SERVICE. SAN DIEGO COUNTY SANITATION DISTRICT
15. WATER SERVICE. HELIX WATER DISTRICT
16. FIRE PROTECTION SERVICE: LAKESIDE FIRE PROTECTION DISTRICT
17. SCHOOLS: CAJON VALLEY UNIFIED SCHOOL DISTRICT AND CROSSMONT UNION HIGH SCHOOL DISTRICT
18. STREET LIGHTING: PRIVATE SERVICE
19. ALL STREETS TO BE PRIVATE.

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

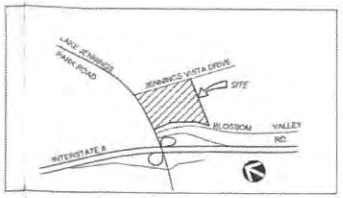
THAT PORTION OF THE EL MONTE RANCH, IN THROUGH COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 26, 1908 AND BEING A PORTION OF LOT 60 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREOF IN BOOK NO. 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID EL MONTE RANCH WITH THE NORTHERLY LINE OF THE 100 FOOT STATE HIGHWAY KNOWN AS U.S. HIGHWAY NO. 80; THENCE NORTH 23°32'23" WEST (RECORD NORTH 23°31' WEST) ALONG SAID WESTERLY LINE OF SAID RANCH 1480 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO JOE F. DOBBS AND WIFE, BY DEED DATED JULY 10, 1943 AND RECORDED IN BOOK 1334, PAGE 499 OF OFFICIAL RECORDS; THENCE 66°21'22" EAST (RECORD NORTH 66°28' EAST) ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO DOBBS, 513.32 FEET TO THE SOUTHEASTERLY CORNER THEREOF, BEING A POINT ON THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO JOE RUIS BY DEED DATED JULY 23, 1926, AND RECORDED IN BOOK 624, PAGE 284 OF DEEDS; THENCE SOUTH 28°02'43" EAST (RECORD SOUTH 28°03' EAST) ALONG SAID EASTERLY LINE OF SAID TRACT CONVEYED TO RUIS, 1560 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF SAID STATE HIGHWAY; THENCE SOUTH 73°26'30" WEST ALONG SAID NORTHERLY LINE OF 642 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THERE FROM THAT PORTION LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 3/4 INCH IRON PIPE, MARKED L.S. 2317 HAVING COORDINATES Y=247, 320.98 FEET AND X=1, 806,114.26 FEET, (CALIFORNIA COORDINATE SYSTEM ZONE 6) SET FOR THE SOUTHEAST CORNER OF RECORD OF SURVEY NO. 2647 FILED MAY 10, 1951 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID 3/4 INCH IRON PIPE BEING ON THE WESTERLY LINE OF SAID EL MONTE RANCH; THENCE ALONG SAID WESTERLY LINE NORTH 23°10'59" WEST, 405.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE NORTH 66°49'01" EAST 33.00 FEET TO A POINT ON THE EASTERLY LINE OF 66.00 FOOT STREET KNOWN AS HANSEL ROAD; THENCE CONTINUING NORTH 66°49'01" EAST, 181.71 FEET; THENCE SOUTH 66°48'18" EAST 425.61 FEET; THENCE SOUTH 47°14'16" EAST, 148.86 FEET; THENCE SOUTH 52°35'42" EAST 141.31 FEET.
ALSO EXCEPTING THE SOUTHWESTERLY 58 FEET THEREOF

ASSESSOR'S PARCEL NUMBER: 395-320-11



VICINITY MAP
NOT TO SCALE
THOMAS BROTHERS 1232 F5

EASEMENTS NOTES

ITEM #3 OF TITLE REPORT
AN EASEMENT FOR ROAD PURPOSES.
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENTS IS NOT DISCLOSED IN THE PUBLIC RECORDS (NOW PLOTTABLE)

DISPOSITION: TO BE VACATED

NOISE RESTRICTION EASEMENT:

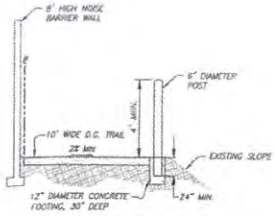
A NOISE RESTRICTION EASEMENT SHALL BE PLACED ON THE ENTIRE AREA OF THE PROJECT SITE AND WILL BE GRANTED TO THE COUNTY OF SAN DIEGO ON THE FINAL MAP.

SOLAR ACCESS STATEMENT:

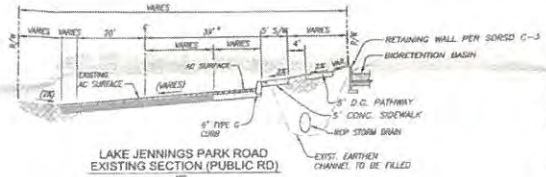
ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.

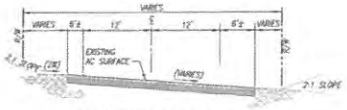


TYPICAL TRAIL FENCING
NO SCALE

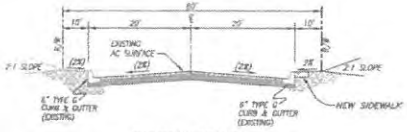


LAKE JENNINGS PARK ROAD
EXISTING SECTION (PUBLIC RD)
NTS

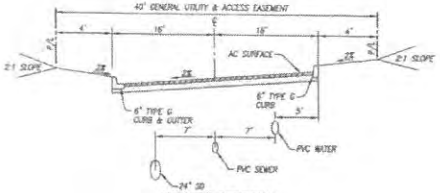
*NO PARKING TO BE ALLOWED



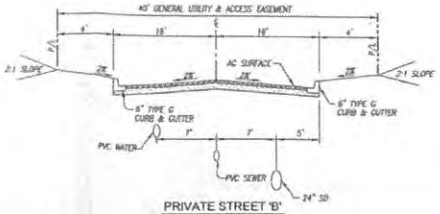
BLOSSOM VALLEY ROAD
EXISTING SECTION (COUNTY OF SD PUBLIC RD)
NTS



JENNINGS VISTA DR.
EXISTING SECTION (PUBLIC RD)
NTS



PRIVATE STREET 'A'
TYPICAL SECTION
NTS



PRIVATE STREET 'B'
TYPICAL SECTION
NTS

LEGEND

PROPOSED:

- RW
- BOUNDARY
- EASEMENTS
- RELINQUISH ACCESS TO JENNINGS VISTA DRIVE

EXISTING:

- EXIST FH
- EXIST CONTOUR
- EX POWER POLE
- EX STREET LIGHT

Project # PDS2013-TM-5578 incl. 2 sheets was approved on October 12 2015 by 3 vote
___ The Director of Planning & Development Services
___ The Zoning Administrator
X The San Diego County Planning Commission
___ The San Diego County Board of Superviseors
By [signature] PLANNING MANAGER
Name Title

SITE ADDRESS

9317 LAKE JENNINGS PARK ROAD
LAKE JENNINGS, CA

PROPERTY SUBDIVIDER:

TOR INVESTMENTS, L.P.
1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

JEFF HAMANN — DATE 6/9/15

APPLICANT/OWNER

TOR INVESTMENTS, L.P.
1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

JEFF HAMANN — DATE 6/9/15

ENGINEER OF WORK

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

BRUCE A. ROBERTSON — R.C.E. 48529 — DATE 6/9/15
EXPIRES ON 6/30/16

REGISTERED PROFESSIONAL ENGINEER BRUCE A. ROBERTSON NO 48529 EXP. 6/30/16 CIVIL STATE OF CALIFORNIA

Civil Engineering · Environmental
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax
REC Consultants, Inc.

REVISIONS	BY	DATE	DESCRIPTION

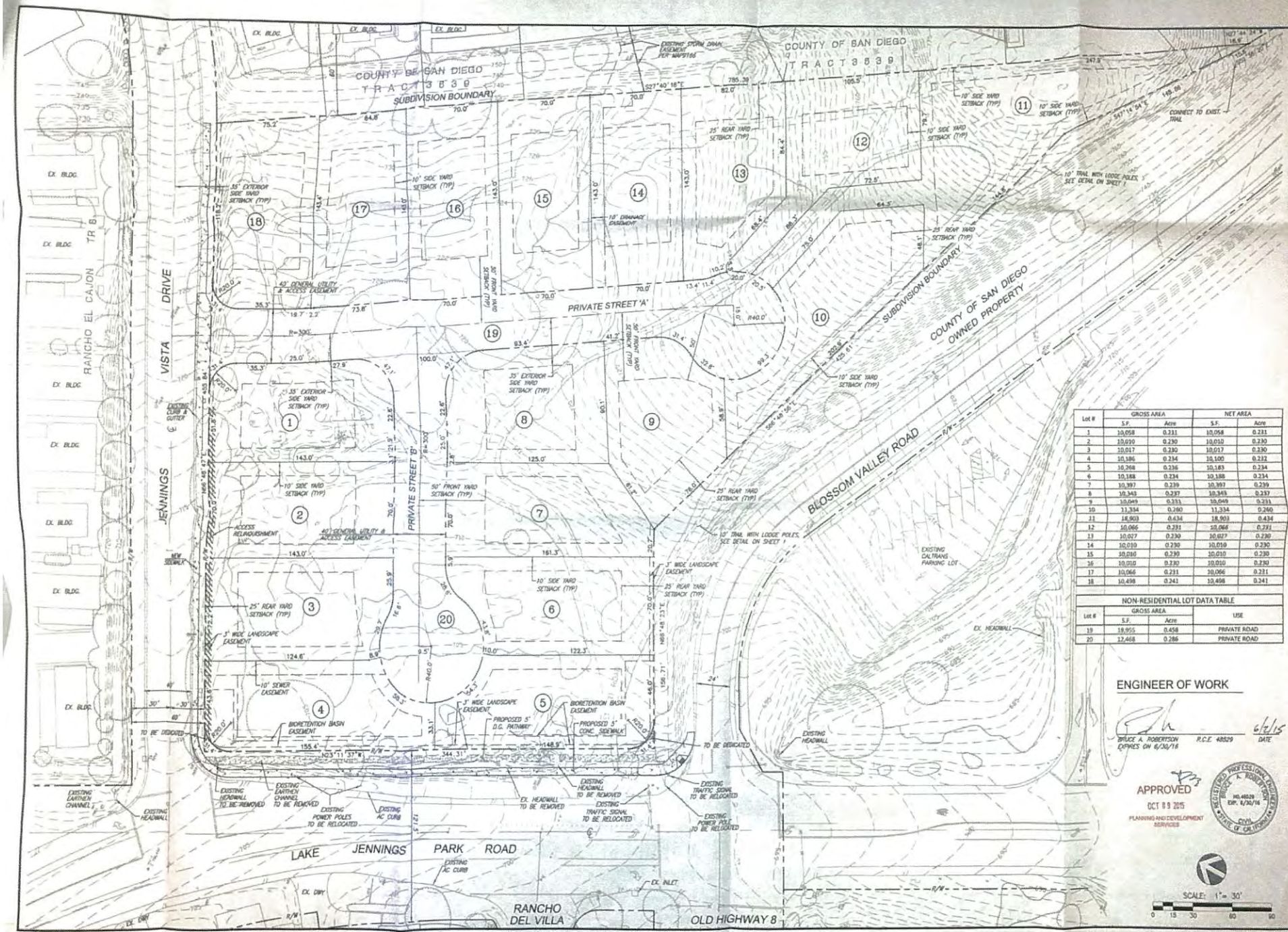
JOB NO. XX-XX

TENTATIVE MAP
"LAKE JENNINGS PARK ROAD"
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

