



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

September 18, 2020

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 Pacifica Estates Tentative Map (District: 5)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Pacifica Estates Tentative Map (TM 5510) for six years to allow completion of the Final Map. The Time Extension does not propose any substantial changes or revisions to TM 5510 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, it will be the decision-making authority for the Time Extension.

BACKGROUND

On April 22, 2016, the Planning Commission approved TM 5510 to subdivide 17.3 acres into 21 residential lots, two detention basins, and two open space lots. The project site is located east of South Mission Road and north of Stagecoach Lane in the Fallbrook Community Plan Area. The Planning Commission approved TM 5510 for three years, with an expiration date of April 22, 2019.

The applicant filed a request on January 31, 2019, for a six-year 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, the Stormwater Management Plans to address the municipal separate storm sewer system (MS4) stormwater regulations require updates. Staff

considered these circumstances in its analysis for the Time Extension and supports the request for a six-year extension. The new expiration date would be April 22, 2025.

On January 31, 2019, as required by the County of San Diego Subdivision Ordinance, properties within 300 feet of the exterior boundaries of the project site were notified that the application for a Time Extension for TM 5510 was filed. Staff received email correspondence from a neighbor opposing the project, stating concerns related to potential traffic, stormwater, access, and drainage impacts. There were also three calls received from neighbors asking for more information about the project, and some expressed concerns regarding the potential zone change, access, and traffic impacts. Staff responded to each of the individuals and explained that the approved environmental document evaluated those topics and found they did not result in significant impacts and that the Time Extension does not propose any changes to the previously approved project. In addition, as part of this time extension, the project was requested to address the changes in stormwater regulations. 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 Fallbrook Community Plan Area and is represented by the Fallbrook Community Planning Group (CPG). On February 7, 2019, a notice of the proposed Time Extension was sent to the Fallbrook CPG. Since there were no changes to the previously approved Tentative Map, the Fallbrook CPG chose not to discuss or vote on the Time Extension.

The Time Extension application conforms with all Federal, State, and County regulations, including the County General Plan, the Fallbrook Community Plan, Zoning Ordinance, and CEQA. The Time Extension will not introduce new impacts or a change in circumstances that would warrant additional CEQA analysis. The project must comply with all updated requirements, such as stormwater regulations. The Director reviewed the conditions of approval and justification from the applicant and determined there are no changes associated with the project that prohibit approval of the Time Extension, and no changes to the project conditions are needed.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the September 8, 2020, Notice of Preliminary Decision of the Director of Planning & Development Services to Approve Tentative Map Time Extension PDS2019-TM-5510TE (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 PDS2019-TM-5510TE

Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

Attachment A – Planning Documentation

COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES TENTATIVE MAP

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF THE SOUTH 1/2 ACRES OF LOT 4 OF THE SUBDIVISION OF TRACT D OF THE PROPOSITION OF THE BOND, HEREINAFTER, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 821, FILED SEPTEMBER 23, 1988.

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 4 WEST, SAN DIEGO COUNTY, CALIFORNIA.

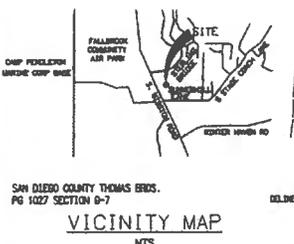
THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF LOT 21 OF THE SUBDIVISION OF TRACT D OF PROPOSITION OF THE BOND HEREINAFTER, ACCORDING TO MAP NO. 821 AS FILED IN THE OFFICE OF COUNTY RECORDER SEPTEMBER 23, 1988.

ASSESSOR'S PARCEL NUMBERS

100-85107, 80, 81 & 82; 100-71-17 AND 12, 100-000-20

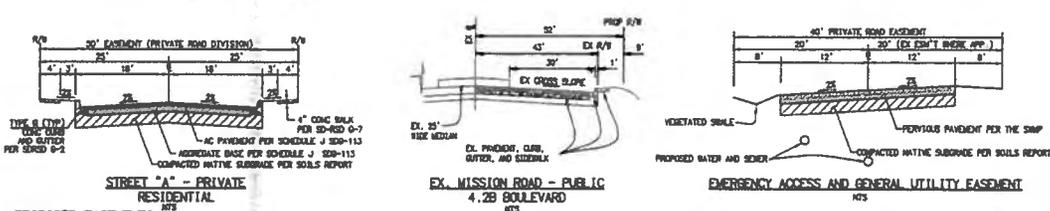
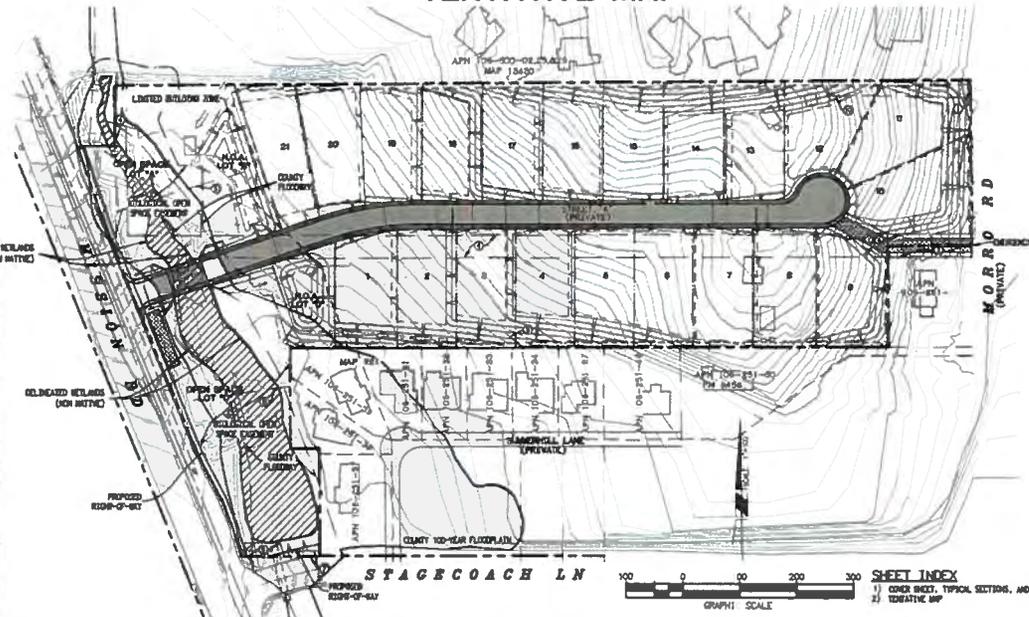
GENERAL NOTES

1. TAX RATE AREA: 70209
2. AVERAGE: 17.3 ACRES/ACRE; 13.4 ACRES NET
3. TOTAL NUMBER OF LOTS: 25
 - 21 NEW RESIDENTIAL LOTS (LOTS 1-21)
 - 2 OPEN SPACE LOTS FOR WETLAND AND BUFFER AREA (LOTS "A" AND "C")
 - 2 1/2 R.A. COMMON AREA LOTS FOR OCCUPATION/WATER QUALITY BENCHES (LOTS "B" AND "D")
4. AVERAGE LOT SIZE: 0.3 ACRES
5. ZONING EXISTING - R10 (0.3 ACRE RESIDENTIAL)
 - PROPOSED - R10 (0.3 ACRE RESIDENTIAL)
6. GENERAL PLAN EXISTING - CC (COUNTRY TOURS)
 - PROPOSED - 3 (RESIDENTIAL)
7. COMMUNITY PLAN FALLBROOK
8. GENERAL PLAN EXISTING - 3 (RESIDENTIAL)
 - PROPOSED - 3 (RESIDENTIAL)
9. SERVICES/UTILITIES
 - SEWER DISTRICT: FALLBROOK PUBLIC UTILITIES DISTRICT
 - WATER DISTRICT: FALLBROOK PUBLIC UTILITIES DISTRICT
 - FIRE DISTRICT: FALLBROOK FIRE PROTECTION DISTRICT
 - SCHOOL DISTRICT: FALLBROOK UNIFIED HIGH SCHOOL DISTRICT & FALLBROOK UNIFIED ELEMENTARY SCHOOL DISTRICT
 - STREET LIGHTING: COUNTY OF SAN DIEGO
 - TELEPHONE: SDG
 - ELECTRICAL: SAN DIEGO GAS AND ELECTRIC
 - GAS: SAN DIEGO GAS AND ELECTRIC
10. NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT.
11. FEES TO BE PAID IN LOTS OF PARK AND LAND OCCUPATION.
12. PRIVATE EASEMENT "A" IS PROPOSED IN A PRIVATE ROAD DIVISION (PRD).
13. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH PRIVATE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
14. REPRODUCTION: SURVEY BY VICTOR RODRIGUEZ-FERRANDEZ DATED 6/16/00
15. BOTH EXISTING RESIDENCES ON SITE ARE TO BE DEMOLISHED
16. ALL BILLS OF COSTING NECESSARY TO BE FILED.
17. THE PROPOSED SUBDIVISION ACCESSES PUBLIC ROAD AND EMERGENCY ACCESS) SHALL BE ALLOWED CROSSING (OVER WITHOUT IMPACTING ADJACENT PROPERTIES)
18. PROVISIONS PROPOSED FOR ALL LOTS. REFER TO SEPARATE WETLANDS/SHORELINE PLAN.
19. ALL EXISTING STRUCTURES LABELLED ON WETLANDS/SHORELINE PLAN "TO BE REMOVED" SHALL BE DEMOLISHED PRIOR TO RECORDING OF FINAL MAP.
20. ALL SEPTIC TANKS ON PROPERTY SHALL BE PLACED, CREATED, AND BACK-FILLED PRIOR TO RECORDING OF FINAL MAP.
21. ALL WELLS ON PROPERTY SHALL BE DESIGNED UNDER SDH PERMIT PRIOR TO RECORDING OF FINAL MAP.
22. MINIMUM SLOPE - 8.8%



LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
RIGHT OF WAY LINE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
SPOT ELEVATION	---
PROPOSED 6" TYPE G CONCRETE CURB AND GUTTER	---
PROPOSED DRIVEWAY	---
STORM DRAIN PIPE (SIZE PER PLAN)	---
SAINTARY SEWER MAIN (SIZE PER PLAN)	---
DOMESTIC WATER MAIN (SIZE PER PLAN)	---
FIRE HOSEWATER ASSEMBLY	---
CURB INLET-TYPE B-1	---
CURB INLET-TYPE B-2	---
STORM DRAIN CLEANOUT	---
ASPHALT PAVING	---
CONCRETE SIDEWALK	---
PERMEABLE PAVEMENT	---
VEGETATED BUFFER STRIP	---
NON-NATIVE WETLANDS	---
LIMITS OF BIOLOGICAL OPEN SPACE & SENSITIVE LOCATIONS	---
LIMITS OF LIMITED BUILDING ZONE (LEZ)	---



PROPOSED EASEMENTS

DESCRIPTION	FINAL STATUS
(1) EMERGENCY ACCESS EASEMENT TO COUNTY OF SAN DIEGO (VARIES 20'-10')	TO BE ABANDONED PER SEPARATE DOCUMENT
(2) OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	TO REMAIN
(3) WATER AND SEWER MAIN EASEMENT TO FALLBROOK P.U.D. (VARIES 25'-4')	TO BE ABANDONED PER SEPARATE DOCUMENT

EXISTING EASEMENTS

DESCRIPTION	FINAL STATUS
(1) EX 40' ACCESS AND P.U.E. PER DOC 803-08888-1 - JULY 15, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
(2) EX 20' SEWER EASEMENT TO FALLBROOK P.U.D. PER DOC 878-08883 - MARCH 9, 1978	TO BE ABANDONED PER SEPARATE DOCUMENT
(3) EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC 803-007884 - MAY 20, 2004	TO REMAIN
(4) EX ROAD EASEMENT TO TRACT MAP 8821	TO BE ABANDONED PER SEPARATE DOCUMENT
(5) EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC 8784-197 - JUNE 14, 1938	TO BE ABANDONED PER SEPARATE DOCUMENT
(6) EX GRADING AND DRAINAGE EASEMENT FOR DOC 877-08884 - FEBRUARY 20, 1977	TO REMAIN
(7) EX ROAD AND UTILITY EASEMENT FOR DOC 861-223721 - NOVEMBER 29, 1961	TO REMAIN
(8) EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC 8837-898 - AUGUST 14, 1938	TO BE ABANDONED PER SEPARATE DOCUMENT
(9) EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC 8728-122 - JANUARY 18, 1965	TO BE ABANDONED PER SEPARATE DOCUMENT
(10) EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC 8183-178 - MAY 14, 1932	TO BE ABANDONED PER SEPARATE DOCUMENT

ZONE: EXISTING/PROPOSED

ZONE	REG.
USE REGULATIONS	
NEIGHBORHOOD REGULATIONS/ARTIM	J
VEGETATION	
LOT SIZE	0.5
BUILDING TYPE	C
MINIMUM FLOOR AREA	
FLOOR AREA RATIO	
HEIGHT	8
LOT COVERAGE	
SETBACK	
OPEN SPACE	8
SPECIAL AREA REGULATIONS	