SHEET NO.
1 OF 2

SDC PDS RCVD 06-18-15
TM5578

G - 1 - 10



Lot #	GROSS AREA S.F.	GROSS AREA Acre	NET AREA S.F.	NET AREA Acre
1	10,058	0.231	10,058	0.231
2	10,010	0.230	10,010	0.230
3	10,017	0.230	10,017	0.230
4	10,186	0.234	10,100	0.232
5	10,268	0.236	10,183	0.234
6	10,188	0.234	10,188	0.234
7	10,397	0.239	10,397	0.239
8	10,343	0.237	10,343	0.237
9	10,049	0.231	10,049	0.231
10	11,334	0.260	11,334	0.260
11	18,903	0.434	18,903	0.434
12	10,066	0.231	10,066	0.231
13	10,027	0.230	10,027	0.230
14	10,010	0.230	10,010	0.230
15	10,010	0.230	10,010	0.230
16	10,010	0.230	10,010	0.230
17	10,066	0.231	10,066	0.231
18	10,498	0.241	10,498	0.241

NON-RESIDENTIAL LOT DATA TABLE

Lot #	GROSS AREA S.F.	GROSS AREA Acre	USE
19	19,955	0.458	PRIVATE ROAD
20	12,468	0.286	PRIVATE ROAD

ENGINEER OF WORK

BRUCE A. ROBERTSON R.C.E. 48529 6/2/15
EXPIRES ON 6/30/16 DATE

APPROVED
OCT 09 2015
PLANNING AND DEVELOPMENT SERVICES

REGISTERED PROFESSIONAL ENGINEER BRUCE A. ROBERTSON NO. 48529 EXP. 6/30/16 CIVIL STATE OF CALIFORNIA

REC Civil Engineering, Environmental Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 fax

REVISIONS
BY DATE DESCRIPTION

JOB NO. XX-XX

TENTATIVE MAP
"LAKE JENNINGS PARK ROAD"
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

SHEET NO.
2 OF 2

G-1.11

SAVE DATE 8/3/2015 – PLOT DATE 8/3/2015 – FILE NAME P:\Land\841-LAKE JENNINGS\Civil\TM\Tentative Map.dwg

PRELIMINARY GRADING PLAN
"LAKE JENNINGS PARK ROAD"
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

GRADING QUANTITIES

CUT: 2:1 OR AS SPECIFIED IN SOILS REPORT

FILL: 2:1 OR AS SPECIFIED IN SOILS REPORT.

EXCAVATION: 8,800 C.Y. FILL: 8,800 C.Y.
IMPORT: 0 C.Y.

CUT MAX HEIGHT: 13 FT FILL MAX HEIGHT: 15 FT

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EL MONTE RANCH, IN THROUGH COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1145, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 7th, 1905 AND BEING A PORTION OF LOT 60 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREOF IN BOOK NO. 170, PAGE 71 OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF SAID EL MONTE RANCH WITH THE NORTHERLY LINE OF THE 100 FOOT STATE HIGHWAY KNOWN AS U.S. HIGHWAY NO. 80; THENCE NORTH 23°32'23" WEST (RECORD NORTH 23°21' WEST) ALONG SAID WESTERLY LINE OF SAID RANCH 1480 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO JOE F. DOBBS AND WIFE, BY DEED DATED JULY 10, 1943 AND RECORDED IN BOOK 1514, PAGE 689 OF OFFICIAL RECORDS; THENCE 66°27'37" EAST (RECORD NORTH 66°38' EAST) ALONG THE SOUTHERLY LINE OF SAID PARCEL CONVEYED TO DOBBS, 513.12 FEET TO THE SOUTHEASTERLY CORNER THEREOF, BEING A POINT ON THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO JOE RUIS BY DEED DATED JULY 23, 1920, AND RECORDED IN BOOK 824, PAGE 284 OF DEEDS; THENCE SOUTH 26°02'43" EAST (RECORD SOUTH 26°02' EAST) ALONG SAID EASTERLY LINE OF SAID TRACT CONVEYED TO RUIS, 1560 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF SAID STATE HIGHWAY; THENCE SOUTH 73°36'20" WEST ALONG SAID NORTHERLY LINE OF 642 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THERE FROM THAT PORTION LYING SOUTHERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 3/4 INCH IRON PIPE, MARKED L.S. 2317 HAVING COORDINATES Y=247, 520.68 FEET AND X=1, 806,114.26 FEET, (CALIFORNIA COORDINATE SYSTEM ZONE 6) SET FOR THE SOUTHEAST CORNER OF RECORD OF SURVEY NO. 2647 FILED MAY 10, 1951 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; SAID 3/4 INCH IRON PIPE BEING ON THE WESTERLY LINE OF SAID EL MONTE RANCH; THENCE ALONG SAID WESTERLY LINE NORTH 23°10'59" WEST, 405.12 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE NORTH 66°49'01" EAST 33.00 FEET TO A POINT ON THE EASTERLY LINE OF 66.00 FOOT STREET KNOWN AS HARRIT ROAD; THENCE CONTINUING NORTH 66°49'01" EAST, 181.71 FEET; THENCE SOUTH 66°48'16" EAST 425.61 FEET; THENCE SOUTH 47°14'16" EAST, 148.86 FEET; THENCE SOUTH 52°39'42" EAST 141.31 FEET.
ALSO EXCEPTING THE SOUTHWESTERLY 58 FEET THEREOF.

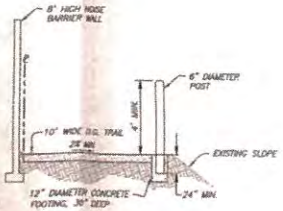
ASSESSOR'S PARCEL NUMBER: 395-220-11

BENCHMARK

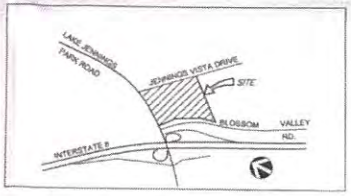
POINT NO. 2499 PER RDS 1370, BRASS DISC STAMPED "LS 3270" IN STANDARD STREET SURVEY MONUMENT AT CENTERLINE INTERSECTION BLOSSOM VALLEY ROAD AND GUAL CANYON ROAD.

SOURCE OF TOPOGRAPHY

THE UNDERLYING TOPOGRAPHIC FEATURES SHOWN HEREON WERE MAPPED BY AERIAL PHOTOGRAMMETRIC METHODS AND FIELD MEASUREMENTS BY REC CONSULTANTS, INC. OCTOBER, 2013.



TYPICAL TRAIL FENCING
NO SCALE



VICINITY MAP
NOT TO SCALE
THOMAS BROTHERS 1232 F5

EASEMENTS NOTES

ITEM #2 OF TITLE REPORT
AN EASEMENT FOR ROAD PURPOSES,
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENTS IS NOT DISCLOSED IN THE PUBLIC RECORDS. (NOT PLOTTABLE)

DISPOSITION: TO BE VACATED

NOISE RESTRICTION EASEMENT:

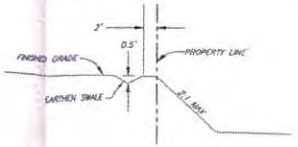
A NOISE RESTRICTION EASEMENT SHALL BE PLACED ON THE ENTIRE AREA OF THE PROJECT SITE AND WILL BE GRANTED TO THE COUNTY OF SAN DIEGO ON THE FINAL MAP.

PRELIMINARY GRADING NOTE:

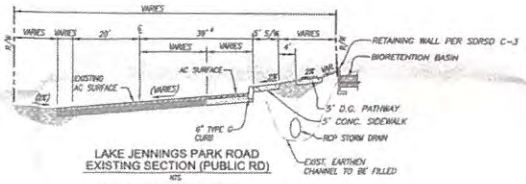
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

NOTE:

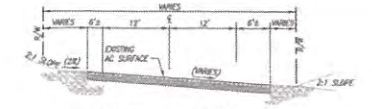
PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, A GEOTECHNICAL STUDY SHALL BE SUBMITTED AND APPROVED BY THE DPLU BUILDING DIVISION. THE REPORT SHALL SPECIFY FOUNDATION DESIGNS, WHICH ARE ADEQUATE TO PRECLUDE SUBSTANTIAL DAMAGE TO THE PROPOSED STRUCTURE DUE TO LIQUEFACTION. THE REVIEW OF THE TECHNICAL STUDY SHALL BE BILLED AT A RATE OF TIME AND MATERIALS.