LAND USE SUMMARY TABLE

LOT	AREA (ACRES)	PERCENTAGE
11 NEW RESIDENTIAL LOTS (1-11)	3.30	100%
1 OPEN SPACE LOT (12)	0.30	9.1%
1 COMMON AREA LOT (13)	0.30	9.1%
1 COMMON AREA LOT (14)	0.30	9.1%
PRIVATE DRIVEWAY (15)	0.30	9.1%
TOTAL	4.50	

Project # **TM 5510**

was approved on **April 22, 2010** by
 The Director of Planning & Development Services
 The Zoning Administrator
 The San Diego County Planning Commission
 The San Diego County Board of Supervisors

By *David H. Pfenning, Manager*
 Name Title

DATE LESS 8:45
 JUNE 14, 2010, 8:11
 760-474-1118

PREPARED BY:
 RBF CONSULTING
 2000 AVONDA CIRCLES, SUITE 200
 CARLSBAD, CA 92008
 (760) 476-9183



PACIFICA ESTATES
 COUNTY OF SAN DIEGO, CA
 TM 5510
 SHEET 1 OF 2
 MARCH 18, 2015

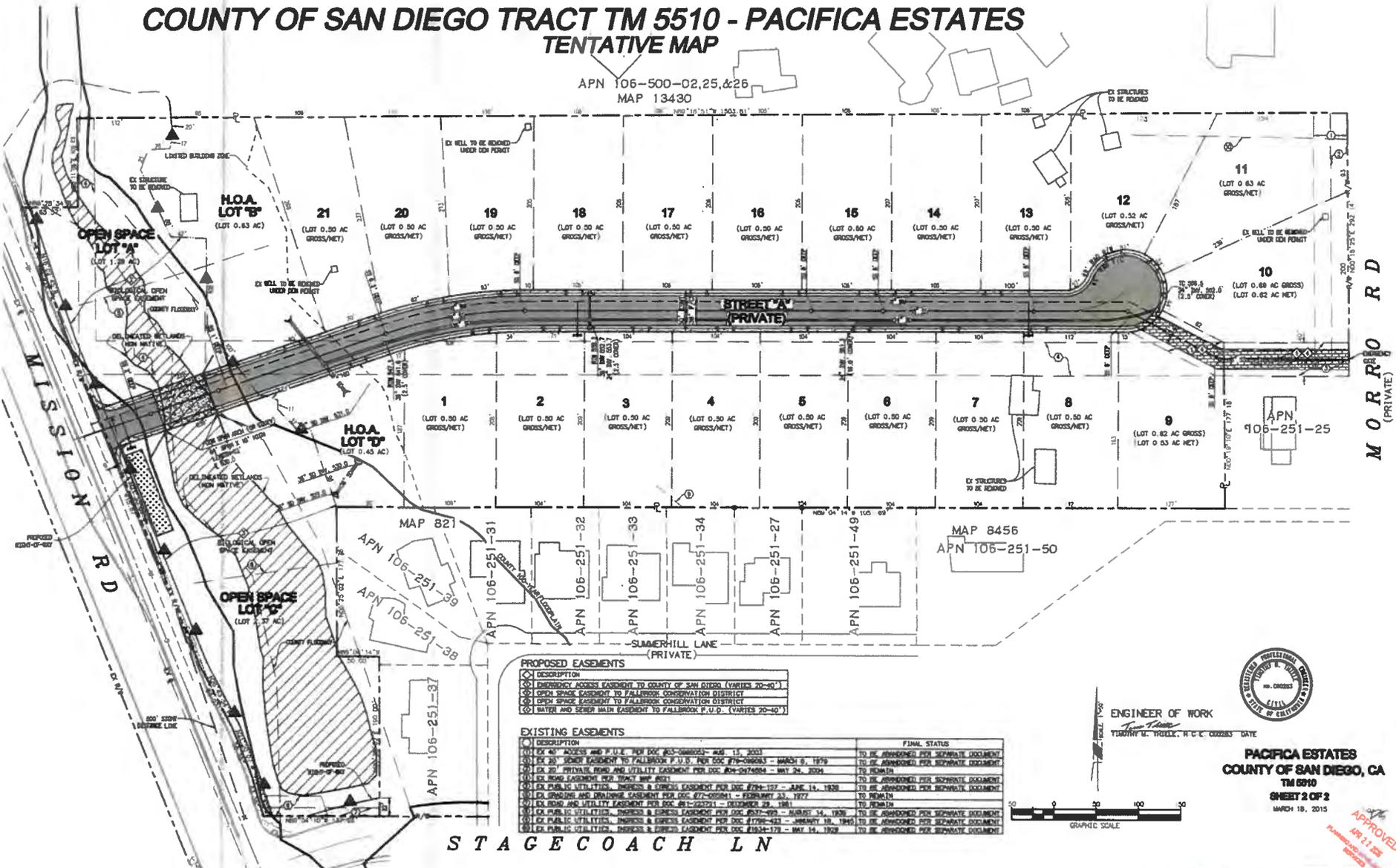
ENGINEER OF WORK
 TITLE: PROJECT MANAGER
 DATE: _____

RBF CONSULTING
 PLANNING & DESIGN & CONSTRUCTION
 888 AVONDA CIRCLES, SUITE 200
 CARLSBAD, CALIFORNIA 92008
 760.476.9183 • FAX 760.476.9189 • WWW.RBF.COM

G1-5

COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES TENTATIVE MAP

APN 106-500-02,25,&26
MAP 13430



PROPOSED EASEMENTS

DESCRIPTION	DATE
EMERGENCY ACCESS EASEMENT TO COUNTY OF SAN DIEGO (VARIES 20'-40')	
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	
WATER AND SEWER MAIN EASEMENT TO FALLBROOK P.U.D. (VARIES 20'-40')	

EXISTING EASEMENTS

DESCRIPTION	DATE	FINAL STATUS
EX 20 ACCESS AND P.U.E. FOR DOC #03-000023 - MAR 13, 2003		TO BE APPROVED PER SEPARATE DOCUMENT
EX 20 SEWER EASEMENT TO FALLBROOK P.U.D. FOR DOC #79-000083 - MARCH 8, 1979		TO BE APPROVED PER SEPARATE DOCUMENT
EX 20 PRIVATE ROAD AND UTILITY EASEMENT FOR DOC #04-047484 - MAY 24, 2004		TO REMAIN
EX 20 OPEN SPACE EASEMENT FOR TRACT MAP 13430		TO BE APPROVED PER SEPARATE DOCUMENT
EX 20 PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT FOR DOC #79-137 - APRIL 14, 1979		TO BE APPROVED PER SEPARATE DOCUMENT
EX 20 GRADING AND DRAINAGE EASEMENT FOR DOC #77-000041 - FEBRUARY 23, 1977		TO REMAIN
EX 20 ROAD AND UTILITY EASEMENT FOR DOC #81-203711 - FEBRUARY 24, 1981		TO REMAIN
EX 20 PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT FOR DOC #97-000 - AUGUST 14, 1978		TO BE APPROVED PER SEPARATE DOCUMENT
EX 20 PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT FOR DOC #7700-013 - JANUARY 10, 1980		TO BE APPROVED PER SEPARATE DOCUMENT
EX 20 PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT FOR DOC #1834-178 - MAY 14, 1988		TO BE APPROVED PER SEPARATE DOCUMENT



ENGINEER OF WORK
Timothy M. Truelle
TIMOTHY M. TRUELLE, P.E. LICENSE NO. 00023 DATE

PACIFICA ESTATES
COUNTY OF SAN DIEGO, CA
TM 5510
SHEET 2 OF 2
MARCH 18, 2015



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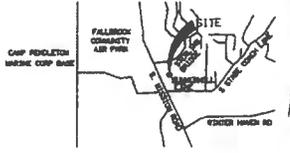
2009 ARDENIA CROCHAM, BLVD STE 200
CARLSBAD, CALIFORNIA 92008
760.478.0000 • FAX 760.478.0100 • WWW.RBF.COM

G1-6

MORRIS RD (PRIVATE)

COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES

PRELIMINARY GRADING PLAN



SAN DIEGO COUNTY THOMAS BROS. PG 1027 SECTION G-7

VICINITY MAP

NTS

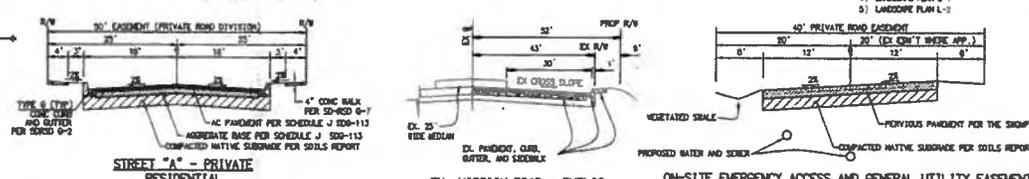
LEGEND

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
RIGHT OF WAY LINE	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
SPOT ELEVATION	---
PROPOSED 6" TYPE 0 CONCRETE CURB AND GUTTER	---
PROPOSED DRIVEWAY	---
STORM DRAIN PIPE (SIZE PER PLAN)	---
CURB INLET-TYPE B-1	---
CURB INLET-TYPE B-2	---
STORM DRAIN CLEANOUT	---
SLOPE (GR/FILL)	---
DIRECTION OF FLOW	---
PAV ELEVATION	---
BROW DITCH	---
RIIP RW	---
DAYLIGHT / LIMIT OF GRADING	---
ASPHALT PAVING	---
PERMEABLE PAVEMENT	---
CONCRETE SIDEWALK	---
NON-NATIVE VEGETATION	---
VEGETATED BUFFER STRIP	---
LIMITS OF BIOLOGICAL OPEN SPACE & STORAGE LOCATIONS	---
LIMITS OF LIMITED BUILDING ZONE (LIZC)	---



SHEET INDEX

- 1) COVER SHEET, TYPICAL SECTIONS, AND NOTES
- 2) PRELIMINARY GRADING PLAN
- 3) SECTION AND PROFILE
- 4) LANDSCAPE PLAN L-1
- 5) LANDSCAPE PLAN L-2



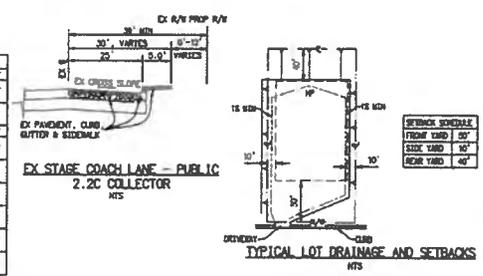
PROPOSED EASEMENTS

NTS

DESCRIPTION	VARIES
EMERGENCY ACCESS EASEMENT TO COUNTY OF SAN DIEGO (VARIES 20'-10')	
LOCAL SPACE EASEMENT TO FALLOWBROOK CONSERVATION DISTRICT	
OPEN SPACE EASEMENT TO FALLOWBROOK CONSERVATION DISTRICT	
WATER AND SEWER MAIN EASEMENT TO FALLOWBROOK P.U.D. (VARIES 20'-50')	

EXISTING EASEMENTS

DESCRIPTION	FINAL STATUS
10' 0" ACCESS AND 8' U.E. PER DOC #05-0000000000 - MAR 13, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' SEWER EASEMENT TO FALLOWBROOK P.U.D. PER DOC #70-080023 - MARCH 6, 1979	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC #05-0000000000 - MAY 20, 2004	TO REMAIN
EX ROAD EASEMENT PER TRACT MAP #041	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, DRESS & EXPRESS EASEMENT PER DOC #70-080023 - MARCH 6, 1979	TO BE ABANDONED PER SEPARATE DOCUMENT
EX ROAD AND DRAINAGE EASEMENT PER DOC #77-080041 - FEBRUARY 23, 1977	TO REMAIN
EX ROAD AND UTILITY EASEMENT PER DOC #61-223721 - DECEMBER 20, 1961	TO REMAIN
EX PUBLIC UTILITIES, DRESS & EXPRESS EASEMENT PER DOC #03-100 - AUGUST 14, 1936	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, DRESS & EXPRESS EASEMENT PER DOC #170-02 - JANUARY 18, 1949	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, DRESS & EXPRESS EASEMENT PER DOC #1834-172 - MAY 14, 1929	TO BE ABANDONED PER SEPARATE DOCUMENT



LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF THE SOUTHWEST CORNER OF LOT 8 OF THE SUBDIVISION OF TRACT 2 OF THE PARTITION OF THE BROWNS, INCORPORATED, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 821, FILED SEPTEMBER 20, 1988, MAY CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF SECTION 34, TOWNSHIP 8 NORTH, 8 RANGE 4 WEST, SAN BERNARDINO NATIONAL BAPTIST CHURCH PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF THE SUBDIVISION OF TRACT 2 OF PARTITION OF THE BROWNS INCORPORATED, ACCORDING TO MAP NO. 821 AS FILED IN THE OFFICE OF COUNTY RECORDER SEPTEMBER 23, 1988.