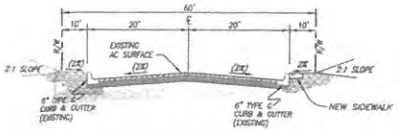
TYPICAL EARTHEN SWALE SECTION
SLOPE DETAIL AT LOT LINE
NO SCALE



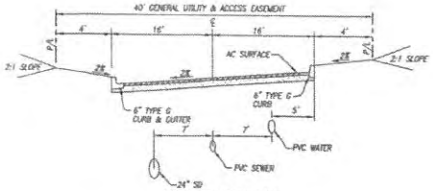
LAKE JENNINGS PARK ROAD
EXISTING SECTION (PUBLIC RD)
* NO PARKING TO BE ALLOWED



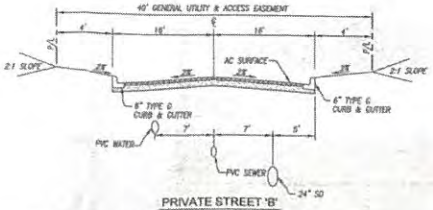
BLOSSOM VALLEY ROAD
EXISTING SECTION (COUNTY OF SD PUBLIC RD)
NTS



JENNINGS VISTA DR.
EXISTING SECTION (PUBLIC RD)
NTS



PRIVATE STREET 'A'
TYPICAL SECTION
NTS



PRIVATE STREET 'B'
TYPICAL SECTION
NTS

LEGEND

PROPOSED:

- RW
- BOUNDARY
- EASEMENTS
- RETAINING WALL PER C-2, C-3, C-4
- PROPOSED DAYLIGHT
- PROPOSED CONTOURS
- 2:1 FILL SLOPE
- 2:1 CUT SLOPE
- PCC CURB AND GUTTER
- PCC BROW DITCH
- STORM DRAIN
- EARTHEN SWALE
- TYPE "A-4" CLEAN OUT PER D-9
- TYPE "A-5" CLEAN OUT PER D-9
- TYPE "A-7" CLEAN OUT PER D-9
- BROOKS BOX
- TYPE "F" CATCH BASIN PER D-7
- CONC. SPILLWAY PER D-22
- SEWER MANHOLE PER SM-01
- SEWER CLEANOUT PER SC-01
- SEWER MAIN
- WATER MAIN
- FIRE HYDRANT
- 97.0 SPOT ELEVATION
- PAD =747 PAD ELEVATION
- RIP-RAP PER D-40
- R/W DRIVEWAY
- TYPE A, CURB RAMP PER G-27
- 5' D.G. PATHWAY
- 5' CONCRETE SIDEWALK
- LODGE POLE TRAIL FENCE (PER COUNTY TRAILS MASTER PLAN FIGURE D6-8)

EXISTING:

- EXIST FH
- EXIST CONTOUR
- EX WATER
- EX SEWER
- EX POWER POLE
- EX STORM DRAIN PIPE
- EX STREET LIGHT

APPLICANT/OWNER

TOR INVESTMENTS, L.P.
1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

JOTT SIMANN 6/9/15
DATE

APPROVED
OCT 09 2015
PLANNING AND DEVELOPMENT SERVICES

ENGINEER OF WORK

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

BRUCE A. ROBERTSON R.C.E. 48529 6/2/15
EXPIRES ON 6/30/16 DATE

REGISTERED PROFESSIONAL ENGINEER BRUCE A. ROBERTSON NO. 48529 EXP. 6/30/16 CIVIL STATE OF CALIFORNIA

REC Civil Engineering · Environmental Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-0210 Fax

REVISIONS		
BY	DATE	DESCRIPTION

JOB NO. XX-XX

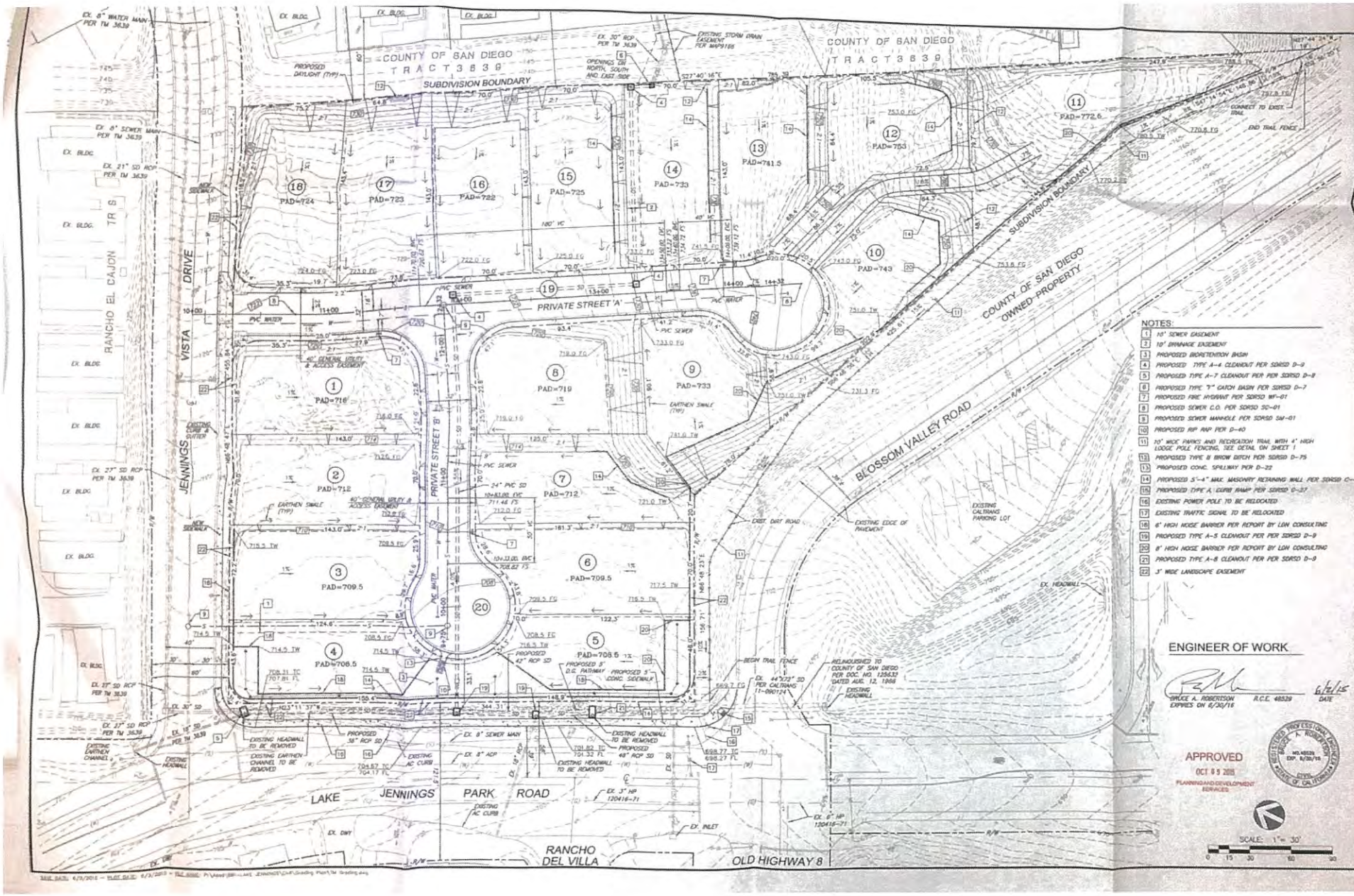
PRELIMINARY GRADING PLAN
"LAKE JENNINGS PARK ROAD"
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

SHEET NO.
1 OF 2

SDC POS RCVD 06-18-15
TM5578

G - 1 - 12

BASE DATE: 6/21/2013 — PLOT DATE: 6/3/2015 — FILE NAME: H:\Local\881-LAKE JENNINGS\Civil\Grading Plan\TM Grading.dwg



NOTES:

1. 10' SEWER EASEMENT
2. 10' DRAINAGE EASEMENT
3. PROPOSED BIORETENTION BASIN
4. PROPOSED TYPE A-4 CLEANOUT PER SDRSD D-9
5. PROPOSED TYPE A-7 CLEANOUT PER PER SDRSD D-9
6. PROPOSED TYPE "F" CATCH BASIN PER SDRSD D-7
7. PROPOSED FIRE HYDRANT PER SDRSD WP-01
8. PROPOSED SEWER C.O. PER SDRSD SC-01
9. PROPOSED SEWER MANHOLE PER SDRSD SW-01
10. PROPOSED RIP RAP PER D-40
11. 10' WIDE PARKS AND RECREATION TRAIL WITH 4' HIGH LODGE POLE FENCING, SEE DETAIL ON SHEET 1
12. PROPOSED TYPE B BROW DITCH PER SDRSD D-75
13. PROPOSED CONC. SPILLWAY PER D-22
14. PROPOSED 5'-4" MAX. MASONRY RETAINING WALL PER SDRSD C-4
15. PROPOSED TYPE A CURB RAMP PER SDRSD D-37
16. EXISTING POWER POLE TO BE RELOCATED
17. EXISTING TRAFFIC SIGNAL TO BE RELOCATED
18. 6' HIGH NOISE BARRIER PER REPORT BY LDN CONSULTING
19. PROPOSED TYPE A-5 CLEANOUT PER PER SDRSD D-9
20. 8' HIGH NOISE BARRIER PER REPORT BY LDN CONSULTING
21. PROPOSED TYPE A-8 CLEANOUT PER PER SDRSD D-9
22. 3' WIDE LANDSCAPE EASEMENT

ENGINEER OF WORK

BRUCE A. ROBERTSON R.C.E. 48529 DATE 6/26/15
EXPIRES ON 6/30/16

APPROVED
OCT 05 2015
PLANNING AND DEVELOPMENT SERVICES

SCALE: 1" = 30'

REC Civil Engineering · Environmental
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-8311 Fax
Construction, Inc.

REVISIONS	BY	DATE	DESCRIPTION

JOB NO: XX-XX

PRELIMINARY GRADING PLAN
"LAKE JENNINGS PARK ROAD"
COUNTY OF SAN DIEGO TRACT NO. 5578
County of San Diego, California

SHEET NO. 2 OF 2

G - 1 - 13

October 9, 2015

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5578)

WHEREAS, Tentative Map No. 5578 proposing the division of property located at the southeast corner of Lake Jennings Park Road and Jennings Vista Drive and generally described as:

> THAT PORTION OF THE EL MONTE RANCH, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1146, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, AUGUST 26, 1908 AND BEING A PORTION OF LOT 60 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, ACCORDING TO MAP THEREOF IN BOOK NO. 170, PAGE 71 OF DEEDS, IN THE OFFICE OF SAID COUNTY RECORDER

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on June 18, 2015; and

WHEREAS, on October 9, 2015, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, 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 8: Said Condition states that all new and existing utility distribution facilities shall be placed underground. The project is not subject to undergrounding the existing poles along the frontage of Lake Jennings Park Road. These poles are designed to carry transmission voltage of 69,000 volts. Section 81.404(a)(7) is not applicable to transmission lines in excess of 34,500 volts. Pole located on Blossom Valley Road (P100579/SWI247-17) shall be removed and placed underground, unless a waiver is applied for pursuant to County of San Diego Board Policy I-92, to the satisfaction of the Director of Public Works.