ASSESSOR'S PARCEL NUMBERS

100-251-03, 10 8 21 - 100-151-12 AND 12 100-000-29

- ### GENERAL NOTES
1. TAX MAP AREA 29910
 2. ADDRESS: 17.3 ACRES, 15.8 ACRES NET
 3. TOTAL NUMBER OF LOTS: 21
 4. 21 NEW RESIDENTIAL LOTS (LOTS 1-21)
 5. 2 OPEN SPACE LOTS FOR BROWNS AND BROWNS AREA (LOTS "A" AND "B")
 6. 2 H.A. COMMON AREA LOTS FOR OCTOBER/NOVEMBER QUALITY GARDENS (LOTS "C" AND "D")
 7. AVERAGE LOT SIZE: 0.5 ACRES
 8. ZONING EXISTING - RMD (0.5 ACRE RESIDENTIAL) PROPOSED - RMD (0.5 ACRE RESIDENTIAL)
 9. REGIONAL OUTLOOK: (OF COUNTY TOUR)
 10. GENERAL PLAN EXISTING - 3 (RESIDENTIAL) PROPOSED - 3 (RESIDENTIAL)
 11. SERVICES/UTILITIES: FALLOWBROOK PUBLIC UTILITIES DISTRICT WATER DISTRICT: FALLOWBROOK PUBLIC UTILITIES DISTRICT FIRE DISTRICT: FALLOWBROOK FIRE PROTECTION DISTRICT SCHOOL DISTRICT: FALLOWBROOK UNIFIED HIGH SCHOOL DISTRICT A FALLOWBROOK UNIFIED ELEMENTARY SCHOOL DISTRICT STREET LIGHTING: COUNTY OF SAN DIEGO TELEPHONE: SAN DIEGO AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
 12. NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT
 13. FEES TO BE PAID IN LIEU OF FINE AND LAND REDEMPTION
 14. PRIVATE STREET "A" IS PROPOSED IN A PRIVATE ROAD DIVISION (PRD)
 15. ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS PER FOOT
 16. FUTURE CHILLING MUST ALLOWED BY THIS SUBDIVISION
 17. TOPOGRAPHIC SURVEY: SURVEY BY VICTOR BERGNER-RENNERT DATED 01/10/03
 18. EXISTING GRADIENTS ON SITE ARE TO BE REDEVELOPED AS WELL AS EXISTING ACCESSORY STRUCTURE
 19. CUT SLOPE NO GREATER THAN 2:1 AND FILL SLOPE NO GREATER THAN 2:1
 20. THE PROPOSED SUBDIVISIONS (PUBLIC ROAD AND EGRESS ACCESS) SHALL BE ALLOWED CROSSING (PRD) WITHOUT IMPACTING ADJACENT PROPERTIES
 21. GROUND CROSSING (PRD) WITHOUT IMPACTING ADJACENT PROPERTIES
 22. GROUND PROPOSED FOR ALL LOTS
 23. ALL EXISTING STRUCTURES LABELED ON PRELIMINARY GRADING PLAN "TO BE DEMOLISHED" SHALL BE DEMOLISHED PRIOR TO RECORDING OF THIS MAP
 24. ALL SEPTIC TANKS ON PROPERTY SHALL BE PUMPED, CRENED, AND BACK-FILLED PRIOR TO RECORDING OF THIS MAP
 25. ALL WELLS ON PROPERTY SHALL BE DESTROYED UNDER ERM PERMIT PLAN IN ACCORDANCE WITH MAP
 26. ANTI-SLOPE = 8.00%

GRADING NOTES

1. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ACCURATE 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 WORK, AND AGREES TO OBTAIN NECESSARY PERMITS FROM THE COUNTY OF SAN DIEGO BEFORE COMMENCING SUCH ACTIVITY
2. RECONSTRUCTION OF EXISTING ROADWAY: EXISTING ROADWAY SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO. THE ROADWAY SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO. THE ROADWAY SHALL BE RECONSTRUCTED TO MEET THE REQUIREMENTS OF THE COUNTY OF SAN DIEGO.

TOPOGRAPHY AND GRADING

VOLUME OF CUT: 60,000 CC; MAXIMUM CUT: 18' VOLUME OF FILL: 60,000 CC; MAXIMUM FILL: 18' EXISTING 0.0% MAX RECLAIMING HILL HEIGHT: 0'

ARCHAEOLOGICAL AND BIOLOGICAL MITIGATION NOTES

1. IN ORDER TO COMPLY WITH NEIGHBORHOOD HISTORIC AND HISTORIC PRESERVATION ACT (HHPA) AND THE CALIFORNIA HISTORIC PRESERVATION ACT (HPA), A CULTURAL RESOURCE SURVEY PROGRAM SHALL BE IMPLEMENTED.
2. IN ORDER TO PREVENT IMPROPER DISTURBANCE TO HISTORIC REMAINS AND ARCHAEOLOGICAL RESOURCES, ALL GRADING WORK SHALL BE MONITORED BY A BIOLOGICAL MONITOR.
3. IN ORDER TO PREVENT IMPROPER DISTURBANCE TO THE BIOLOGICAL OPEN SPACE, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED.
4. IN ORDER TO AVOID IMPACTS TO HISTORIC REMAINS AND ARCHAEOLOGICAL RESOURCES, A SCIENTIFIC BIOLOGICAL RESOURCE SURVEY TO CEQA AS DEVELOPED UNDER THE COUNTY OF SAN DIEGO REGULATED BY THE NEIGHBORHOOD HISTORIC PRESERVATION ACT (HHPA) SHALL BE CONDUCTED. CLEARING AND/OR GRADING SHALL NOT BE ALLOWED WITHIN 100 FEET OF THE BIOLOGICAL OPEN SPACE UNLESS THE BREEDING SEASON OF THE ANIMALS AND PLANTS AS DETERMINED ON THE PRELIMINARY GRADING PLAN AND/OR TENTATIVE MAP. THE BREEDING SEASON IS DETERMINED AS OCCURRING BETWEEN FEBRUARY 1ST AND AUGUST 31ST. THE DIRECTION OF PLANNING AND LAND USE (PLNU) PERMITS MAY VARY WITH THE COUNTY'S, THROUGH WRITTEN CONSULTATION FROM THE SAN DIEGO WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, PROVIDED THAT NO ACTIVE NESTS ARE PRESENT IN THE VICINITY OF THE BREEDING, CLEARING OR GRADING.

OWNER/SUBDIVIDER
 JEFFREY L. COLE
 2348 LA COSTA, #31
 CARLSBAD, CA 92008
 760-427-1100

PREPARED BY:
 MICHAEL BAKER INTERNATIONAL
 3000 AVENIDA ENCINAS, SUITE 200
 CARLSBAD, CA 92008
 (760) 478-9183

APPROVED
 APR 11 2018

PACIFICA ESTATES
 COUNTY OF SAN DIEGO, CA
 TM 5510
 SHEET 1 OF 6
 JANUARY 29, 2018

ENGINEER OF WORK
 MICHAEL BAKER INTERNATIONAL
 THERESA W. WHEELER, P.E. (REGISTERED) DATE

Michael Baker International
 3000 Avenida Encinas
 Suite 200
 Carlsbad, CA 92008
 Phone: (760) 478-9183
 mbak@mbintl.com

G1-7

COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES PRELIMINARY GRADING PLAN

APN 106-500-02,25,&26
MAP 13430



PROPOSED EASEMENTS

DESCRIPTION	APN
EMERGENCY ACCESS EASEMENT TO COUNTY OF SAN DIEGO (VARIES 20-25)	106-251-37
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	106-251-38
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	106-251-39
RANGE AND OTHER WADY EASEMENT TO FALLBROOK P.U.D. (VARIES 30-40)	106-251-32

EXISTING EASEMENTS

DESCRIPTION	FEDL. STATUS
EX 40' ACCESS AND P.U.E. PER DOC #03-080605 - AUG. 15, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 30' SEWER EASEMENT TO FALLBROOK P.U.D. PER DOC #78-080605 - MARCH 8, 1978	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC #03-047884 - MAY 24, 2004	TO REMAIN
EX 10' EGRESS EASEMENT PER TRACT MAP #81	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, IMPROVED & EGRESS EASEMENT PER DOC #784-197 - JUNE 14, 1978	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC #77-080605 - FEBRUARY 22, 1977	TO REMAIN
EX ROAD AND UTILITY EASEMENT PER DOC #61-033701 - DECEMBER 29, 1961	TO REMAIN
EX PUBLIC UTILITIES, IMPROVED & EGRESS EASEMENT PER DOC #03-07-005 - AUGUST 14, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, IMPROVED & EGRESS EASEMENT PER DOC #7708-433 - JANUARY 19, 1949	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, IMPROVED & EGRESS EASEMENT PER DOC #1639-178 - MAY 14, 1979	TO BE ABANDONED PER SEPARATE DOCUMENT

ENGINEER OF WORK
TIMOTHY M. FREEZE, W.C.E. #000287 DATE



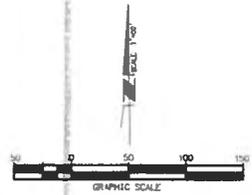
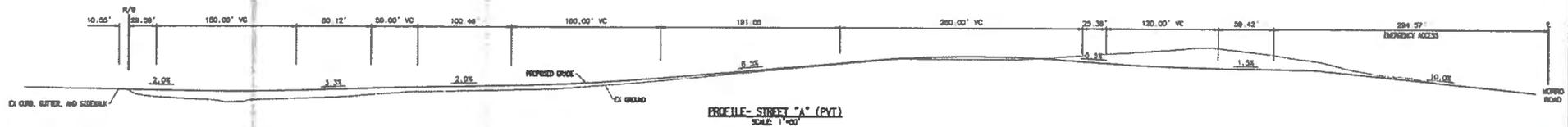
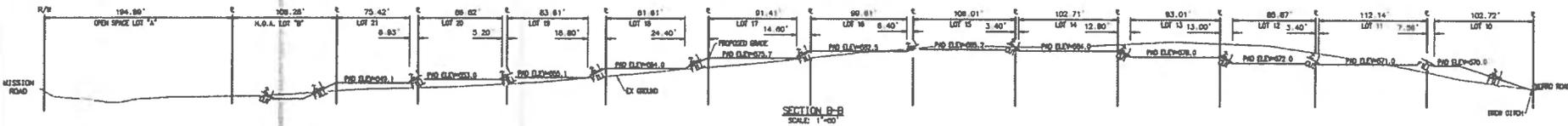
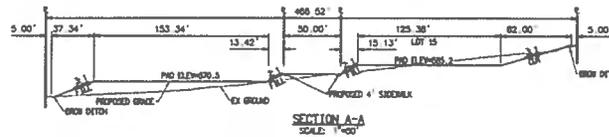
PACIFICA ESTATES
COUNTY OF SAN DIEGO, CA
TM 5510
SHEET 2 OF 5
JANUARY 21, 2016

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APPROVED
APR 12 2016
CIVIL

COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES PRELIMINARY GRADING PLAN



APPROVED
LBY 2.2.2018
PLANNING AND COMMUNITY SERVICES

PACIFICA ESTATES
COUNTY OF SAN DIEGO, CA
TM 5510
SHEET 3 OF 6
JANUARY 21, 2018

ENGINEER OF WORK
Timothy W. Trinkle
TIMOTHY W. TRINKLE, P.E., C.E., GEOTECH. DATE



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LANDSCAPE CONCEPT PLAN

SEE LEGEND NEXT SHEET

MINIMUM TREE SEPARATION DISTANCE

Improvement	Minimum Distance to Street Tree
Traffic edge/s (strip edge)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entire)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

EXISTING VEGETATION NOTES

ALL EXISTING VEGETATION IN THE OPEN SPACE EASEMENT ADJACENT TO MISSION ROAD SHALL REMAIN UNALTERED AND BE PROTECTED IN PLACE. ALL OTHER ON-SITE VEGETATION SHALL BE REMOVED THROUGH THE GRADING PROCESS.

WATER METER NOTE

THE PROJECT SHALL HAVE ITS OWN DEDICATED LANDSCAPE IRRIGATION WATER METER SEPARATE FROM THE WATER METER PROVIDED FOR THE CITY RIGHT OF WAY LANDSCAPE AND SEPARATE FROM ANY POTABLE WATER METER.

PLANT MATERIAL NEAR SEWER LINES

NO TREE OR SHRUB EXCEEDING 3' IN HEIGHT SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC SEWER FACILITIES.