(2) 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].

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

(4) Standard Condition 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

(5) Standard Condition 22: Said condition pertains to subsurface sewage disposal systems. This subdivision will be developed on sewer.

(6) Standard Condition 24: Said condition pertains to projects outside the boundaries of a fire protection district. The project is located within a fire protection district.

(7) Standard Condition 27.1: Said condition states that the Final Map shall be filed as units or groups of units. The Final Map for this Tentative Map includes the entire area shown on the Tentative Map and shall not be filed in units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated August 8, 2014 consisting of two 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 BOARD OF SUPERVISORS 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 to the satisfaction of the Director of Public Works. **DESCRIPTION OF REQUIREMENT:**

a. Improve or agree to improve and provide security for Lake Jennings Park Road, to the project side of Lake Jennings Park Road along the project frontage in accordance with Public Road Standards for a Major Road, to a graded width of fifty five feet (55') from centerline and to an improved width of forty five feet (45') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, five foot (5') Portland cement concrete sidewalk, and five foot (5') disintegrated granite (DG) pathway, with face of curb at forty five (45') from centerline. As necessary, provide transition, tapers, traffic striping to match existing pavement. Terminate the Lake Jennings Park Road sidewalk at a distance that will accommodate meeting ADA standards to the satisfaction of the Director of Public Works.

OR;

Improve or agree to improve and provide security for Lake Jennings Park Road, to the project side of Lake Jennings Park Road along the project frontage in accordance with Public Road Standards for a Major Road, to a graded width of forty nine feet (49') from centerline and to an improved width of thirty nine feet (39') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, five foot (5') Portland cement concrete sidewalk, and five foot (5') disintegrated granite (DG) pathway, with face of curb at forty five (45') from centerline. As necessary, provide transition, tapers, traffic striping to match existing pavement. Terminate the Lake Jennings Park Road sidewalk at a distance that will accommodate meeting ADA standards to the satisfaction of the Director of Public Works. [Note: This will result in a

parking restriction along the street to accommodate a bicycle lane, which requires a Resolution by the Board of Supervisors to Establish a Parking Prohibition. The Board of Supervisors has the authority to vote to approve the parking restriction by resolution.]

b. Improve or agree to improve and provide security for Jennings Vista Drive, provide sidewalk to the project side of Jennings Vista Drive along the project frontage in accordance with Public Road Standards for a Residential Collector.

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 Lake Jennings Park Road and Jennings Vista Drive.

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, PDCI*].

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 Lakeside 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. **Street 'A'** shall have a minimum forty foot (40') easement and be improved to a graded width of forty feet (40') and to an improved width of thirty two feet (32') 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) to seven hundred fifty (750) trips shall apply.

b. **Street 'B'** shall have a minimum forty foot (40') easement and be improved to a graded width of forty feet (40') and to an improved width of thirty two feet (32') 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) trips or less shall apply.

c. **Street 'A'** shall terminate with a cul-de-sac graded to a minimum radius of forty feet (40') and surfaced to a radius of thirty six feet (36') with asphalt concrete pavement over approved base to the satisfaction of Lakeside Fire Protection District and the Director of PDS.

d. **Street 'B'** shall terminate with a cul-de-sac graded to a minimum radius of forty feet (40') and surfaced to a radius of thirty six feet (36') with asphalt concrete pavement over approved base to the satisfaction of Lakeside Fire Protection District and the Director of PDS.

e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the 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:

f. Process and obtain approval of Improvement Plans to improve Private Street 'A', and Private Street 'B'.

g. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.

h. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

i. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the Final Map for 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.

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 surface, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this 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 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:** Dedicate on the map to the County of San Diego an easement for road purposes that provides a twenty foot (20') radius at the intersections of Lake Jennings Park Road with Jennings Vista Drive and Blossom Valley Road along the project frontage in accordance with County of San Diego Public Road Standards together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Planning and Development Services.

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 unit the road is within, abuts or provides access to. **MONITORING:** The [*PDS, LDR*] shall verify that the dedication is indicated on the map and accepted by the County.

34. ROADS#5–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 Private Street 'B' and place a note on the Final Map as to the final title status of said roads.

c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall a 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 for 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.

35. ROADS#6–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 Map shall show twenty-foot (20') radius returns at the intersection of the road easements on-site.

b. The Map shall show a minimum forty-foot (40') wide private road easement along Private Street 'A' and Private Street 'B'.

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 Parcel Map. **MONITORING:** The [*PDS, LDR*] shall review the Final Map to ensure that the fire turnout easement is indicated pursuant to this condition.

36. ROADS#7–CENTERLINE LOCATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402 & 81.805, the centerline of Lake Jennings Park Road shall be shown on the subdivision map. **DESCRIPTION OF REQUIREMENT:** The desired location of the centerline for Lake Jennings Park Road shall be determined, which is classified as a Major Road. The following shall be shown on the Final Map:

a. The centerline location as approved by the Department of Planning & Development Services.

b. The following shall be shown on the Final Map as "nontitle" information:

1) The width of the right-of-way which is fifty five (55') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening." OR;

The width of the right-of-way which is forty nine (49') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening." [Note: This will result in a parking restriction along the street to accommodate a bicycle lane, which requires a Resolution by the Board of Supervisors to Establish a Parking Prohibition. The Board of Supervisors has the authority to vote to approve the parking restriction by resolution.]

2) A building line, per Ordinance, from the centerline of the road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."

3) Show the ultimate slopes and drainage facilities on the Final Map. A profile and cross-sections sufficient to verify these limits shall be submitted to the County of San Diego Department of Planning & Development Services for review and approval.

DOCUMENTATION: The applicant shall indicate the centerlines on the map as indicated above. **TIMING:** Prior to the approval of the Final Map the centerline shall be indicated on the map. **MONITORING:** The [*PDS, LDR*] shall verify that the centerline is indicated on the map.

37. ROADS#8–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan, access shall be relinquished. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto Lake Jennings Park Road and Blossom Valley Road. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the pages of the Final Map and present them for review to *[PDS, LDR].* Upon plotting of the relinquishment of access, the applicant shall provide copies of the documents to *[DGS, RP]* for review. **TIMING:** Prior to the approval of the Map the access shall be relinquished. **MONITORING:** The *[PDS, LDR]* shall prepare and process the relinquishment of access with the Final Map and forward a copy of the recorded documents to *[DGS, RP]* for review and approval.

38. ROADS#9–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 east (westbound traffic) from Private Street "A" along Jennings Vista Drive and_____of unobstructed intersectional sight distance looking west (eastbound traffic) from Private Street "A" along Jennings Vista 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.

39. TRAILS#1–TRAIL/PATHWAY IMPROVEMENTS

INTENT: In order to promote orderly development by providing a trail/pathway connection pursuant to the County of San Diego General Plan, Community Master Trails Plan and to comply with the Subdivision Ordinance Section 81.403. through 81.406.1, the applicant shall improve the designated pathway.

DESCRIPTION OF REQUIREMENT: Improve or agree to improve to the satisfaction of DPR and PDS a designated pathway to a width of ten (10') within the designated pathway along Blossom Valley Road as indicated on the approved Tentative Map and extending from the project boundary to the existing sidewalk on Blossom Valley Road. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trail/pathway and all associated work. All plans and improvements shall be completed pursuant to the Community Trails Master Plan Design and Construction Guidelines, the County of San Diego Public Road Standards, 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. The applicant shall complete the following:

a. Process and obtain approval of Improvement Plans to improve a ten foot (10') pathway with fence along Blossom Valley Road as shown on the approved Tentative Map and extending from the project boundary to the existing sidewalk on Blossom Valley Road per Public Road Standard Section 5.3.E

b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.405 through 81.406.1.

c. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*] and *[DPR, TC]*

The plans shall be submitted to *[DPR, TC]* and *[PDS, LDR]*, for review and approval. **TIMING:** Prior to the approval of the map, the applicant shall improve the trail/pathway. **MONITORING:** The *[DPR, TC]* and *[PDS, LDR]* shall review the plans for conformance and approve all financial securities for the construction of the trail/pathway facility.

40. 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 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.

41. 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 map for all phases, 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.

42. 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 Kumeyaay 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 *[PPD]*. 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 for PDS2013-TM-5578 and prior to the approval of any plan and issuance of any permit, the contract or letter of acceptance shall be provided. **MONITORING:** The *[PPD]* 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.

43. CULT#2 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 the disposition of all cultural materials has been completed which may include but is not limited to the following:

   1) Prehistoric archaeological materials collected during the grading monitoring program shall be submitted and curated at 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.

   2) Historic materials shall be curated at a San Diego curation facility, as identified above and shall not be curated at a Tribal curation facility. 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 *[PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe. **TIMING:** Prior to any occupancy or final grading

release, the final report shall be prepared. **MONITORING:** The *[PPD]* shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, *[PPD]* 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 *[PPD]* shall inform *[PDS or DPW FISCAL]* to release the bond back to the applicant.

44. BIO#1–NON-NATIVE GRASSLAND MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to non-native grassland, which is a sensitive biological resource pursuant to CEQA and the BMO, offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 2.1 acres of Tier III or better habitat, located in an approved mitigation bank in the South County MSCP as indicated below.

a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.

2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.

3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

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

b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in the South County MSCP as indicated below:

The type of habitat and the location of the proposed mitigation, should be pre-approved by *[PDS, PCC]* before purchase or entering into any agreement for purchase.

1) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

2) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

3) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.

4) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the *[PDS, PCC]* for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the *[PDS PCC]* that *[DPR, GPM]* agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the *[PDS, PCC],* for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the *[PDS, ZONING].* **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The *[PDS, PCC]* shall review the mitigation purchase for compliance with this condition. Upon request from the applicant *[PDS, PCC]* can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the *[PDS, ZONING]* shall accept an application for an RMP, and *[PDS, PPD]* shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

45. BIO#2–COASTAL SAGE SCRUB MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to coastal sage scrub, which is a sensitive biological resource pursuant to CEQA and the BMO, offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.2 acre of Tier II or better habitat in an approved mitigation bank located in the South County MSCP as indicated below.

a. **Option 1:** If purchasing <u>Mitigation Credit</u> the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.

2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.

3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

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

b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in the South County MSCP as indicated below:

1) The type of habitat and the location of the proposed mitigation, should be pre-approved by *[PDS, PCC]* before purchase or entering into any agreement for purchase.

2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.

5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the *[PDS, PCC]* for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the *[PDS PCC]* that *[DPR, GPM]* agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the *[PDS, PCC],* for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the *[PDS, ZONING].* **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The *[PDS, PCC]* shall review the mitigation purchase for compliance with this condition. Upon request from the applicant *[PDS, PCC]* can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the *[PDS, ZONING]* shall accept an application for an RMP, and *[PDS, PPD]* shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

46. BIO#3–WETLAND MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to disturbed wetland, which is a sensitive biological resource pursuant to CEQA and the BMO, offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase wetland credit, or provide for the preservation/restoration/enhancement of 0.06 acre of wetland, located in an approved mitigation bank within the South County MSCP as indicated below.

a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.

2) If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.

3) To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.

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

b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation/restoration/enhancement of habitat of the same amount and type of land located in the South County MSCP as indicated below:

1) The type of habitat and the location of the proposed mitigation, should be pre-approved by *[PDS, PCC]* before purchase or entering into any agreement for purchase.

2) A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.

3) An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

4) The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.

5) In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the *[PDS, PCC]* for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the *[PDS PCC]* that *[DPR, GPM]* agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the *[PDS, PCC],* for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the *[PDS, ZONING].* **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The *[PDS, PCC]* shall review the mitigation purchase for compliance with this condition. Upon request from the applicant *[PDS, PCC]* can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the *[PDS, ZONING]* shall accept an application for an RMP, and *[PDS, PPD]* shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

47. BIO#4–WETLAND PERMITS: [PDS, FEE X2]

INTENT: In order to comply with the State and Federal Regulations for wetlands, the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *[PDS, PCC]* for compliance. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans.

48. NOISE#1–NOISE RESTRICTION EASEMENT [PDS, FEE X 18]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2) , and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved Tentative Map shall be granted over the entire site on the map. The said easement shall include and shall comply with the following:

a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed residential dwelling unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

1) Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Interstate 8, Lake Jennings Park Road and Blossom Valley, which is its designated General Plan Mobility Element buildout roadway classification.

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.

d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall show the easement on the Final map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING**: Prior to the approval of the map, the requirements of this condition shall be completed. **MONITORING:** The *[PDS, LDR]* shall verify that the easement is indicated on the map as specified and recorded.

49. GEN#1–COST RECOVERY

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to *[PDS, Zoning Counter]*, which shows that all fees and trust account deficits have been paid. No map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

50. GEN#2–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall substantially conform to

the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall substantially conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: archaeological grading monitoring, paleontological grading monitoring, breeding season avoidance, and noise wall installation. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which substantially conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** PDS Land Development shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

51. ROADS #10 - SIGNAL TIMING
INTENT: Improve the function of the Blossom Valley Road / Lake Jennings Park Road intersection. **DESCRIPTION OF REQUIREMENT:** During processing, provide evidence that DPW Traffic has analyzed signal timing at Blossom Valley Road and Lake Jennings Park Road. **DOCUMENTATION:** Provide evidence to the satisfaction of PDS Land Development. **TIMING:** Prior to the approval of the Final Map and prior to the approval of any plan. **MONITORING:** PDS Land Development shall verify that signal timing analysis took place. Note: Whether signal timing has changed or not will not prevent the Final Map from recording.

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 Residential VR-4.3 Land Use Designation of the Lakeside Community Plan because it proposes a single-family residential use type at a density of less than 4.3 dwelling units per acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a single-family residential use type with a minimum net lot size of 10,000 square feet 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 Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the proposed residential type of development because the slope is moderate and minimal grading is needed to provide appropriately sized residential pads which do not require setback variances or impact sensitive resources.;

5. The site is physically suitable for the proposed density of development because the site is located along public roads, in close proximity to the freeway and the fire station, with existing sewer and water lines in the road adjacent to the site;

6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;

7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of CEQA Section 15183 findings dated September 8, 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 San Diego County Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;

10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and

11. Determinations and findings pursuant to the California Environmental Quality Act, the Biological Mitigation Ordinance, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the:

County Public and Private Road Standards to permit:

(1) The design exception is from County of San Diego Public Road Standards (PRS) Section 3.4 Widening and Improvement of Existing Roads and Table 2A County of San Diego Public Road Standards which require that development improve roadways to the ultimate width as identified on the Mobility Element and described in Table 2A. The project will not have to provide frontage improvements to Blossom Valley Road.

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

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

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

42-48, 50

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.

☐ The Zoning regulations require that each parcel shall contain a minimum net area of 10,000 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:

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

Notice : The subject property contains habitat which may be used for nesting by migratory birds. Any construction, grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act or California Fish & Game Code. The applicant may submit evidence that nesting or breeding migratory birds or raptors will not be affected by the construction, grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

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

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.sdcounty.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.

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 Division	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 Beck, seconded by Commissioner Brooks, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 9th day of October, 2015, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: 5

NOES: 0

ABSENT: 2

cc: TOR Investments, L.P. 1000 Pioneer Way, El Cajon, CA 92020
REC Consultants, Inc. 2442 Second Avenue, San Diego, CA 92101

email cc:
Ed Sinsay, Planning & Development Services, Land Development
David Sibbet, Planning 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 TM 5578

County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

December 3, 2019

REFERENCE: TENTATIVE MAP REVISION PDS2018-TM-5578TE

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 Tentative Map Time Extension PDS2018-TM-5578TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on December 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: for

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2018-TM-5578TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR PDS2018-TM-5578TE

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

PLEASE NOTE: THIS LETTER EXTENDS THAT DATE UPON WHICH THE TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN 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 ~~October 9, 2018~~ October 9, 2024 at 4:00 p.m.

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

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5578 dated October 9, 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:

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

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

Regional Water Quality Control Board: 2375 Northside Drive, Suite 100, San Diego, CA 92108; RB9_DredgeFill@waterboards.ca.gov ;http://www.waterboards.ca.gov/sandiego/

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

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

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

http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf
The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below

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

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

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

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

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

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

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

Attachment C – Environmental Documentation

County of San Diego

MARK WARDLAW
DIRECTOR

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

Statement of Reasons for Exemption From Additional Environmental Review Pursuant to CEQA Guidelines §15183 For Purposes of Consideration of Lake Jennings Park Road Tentative Map Time Extension PDS2018-TM-5578TE, PDS2018-ER-13-14-006A

October 7, 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 5578 (TM 5578), which was approved by the Planning Commission on October 9, 2015. The project does not propose changes to the previously approved Tentative Map and Preliminary Grading Plan. Proposed changes include updates to grading quantities and levels based on more accurate surveys, and associated lot reconfigurations. The project consists of the subdivision of 5.2 acres into 18 residential lots.

Location: The Lake Jennings Park Road Tentative Map Time Extension is located at the northeast corner of Blossom Valley Road and Lake Jennings Park Road in the Lakeside Planning Area, within unincorporated San Diego County (APN: 395-220-11).

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

On October 9, 2015, Planning & Development Services processed a §15183 Exemption for the Lake Jennings Park Road Tentative Map (TM 5578). An environmental evaluation was completed for the project as documented in the original §15183 Exemption Checklist. The evaluation concluded that the project qualified for an exemption from additional environmental review because it was consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the GPU PEIR, and all required findings were made.

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

Project Changes and Impacts: The project is a Tentative Map Time Extension for the previously approved Tentative Map (TM 5578), which was approved by the Planning Commission on October 9, 2015. The Time Extension does not propose, not does the applicant request, any changes or revisions to TM 5578, or to the conditions in the Resolution of Approval. The tentative map would not change the significance determinations of the previous §15183 checklist.

Findings: The Lake Jennings Park Road Tentative Map Time Extension (PDS2018-TM-5578TE) is consistent with the analysis performed for the GPU PEIR. The proposed tentative map will implement the mitigation measures as identified in the §15183 Exemption Checklist completed for TM 5578. 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 tentative map grading quantities, pad elevations, minor lot boundary adjustments, and to amend the design for storm water management. This did not result in changes to the development density of the previously approved TM 5578, 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 tentative map grading quantities, pad elevations, minor lot boundary adjustments, and to amend the design for storm water management, but did not result in any project specific effects that are peculiar to the project or its site.

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

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

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

   There is no new information that would result in a determination of a more severe impact than anticipated by the GPU PEIR and as identified in the prior §15183 Exemption checklist completed for TM 5578.

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

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

Discretionary processing of the Lake Jennings Park Road Tentative Map Time Extension (PDS2018-TM-5578TE) may proceed with the understanding that any substantial changes to the project may be subject to further environmental review.

****

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Lake Jennings Park Road Tentative Map Time Extension
PDS2018-TM-5578TE, PDS2018-ER-13-14-006A

October 7, 2019

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

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

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

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

Discussion:
The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated September 16, 2015.

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

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

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

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

Discussion:

Wetland and Wetland Buffers:
The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The project site contains 0.06 acre of disturbed wetland, which originates from a culvert that drains the channels runoff from the adjacent housing development to the east of the site. A review of historic aerial photos shows that the wetland area did not appear on the site until the subdivision on the east side was built. The classification as wetland was based on the presence of hydric soil, willows and mulefat, but the dominant species are non-native trees and understory plants. The disturbed wetland was determined not to meet the RPO wetland definition because it is caused by a man-made structure (the culvert) and meets the criteria in RPO section 86.602(q)(2)(aa), as explained in Attachment 4 of the Jurisdictional Delineation Report (Appendix F of the Biological Letter Report prepared by REC Consultants). Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

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

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

Sensitive Habitats:
Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the

proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Biological Letter Report prepared by REC Consultants, dated July 21, 2014 and a site visit conducted by Beth Ehsan on July 1, 2015. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:
Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. There is the potential for buried resources; therefore, the project is conditioned with an Archaeological Monitoring Program. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES	NO	NOT APPLICABLE
☒	☐	☐

Discussion:
The project Storm Water Management Plan and Hydromodification Management Study have been reviewed and is/are found to be complete and 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
☒	☐	☐

Discussion:
The project is a Tentative Map for a residential subdivision. Incorporation of noise barriers screening future traffic along nearby roadways would ensure the project would 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.