MULCHING NOTE

ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

SIGHT TRIANGLE NOTE

THE CIVIL ENGINEER SHALL CONSTRUCT SIGHT DISTANCE TRIANGLE LINES AT ALL INTERSECTIONS AND DRIVEWAYS PER THE COUNTY OF S.D. STANDARDS. WITHIN THESE VISIBILITY LINES ALL LANDSCAPE, FENCING, WALLS ETC MUST BE KEPT TO A HEIGHT LESS THAN 30"

WATER CONSERVATION STATEMENT

APPLICABILITY OF THE COUNTY OF SAN DIEGO LANDSCAPE WATER CONSERVATION ORDINANCE, STATES THAT NEW CONSTRUCTION AND REHABILITATED LANDSCAPES WITH A PROPOSED CUMULATIVE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET ARE REQUIRED TO COMPLY WITH THE JAN 2018 STATE WATER CONSERVATION ORDINANCE.

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE COUNTY OF SAN DIEGO'S AVAILABLE WATER SUPPLY. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND WILL INCORPORATE LOW VOLUME/LOW PRECIPITATION RATE SPRAY EMITTERS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE. TURF WILL BE RESTRICTED TO AREAS WHICH MAY RECEIVE SIGNIFICANT AMOUNTS OF USE AND ENJOYMENT BY THE GUESTS AND RESIDENTS. PLANT MATERIAL WILL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES. SOIL WILL BE AMENDED AND PREPARED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS WILL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM THE ROOT ZONES AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR THE PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.

THE ESTIMATED TOTAL WATER USE (ETWU) OF THE IRRIGATION SYSTEM WILL BE DESIGNED TO WORK WITHIN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE DEVELOPMENT. A FULL LANDSCAPE DOCUMENT PACKAGE, PER THE LANDSCAPE WATER CONSERVATION ORDINANCE WILL BE REQUIRED TO BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

THE AUTOMATIC IRRIGATION CONTROLLER SHALL MAKE USE OF WEATHER DATA VIA AUTOMATIC EVAPOTRANSPIRATION DATA TRANSMISSIONS (EITHER ONSITE OR OFF SITE) AUTOMATIC RAIN TIME ADJUSTMENTS SHALL TAKE PLACE AS A RESPONSE TO THIS WEATHER DATA. THE CONTROLLER SHALL ALSO AUTOMATICALLY RESPOND TO RAIN AND HIGH WIND EVENTS VIA AN ONSITE WEATHER SENSOR.

ROOT BARRIER NOTE

NON-Biodegradable ROOT BARRIERS SHALL BE INSTALLED AROUND ALL TREES WITHIN 10' OF HARDSCAPE SURFACES (FOOTINGS, WALLS, SIDEWALKS OR ANY OTHER HARDSCAPE ELEMENT), MINIMUM DEPTH OF 18" FOR A LENGTH OF 30" CENTERED ON THE TRUNK OF THE TREE.

MAINTENANCE RESPONSIBILITY

ALL REQUIRED LANDSCAPE AREAS INCLUDING LANDSCAPING AND PEDESTRIAN LIGHTING WITHIN THE PROJECT LIMITS AS SHOWN SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION (DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THIS PERMIT.

UTILITY SCREENING

ALL WATER, SEWER, AND GAS UTILITIES SHALL BE EFFECTIVELY SCREENED WITH PLANT MATERIAL AT THE TIME OF PLANT INSTALLATION.

I, SHAWNNA HARRISON am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation regulations, in Title 9 Division 6, Chapter 7. I have prepared this plan in compliance with these regulations. I certify that the plan implements those regulations to provide efficient use of water.

I, SHAWNNA HARRISON certify that the Conceptual Landscape Plan as shown herein per this grading plan satisfy the grading ordinance requirements as stated per section 07 4 17 (planting) and section 07 4 18 (irrigation).

NOTES
FINISH GRADING NOTE: ALL LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS AND TO INSURE SURFACE DRAINAGE AWAY FROM BUILDINGS.

IRRIGATION NOTE: FIELD ADJUST ALL SPRINKLERS TO ELIMINATE OVERSPRAY ONTO SIDEWALKS, DRIVEWAYS, BUILDINGS, FENCES, OR WALLS.



NORTH

LANDSCAPE ARCHITECT
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PACIFICA ESTATES
COUNTY OF SAN DIEGO
TM 5510
SHEET 4 OF 5

APPROVED
DATE: 1/13/16

LANDSCAPE CONCEPT PLAN

JANUARY 2016

CANDIDATE PLANT MATERIAL (Note more than one plant species in each category may be selected to represent one symbol or hatch)

TREES

BOTANICAL NAME	COMMON NAME	FORM AND SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
EVERGREEN SCREEN TREE/VERTICAL ACCENT TREE							
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	10'-15'	25'-30'	24"-36" BOX	EST		LOW
PAULUS CANARIENSIS	CANARY ISLAND PINE	10'-15'	35'-40'	24"-36" BOX	EST		LOW
TRISTANIA CONFERTA	BRUSSARD'S BOX	10'-15'	25'-30'	24"-36" BOX	EST		MODERATE
CECROPUS DECIDUA	CECROPUS CEDAR	12'-15'	25'-30'	24"-36" BOX	EST		MODERATE
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	6'-8'	25'-30'	24"-36" BOX	EST		MODERATE
ELAEAGARBUS DECIPENS	JAPANESE BLUEBERRY	6'-8'	15'-20'	24"-36" BOX	EST		MODERATE
MELALEUCA QUINCQUELOPERA	CAJUPUT TREE	6'-10'	15'-20'	24"-36" BOX	EST		MODERATE
HYMENOSPORUM FLAVUM	SWEET SHADE TREE	6'-10'	25'-30'	24"-36" BOX	EST		LOW

BOTANICAL NAME	COMMON NAME	FORM AND SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
BROAD CANOPY SLOPE TREE/STREET TREE/ACCENT TREE							
UMBRELLULARIA CALIFORNICA	BAY LAUREL	25'-40'	35'-40'	36" BOX	BHCSIT		LOW
METROSIDOROS EXCELSUS	NEW ZEALAND CHRISTMAS	25'-25'	25'-30'	36" BOX	BHCSIT		LOW
QUERCUS AGROFOLIA	COAST LIVE OAK	30'-35'	25'-30'	36" BOX	BHCSIT		LOW
CHLOPSIS LINEARIS	DESERT WILLOW	20'-25'	15'-20'	36" BOX	DAT		LOW
TABERNA IMPETRIGIOSA	PRINCE PINE	12'-18"	10'-15"	36" BOX	DAT		LOW
CECIDIUM HYBRID 'DESERT MUSKIE'	FALDO VERDE	25'-25'	25'-30'	36" BOX	DAT		LOW
OLEA EUROPAEA 'SIWAN HILL'	FRUITLESS OLIVE	15'-20"	12'-18"	36" BOX	BHCSIT		MODERATE
ROBINA PSEUDOCACADA 'PURPLE ROSE'	LOQUST	20'-25"	20'-25"	36" BOX	DAT		LOW
CHINESE FLAME TREE	CHINESE FLAME TREE	20'-25"	20'-25"	36" BOX	DAT		LOW
ULMUS PARVIFOLIA	CHINESE ELM	20'-25"	20'-25"	36" BOX	BHCSIT		LOW
MORISNA VARIEGATA	PURPLE ORCHID TREE	25'-30"	20'-25"	36" BOX	DAT		MODERATE
FRAXINUS CERASIFERA	FLOWERING CHERRY	15'-20"	15'-20"	36" BOX	DAT		MODERATE
LAGERSTROEMIA INDICA SPP	CRAPPE MYRTLE	10'-15"	15'-20"	36" BOX	DAT		MODERATE
ACACIA STERKYPHYLLA	SHOESTRING ACACIA	15'-20"	15'-20"	36" BOX	BHCSIT		MODERATE
SCORHUS MOLLE	CALIFORNIA PEPPER	20'-25"	15'-20"	36" BOX	DAT		MODERATE