The project is subject to the County Noise Element which requires proposed exterior noise sensitive land uses not to exceed the 60 dBA CNEL noise requirement for single family residences. Noise levels from future traffic traveling on Blossom Valley Road, Lake Jennings Road, and Interstate 8 were evaluated and it was determined that future

traffic noise levels would be as high as 66 dBA CNEL on Lot 5 and 9. Additionally, Lots 4, 5, 7, 8, 9, and 11 would experience noise levels exceeding the 60 dBA CNEL

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Lake Jennings Park Road Subdivision
PDS2013-TM-5578, PDS2013-ER-13-14-006
APN (s) 395-220-11-00

September 16, 2015

I. Introduction

The project is a major subdivision to divide a 5.17-acre property into 20 lots: 18 residential lots and two private road lots. The project site is located at the northeast corner of Blossom Valley Road and Lake Jennings Park Road in the Lakeside Plan Area. Access to the site would be provided by a private road onto Jennings Vista Drive. Water and Sewer would be provided by the Helix Water District and the San Diego County Sanitation District. Earthwork will consist of 8,800 cubic yards of balanced cut and fill.

Biological resources on the project site were evaluated in a Biological Letter Report prepared by REC Consultants, dated July 21, 2014. The site contains non-native grassland, coastal sage scrub, disturbed wetland, ornamental vegetation, and disturbed land. Coastal western whiptail was the only sensitive wildlife species identified on-site. The site has moderate potential to support red-shouldered hawk, Cooper's hawk, orangethroat whiptail, barn owl, sharp-shinned hawk, western bluebird, and western yellow bat. No sensitive plant species were identified onsite, and the only sensitive plant with a moderate potential to occur on-site is the San Diego sunflower, a San Diego County List D sensitive species. The project will impact 3.9 acres of non-native grassland, 0.1 acre of coastal sage scrub, and 0.06 acre of disturbed wetland. The habitat impact will impact potential raptor foraging habitat. In addition, if grading were to occur during the bird breeding season, impacts could occur. 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.

Project impacts to sensitive habitat and sensitive species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 2.1 acres of Tier III habitat, 0.2 acre of Tier II habitat, and 0.06 acre of wetland within an approved mitigation bank or BRCA in the MSCP, and breeding season avoidance between February 1 and August 31.

The project site contains 0.06 acre of disturbed wetland, which originates from a culvert that drains the channels runoff from the adjacent housing development to the east of the site. A review of historic aerial photos shows that the wetland area did not appear on the site until the subdivision on the east side was built. The classification as wetland was based on the presence of hydric soil, willows and mulefat, but the dominant species are non-native trees and understory plants. The disturbed wetland was determined not to meet the RPO wetland definition because it is caused by a man-made structure (the culvert) and meets the criteria in RPO section 86.602(q)(2)(aa), as

explained in Attachment 4 of the Jurisdictional Delineation Report (Appendix F of the Biological Letter Report prepared by REC Consultants). The Jurisdictional Delineation Report also found that the disturbed wetland also does not qualify as Federal or State jurisdictional waters; however, subsequent feedback from the Army Corps of Engineers indicates that the project would impact 280 linear feet (0.01 acre) of non-wetland jurisdictional waters. Therefore, the project will be conditioned to get permits from ACOE and RWQCB.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Non-Native Grassland	III	3.9	4.1	0.5:1	2.1
Coastal Sage Scrub	II	0.1	0.2	1:1	0.2
Disturbed Wetland	I	0.06	0.06	1:1	0.06
Disturbed land	IV	0.7	0.8		
Ornamental	IV	0.4	0.45		
Total:	--	5.16	5.61	--	2.36

The findings contained within this document are based on County records, staff field site visits and the Biological Resources Letter Report prepared by REC Consultants, dated July 21, 2014. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

i. **The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

   The site is not shown as PAMA.

ii. **The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.**

   The site is not adjacent to PAMA.

iii. **The land is part of a regional linkage/corridor. A regional linkage/corridor is either:**
   a. **Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
   b. **Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

   The site is surrounded by residential development to the west, north, and east, and by Blossom Valley Road and the I-8 freeway to the south. The site does not support topography that allows for the movement of animals on a regional scale, and is not located within a primary linkage/corridor between northern and southern populations of California gnatcatcher. The Lakeside Archipelago, which is considered a primary north-south linkage, is located to the west of this project site.

iv. **The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

   The site is shown as moderate habitat value on the Habitat Evaluation Map.

v. **The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The site is not located within a block of habitat greater than 500 acres.

vi. **The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
   a. **Gabbroic rock;**
   b. **Metavolcanic rock;**
   c. **Clay;**
   d. **Coastal sandstone**

No sensitive plant species were observed on-site, and the soils are Escondido very fine sandy loam, 9 to 30 percent slopes, eroded.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

The project has been conditioned to mitigate within an approved mitigation bank or BRCA.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

The project does not propose impacts to Critical Populations of Sensitive Plant Species, Significant Populations of Narrow Endemic Animal Species, Narrow Endemic Plant Species, Sensitive Plants, or a Biological Resource Core Area.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within PAMA or Preserve.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The project site is not located within a regional linkage and does not support local corridors.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. **The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.**

   The disturbed wetland on the project site does not qualify as RPO wetland or meet the State or Federal wetland definition, and thus the no-net-loss-of-wetlands policy does not apply. However, the project is conditioned to mitigate with wetland enhancement at a 1:1 ratio for impacts to 0.06 acre of disturbed wetland. In addition, the project is conditioned to obtain permits from the ACOE and RWQCB for impacts to 0.01 acre of non-wetland jurisdictional waters.

2. **The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.**

   The project will maximize habitat structural diversity of conserved habitat by providing off-site mitigation within an approved mitigation bank or BRCA, which will have higher habitat value and better connectivity than the impact site.

3. **The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.**

   The project site does not contain extensive patches of Coastal sage scrub and other habitat types ranked high or very high. Therefore, the project is conditioned to mitigate off-site in an approved mitigation bank or BRCA.

4. **The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

   The project will provide for the creation of significant blocks of habitat by mitigating off-site in an approved mitigation bank or BRCA.

5. **The project provides for the development of the least sensitive habitat areas.**

   Although the project site contains habitat types that are considered sensitive, none of the on-site habitats are sensitive enough to merit on-site preservation; therefore, the project is conditioned to mitigate off-site in an approved mitigation bank or BRCA.

6. **The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

   The project site does not support key regional populations of covered species. The Project will contribute to the conservation of regional populations of covered species and sensitive habitats by mitigating off-site in an approved mitigation bank or BRCA.

7. **Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

   The site is not located within large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators; however, the project is conditioned to mitigate in an approved mitigation bank or BRCA.

8. **All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

   The site does not support sensitive plant species.

9. **No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

   The project will not jeopardize the possible or probable assembly of a preserve system because the project site is not mapped as PAMA or Preserve, is not adjacent to PAMA or Preserve, does not support sensitive plant species, and is not located along a wildlife corridor or linkage. Therefore, it is most appropriate to impact the entire site and mitigate within an approved mitigation bank or BRCA.

10. **All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

    The project does not propose to count on-site preservation toward its mitigation responsibility.

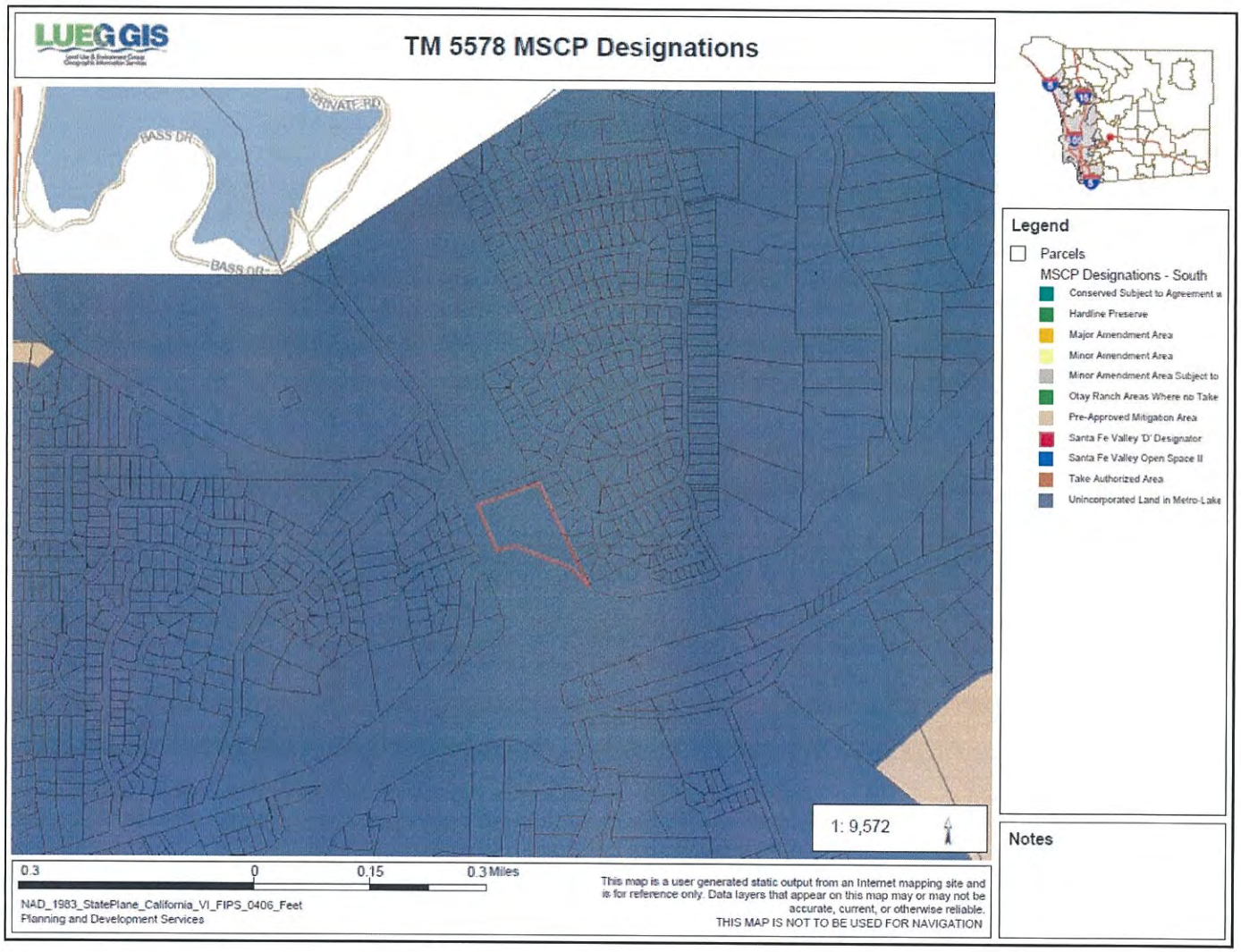
11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

The project will not impact a BRCA or sensitive plants. Because the entire site will be impacted, impacts to the coastal western whiptail and additional animal species with potential to occur would be mitigated through off-site preservation in an approved mitigation bank or PAMA. The project will preserve 2.1 acres of non-native grassland/Tier III habitat, 0.2 acre of coastal sage scrub/Tier II habitat, and 0.06 acre of wetland. The project is conditioned to avoid grading during the avian breeding season, February 1 through August 31, to avoid impacting nesting or breeding birds. Finally, the project is conditioned to obtain wetland permits or documentation that permits are not required. Therefore, every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO

Beth Ehsan, Planning & Development Services

September 16, 2015

MSCP Designation For
Lake Jennings Park Road TM 5578



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: Lake Jennings Park Road Tentative Map Time Extension; PDS2018-TM-5578TE; PDS2018-ER-16-14-006A

Project Location: The project site is located at the northeast corner of Blossom Valley Road and Lake Jennings Park Road in the Lakeside Plan Area (APN: 395-220-11).

Project Applicant: Jon Cloud, New West Development Inc., 565 North Magnolia Ave # 565, El Cajon, CA 92020 (619-247-4382), on behalf of Jeff Hamann, TOR Investments LP, 1000 Pioneer Way, El Cajon, CA 92020 (619-440-7424).

Project Description: The applicant proposes a six-year tentative map time extension, for an 18-lot residential subdivision. The expiration date for the map is October 9, 2024.

Agency Approving Project: County of San Diego Planning Commission

County Contact Person: Nicolas Gustafson **Telephone Number:** 858-495-5351

Date Form Completed: October 7, 2019

This is to advise that the County of San Diego Director of Planning & Development Services has preliminarily approved the above describe project on December 3, 2019 and the County of San Diego approved the above described project on December 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 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 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) 495-5351____

Name (Print): Nicolas Gustafson 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.

MARK WARDLAW
Director

DARREN GRETLER
Assistant Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/pds

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist

Pursuant to CEQA Guidelines §15183

Date:	September 8, 2015
Project Title:	Lake Jennings Park Road Subdivision
Record ID:	PDS2013-TM-5578, LOG NO. PDS2013-ER-13-14-006
Plan Area:	Lakeside
GP Designation:	VR-4.3
Density:	4.3 du/acre
Zoning:	RS
Min. Lot Size:	10,000 square feet
Special Area Reg.:	N/A
Lot Size:	4,534 – 8,058
Applicant:	Jeff Hamann, TOR Investments, L.P., 1000 Pioneer Way, El Cajon, CA 92020 (619)440-7424
Staff Contact:	Beth Ehsan - (858) 694-3103 Beth.Ehsan@sdcounty.ca.gov

Project Description

The project is a major subdivision to divide a 5.17-acre property into 20 lots: 18 residential lots and two private road lots. The project site is located at the northeast corner of Blossom Valley Road and Lake Jennings Park Road in the Lakeside Plan Area. Access to the site would be provided by a private road onto Jennings Vista Drive. Water and Sewer would be provided by the Helix Water District and the San Diego County Sanitation District. Earthwork will consist of 8,800 cubic yards of balanced cut and fill.

The project site is subject to the Village General Plan Regional Category, Land Use Designation VR-4.3. Zoning for the site is RS, with a 10,000 square foot lot size. 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 Lake Jennings Park Road Subdivision 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 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 5.17-acre property into 18 lots, which is consistent with the VR-4.3 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 biological resources, paleontological resources, and noise. 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	Date
Beth Ehsan	**Project Manager**
Printed Name	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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
1. AESTHETICS – Would the Project:			
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐
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 site is located within an identified scenic vista. The site is bordered on all sides by residential and commercial development and major roadways, and the proposed use is consistent with existing patterns of development.

1(b) The project site is located near Interstate 8, which is currently eligible to be designated as a scenic highway, and is designated a second priority scenic route by the County General Plan. However, according to a Visual Analysis Letter Report prepared by Hedy Levine, the project site is not visible from I-8 due to an intervening hillside.

1(c) The project would be consistent with existing community character. The project is located between a mobile home park, single family homes, and slopes adjacent to Blossom Valley Road and Interstate 8 in an area characterized by a mixture of residential and commercial uses. The addition of 18 new residential lots would not substantially degrade the visual quality of the site or its surroundings, as shown by the Visual Analysis Letter Report prepared by Hedy Levine. The project also includes a conceptual landscape plan to soften angles of proposed slopes and provide screening of homes.

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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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?			
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, 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?	☐	☐	☐
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?	☐	☐	☐

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.

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

violation?

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)?	☐	☐	☐
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, NOx, 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. The project site is located near Interstate 8; therefore, the project was evaluated against the California Air Resources Board (CARB) published Air Quality and Land Use Handbook (2005), which recommends avoidance of air quality sensitive receptors, such as residential uses, within 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. According to the Air Quality Evaluation prepared by Jeremy Louden, the home location on pad 11 is 500 feet from the centerline of the freeway, and the remaining lots are further away. Traffic data from SANDAG show that the existing Annual Average Daily Traffic (AADT) on the segment of Interstate 8 in proximity to the project is 54,400 AADT and based on regional traffic forecasts traffic volumes would increase to 96,000 AADT in the year 2050. Thus, while a portion of Lot 11 is located within 500 feet of the centerline of Interstate 8, the traffic volumes on Interstate 8 are below the urban road value of 100,000 vehicles/day

and would remain below those levels for the foreseeable future. Therefore, the future residents of the project are not anticipated to be exposed to substantial concentrations of toxic air contaminants (TACs).

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:			
a) 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?	☒	☐	☐
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?	☒	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐

Discussion

4(a) Biological resources on the project site were evaluated in a Biological Letter Report prepared by REC Consultants, dated July 21, 2014. The site contains non-native grassland, coastal sage scrub, disturbed wetland, ornamental vegetation, and disturbed land. Coastal western whiptail was the only sensitive wildlife species identified on-site. The site has moderate potential to support red-shouldered hawk, Cooper's hawk, orangethroat whiptail, barn owl, sharp-shinned hawk, western bluebird, and western yellow bat. All of these are Group 2 species, so the mitigation is habitat-based. No sensitive plant species were identified onsite, and the only sensitive plant with a moderate potential to occur on-site is the San Diego sunflower, a San Diego County List D sensitive species. Mitigation for List D species is habitat-based. The project will impact 4.1 acres of non-native grassland, 0.2 acre of coastal sage scrub, and 0.06 acre of disturbed wetland. The habitat impact will impact potential raptor foraging habitat. In addition, if grading were to occur during the bird breeding season, impacts could occur.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 2.1 acres of Tier III habitat, 0.2 acre of Tier II habitat, and 0.06 acre of wetland within an approved mitigation bank or BRCA in the MSCP, and breeding season avoidance between February 1 and August 31. The GPU EIR identified these mitigation measures as Bio 1.5, Bio 1.6 and Bio 1.7.

4(b) Based on the Biological Letter Report, the following sensitive habitats were identified on the site: 3.9 acres of non-native grassland, 0.1 acre of coastal sage scrub, and 0.06 acre of disturbed wetland. The entire site would be impacted, as well as 0.3 acre off-site. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of offsite habitat purchases, as considered by the GPU EIR.

4(c) The project site contains 0.06 acre of disturbed wetland, which originates from a culvert that drains the channels runoff from the adjacent housing development to the east of the site. A review of historic aerial photos shows that the wetland area did not appear on the site until the subdivision on the east side was built. The classification as wetland was based on the presence of hydric soil, willows and mulefat, but the dominant species are non-native trees and understory plants. The disturbed wetland was determined not to meet the RPO wetland definition because it is caused by a man-made structure (the culvert) and meets the criteria in RPO section 86.602(q)(2)(aa), as explained in Attachment 4 of the Jurisdictional Delineation Report (Appendix F of the Biological Letter Report prepared by REC Consultants). The Jurisdictional Delineation Report initially found that the disturbed wetland also does not qualify as Federal or State jurisdictional waters; however, subsequent feedback from the Army Corps of Engineers indicates the project would impact 280 linear feet (0.01 acre) of non-wetland jurisdictional waters. Therefore, the project will be conditioned to get permits from ACOE and RWQCB.

4(d) Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, and a Biological Letter Report, it was 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 any significant habitat areas in the general project vicinity. Adjoining properties to the north, east, and west are already developed with residential uses, and to the south is Blossom Valley

Road, a park and ride lot, and Interstate 8. The nearest PAMA land is located about half a mile southeast of the site, on the other side of several lanes of I-8 and parallel roads.

4(e) The site is located within the MSCP, but is not designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). The project is consistent with the MSCP, Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO) because off-site mitigation will be required to compensate for the loss of significant habitat.

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?	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☐	☐
c) Directly or indirectly destroy a unique geologic feature?	☐	☐	☐
d) Directly or indirectly destroy a unique paleontological resource or site?	☒	☐	☐
e) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐

Discussion
5(a) Based on an analysis of records by staff archaeologist, Donna Beddow, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The project site has been surveyed three times (MSA 1977, Hanna 1977, and Shalom 2007) which were all negative for historic resources.

5(b) Based on an analysis of records by staff archaeologist, Donna Beddow, it has been determined that there are no impacts to historical resources because they do not occur

within the project site. The project site has been surveyed three times (MSA 1977, Hanna 1977, and Shalom 2007) which were all negative for historic resources.

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 Los Coches 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. In addition, 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 Kumeyaay Native American monitor to explain the monitoring requirements.

- Construction
  - Monitoring. Both the Project Archaeologist and Kumeyaay 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 Kumeyaay Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor.

  - If cultural resources are identified:
    - Both the Project Archaeologist and Kumeyaay 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 Kumeyaay 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 Kumeyaay 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 Kumeyaay 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).

  - 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.
    - 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 a high 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 upper Cretaceous and Lower Jurassic Marine and Nonmarine geological formations that have a marginal potential to contain unique paleontological resources. Proposed grading would include more than 2,500 cubic yards of excavation which has the potential to impact fossil deposits. Accordingly, grading monitoring will be a condition of project approval.

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: grading monitoring by the grading contractor and conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1.

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 and paleontological 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?	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐

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.

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) Based on the 2002 California Geological Survey Map of the El Cajon 7.5' Quadrangle, the site is underlain by Jurassic and Cretaceous Metasedimentary rocks with no mapped landslides at the site or nearby vicinity. In addition, the project house pads are located on slopes less than 25% in grade. Based on the geologic environment and slopes, the potential for landslides to occur at the site is low.

6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Escondido very fine sandy loam, 15 to 30 percent slopes, that 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 patters, 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 Escondido very fine sandy loam, which is not considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). In addition, 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?	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation	☐	☐	☐

adopted for the purpose of reducing the emissions of greenhouse gases?

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 cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

The San Diego County Recommended Approach for Addressing Climate Change (2015), uses screening thresholds for determining the need for additional analysis. Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis. The 50 unit standard for single-family residential land use would apply to the proposed project.

The project proposed the development of 18 single-family residential units on 5.17 acres, and therefore would therefore fall below the screening criteria of 50 units. 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. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

7(b) As described above, the project would not result in a cumulatively considerable contribution to global climate change. As such, the project would be consistent with County goals and policies included in the County General Plan that address greenhouse gas reductions. Therefore, the project would be consistent with emissions reduction targets of Assembly Bill 32, the Global Warming Solutions Act. Thus, 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?	☐	☐	☐
b) Emit hazardous emissions or handle hazardous or	☐	☐	☐

acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			
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 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?	☐	☐	☐
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?	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐

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 not located within one-quarter mile of an existing or proposed school.

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 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.

6(g) The proposed project is within the Wildland-Urban Interface zone. 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, as described in the approved Fire Protection Plan – Letter Report prepared for the project by Hedy Levine, dated July 21, 2014. Also, a Fire Service Availability Letter dated October 18, 2013 has been received from the Lakeside Fire Protection District which indicates the expected emergency travel time to the project site to be 1.33 minutes which is within the 5-minute maximum travel time allowed by the County Public Facilities Element.

6(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 Impact not Substantial

	Project Impact	identified by GPU EIR	New Information
9. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
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)?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	☐	☐	☐
h) Provide substantial additional sources of polluted runoff?	☐	☐	☐
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?	☐	☐	☐
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐
k) Expose people or structures to a significant risk of loss, injury or death involving flooding?	☐	☐	☐

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?	☐	☐	☐
m) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐

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 Coches (907.14) hydrologic subarea, within the San Diego hydrologic unit. The project is in proximity to the Lower San Diego River which is 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.

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?	☐	☐	☐
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?	☐	☐	☐

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?	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local 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 homes 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.

12. Noise – Would the Project:	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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?	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
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?	☐	☐	☐

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?	☐	☐	☐

Discussion

12(a) The project is a Tentative Map for a residential subdivision. Incorporation of noise barriers screening future traffic along nearby roadways would ensure the project would 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.

The project is subject to the County Noise Element which requires proposed exterior noise sensitive land uses not to exceed the 60 dBA CNEL noise requirement for single family residences. Noise levels from future traffic traveling on Blossom Valley Road, Lake Jennings Road, and Interstate 8 were evaluated and it was determined that future traffic noise levels would be as high as 66 dBA CNEL on Lot 5 and 9. Additionally, Lots 4, 5, 7, 8, 9, and 11 would experience noise levels exceeding the 60 dBA CNEL requirement. Noise barriers would be required to reduce noise levels to 60 dBA CNEL and below. A six foot (6') high barrier would be located along the northern boundary of Lot 3 and 4, and the western boundary of lots 4 and 5 facing Lake Jennings Park Road. An eight foot (8') high noise barrier would be required along the southern edge of Lots 5, 6, 7, 9, 10 and 11. Please note that barrier heights are in reference to the respective pad elevations per each parcel. Required noise barrier details, locations and Top of Wall heights are shown on Figure 2-C and Section 2.2c within the Noise Report prepared by LDN Consulting and in the preliminary grading plans. Incorporation of the 6 and 8 foot high noise barriers would reduce noise levels to 60 dBA CNEL and below. The entire site would be dedicated with a Noise Restriction Easement to ensure exterior and interior noise levels pursuant to the County Noise Element are satisfied prior to building permits. Therefore, incorporation of an Noise Restriction Easement and noise barriers would ensure the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

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 does not involve any permanent noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-409: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Grading equipment operations would be spread out over the project site from varying distances in relation to occupied property lines. Grading operations would occur more than 70 feet from the northern property line with the exception of minor grading needed for the proposed slopes of Lots 1 through 3. Grading on Lots 19 through 21 would be at or within 70 feet from the eastern property line. Majority of the grading operations would occur more than 100 feet away from the northern and eastern property lines. The existing neighboring homes to the east are

above grade and have a six foot high wall to help shield the grading activities. At distance of more than 70 feet, grading activities are not anticipated to exceed the County 75 dBA eight-hour average requirement at the occupied property lines.

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.

12(c) The project involves the following permanent noise sources that may increase the ambient noise level: Additional vehicular traffic on nearby roadways and activities associated with residential subdivisions. 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. Off-site direct and cumulative noise impacts to off-site residences was also evaluated and determined that project related traffic on nearby roadways would not have a direct noise impact of 3 dBA or more and would not have a significant contributions to the cumulative noise in the area. Direct and cumulative noise impacts to off-site existing residences are not anticipated. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.

12(d) The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Grading equipment operations would be spread out over the project site from varying distances in relation to occupied property lines. Grading operations would occur more than 70 feet from the northern property line with the exception of minor grading needed for the proposed slopes of Lots 1 thru 3. Nineteen thru 21 would be at or within 70 feet from the eastern property line. Majority of the grading operations would occur more than 100 feet away from the northern and eastern property lines. These existing neighboring homes to the east are above grade and have a six foot high wall to help shield the grading activities. At distance of more than 70 feet, grading activities are not anticipated to exceed the County 75 dBA eight-hour average requirement at the occupied property lines.

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)?	☐	☐	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐

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 population/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?

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?	☐	☐	☐
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?	☐	☐	☐

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 pursuant to the Park Land Dedication Ordinance.

15(b) The project includes a proposed 10-foot wide public trail and lodge pole trail fence along the southern edge of the site. 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?			
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?	☐	☐	☐
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?	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐
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?	☐	☐	☐

Discussion

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

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 has reviewed the project and has 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.

17. **Utilities and Service Systems** – Would the Project:	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐
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?	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to 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 San Diego County Sanitation District that indicates that there is adequate capacity to serve the project.

17(b) The project involves new water and wastewater pipeline extensions. The proposed sewer lines would be built within the proposed private streets and connect through lot 4 to the existing sewer main in Jennings Vista Drive. The proposed water lines would be built within the proposed private streets and connect to the existing water line in Jennings Vista Drive near the eastern property boundary. 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 Helix Water District has been provided which indicates that there is adequate water to serve the project. As of May 18, 2015, Level 2 Drought water restrictions are in effect in the Helix Water District. Level 2 drought restrictions are intended to reduce water use by up to 20 percent, and include restrictions on the time of day, minutes per day, and days per week for landscape irrigation. Twenty percent is also the target reduction for Helix Water District based on the Governor's executive order on the drought, which is currently under consideration. There is currently no restriction on serving new homes within the water district.

17(e) A Service Availability Letter from the San Diego County 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:

Ldn Consulting Inc., Jeremy Louden (January 9, 2015). Air Quality Evaluation for Lake Jennings Park Road Residential Development – San Diego County.

REC Consultants Inc., Elyssa Robertson and Catherine MacGregor (July 21, 2014). Biological Letter Report for the Lake Jennings Park Road Project.

REC Consultants Inc., Bruce Robertson (June 23, 2014). CEQA Preliminary Hydrology/Drainage Study.

REC Consultants Inc., Hedy Levine (July 21, 2014). Fire Protection Plan – Letter Report for Lake Jennings Park Road.

REC Consultants Inc., Bruce Robertson (March 4, 2015). Summary of SWMM Modeling for Hydromodification Compliance at The Lake Jennings Park Road New Residential Development, Lakeside, CA. [included as attachment H of the SWMP]

Ldn Consulting Inc., Jeremy Louden (May 31, 2015). Preliminary Noise Study.

REC Consultants Inc., Bruce Robertson (August 8, 2014). Major Stormwater Management Plan.

LOS Engineering Inc., Justin Rasas (February 27, 2014). Draft Focused Traffic Impact Study.

REC Consultants Inc., Hedy Levine (January 12, 2015). Visual Analysis Letter Report for Lake Jennings Park Road Project.

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

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.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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) PDS2018-TM-5578TE

Assessor's Parcel Number(s) 395-220-11

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

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

TOR Investments, LP

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.

Jeffrey Hamann, Trustee of the JC Hamann Family Trust UDT dated 12/17/80
Gregg Hamann, Trustee of the Gregg Hamann Family Trust UDT dated 4/21/86

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.

Jeffrey Hamann
Gregg Hamann

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

Jeff Hamann, TOR Investments, L.P.
Print Name

10/02/2018
Date

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

SDC PDS RCVD 10-08-18
TM5578TE