BOTANICAL NAME	COMMON NAME	FORM AND SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
DESIGN BASIN RELATED TREES							
PLATANUS RACEMOSA	AUSTRALIAN TREE FERN	15'-20"	20'-30"	24"-36" BOX	DAT		MODERATE
POPULUS NIGRA 'ITALICA'	DRAGON TREE	10'-15"	35'-40"	24"-36" BOX	VAT/DAT		MODERATE
SALIX SPP	CORDYLINE	20'-25"	15'-20"	24"-36" BOX	DAT		LOW
CERIS OCCIDENTALIS 'FOREST PINKY'	EASTERN REDBUD	10'-15"	10'-15"	24"-36" BOX	DAT		MODERATE

SHRUBS/GROUNDCOVER/VINES

BOTANICAL NAME	COMMON NAME	FORM AND SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
S' PARKWAY PLANTINGS (ALSO SEE GROUNDCOVERS)							
FESTUCA OVINA 'OLAUCA'	BLUE FESCUE	1 OR 5 GAL			ESS		LOW
SENECIO MANDRAUSCAE	BLUE CHALK STICKS	1 OR 5 GAL			ESS		LOW
AGAVE SPP	SAGE	1 OR 5 GAL			ESS		LOW
ERIODON KARVINSOANLIS	SANTA BARBARA DAISY	1 OR 5 GAL			ESS		LOW
ALOE SPP	ALOE	1 OR 5 GAL			ESS		LOW
ROSA SPP	CARPET ROSE	1 OR 5 GAL			ESS		LOW
DIANELLA SPP	FLAX LILY	1 OR 5 GAL			ESS		LOW
CISTUS SPP	ROCK ROSE	1 OR 5 GAL			ESS		LOW
CAREX SPP	SEDGE	1 OR 5 GAL			ESS		LOW
CALLISTEMON TUTTLE 'JOHN LAVANDULA SPP.	DWARF CALLISTEMON LAVENDER	1 OR 5 GAL			ESS		LOW

SHRUBS/GROUNDCOVER/VINES CONTIN.

BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
SLOPE PLANTINGS - LARGE EVERGREEN SHRUBS							
FICUS NITIDA 'CROWN CUP'	INDIAN LAUREL FIG	4'-6"	10'-15'	15 GAL	ESS		LOW
HETEROMELES ARBUTIFOLIA	TOYAM	4'-6"	8'	15 GAL	ESS		LOW
RHAMNUS CALIFORNICA	COFFEEBERRY	4'-6"	6'-10"	15 GAL	ESS		HIGH
ELYMUS CONDENSATUS	QUAIT WILD RYE	4'-6"	6'-10"	15 GAL	ESS		LOW
LAURUS NOBILIS	SWEET BAY	4'-6"	10'-15"	15 GAL	ESS		LOW
ECHLUM CANDICANS	PRIDE OF MADERA	4'-6"	5'-6"	15 GAL	ESS		LOW
PITTIOSPORUM TENIFOLIUM 'SILVERSHED'	SILVERSHED KOUHUU	4'-6"	10'-15"	15 GAL	ESS		LOW

BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
SLOPE PLANTINGS - SMALL TO MEDIUM EVERGREEN BORDER SHRUBS/ACCENT SHRUBS							
AGAVE ATTENUATA	FOXTAIL AGAVE	3'	2'	5 GAL TO 15 GAL	EAS		LOW
AGAVE DESMETIANA 'VARIEGATA'	DWARF CENTURY PLANT	1'-4"	3'-6"	5 GAL TO 15 GAL	EAS		MODERATE
AGAVE SPP	NCM	3'	3'-6"	5 GAL TO 15 GAL	EAS		MODERATE
MISCANTHUS SPP	MAIDEN HAIR GRASS	4'	2'-3'	1 GAL TO 5 GAL	EAS		LOW
JUNIPERUS SOJMAYATA 'BLUE STAR'	DWARF JUNIPER	4'	3'	1 GAL TO 5 GAL	EAS		LOW
ROSMARINUS OFFICINALIS	ROSEMARY	4'	3'	1 GAL TO 5 GAL	EAS		LOW
ECHINOCACTUS GRUSONII	30'DEN BARREL CACTUS	VARIES	VARIES	1 GAL TO 5 GAL	EAS		LOW
ELPHORBIA SPP	GOLDEN BURN	4'	3'	1 GAL TO 5 GAL	EAS		LOW
ARCTOSTAPHYLLUS SPP	MANZANITA	4'	2'	15 GAL	EAS		MODERATE
PITTIOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	3'	1'	1 GAL TO 5 GAL	EFCCG		MODERATE
FESTUCA OVINA 'OLAUCA'	BLUE FESCUE GRASS	18" O.C.	1'	1 GAL	EFCCG		LOW
SENECIO MANDRAUSCAE	BLUE CHALK STICKS	24" O.C.	12"	1 GAL	EFCCG		LOW
RACHICARIS 'PROVEN POINT'	DWARF COYOTE BUSH	18" O.C.	VARIES	1 GAL	EFCCG		MODERATE
ECHVEVERIA SPP	HEM AND CHECKS	VARIES	3'	1 GAL TO 5 GAL	EFCCG		MODERATE
SALVIA SPP	SAGE	24" O.C.	18"	1 GAL TO 5 GAL	EFCCG		LOW
ERISODIUM SPP	SUNWHEAT	24" O.C.	10"	1 GAL	EFCCG		LOW
ALOE SPP	ALOE	24" O.C.	2'-4"	1 GAL TO 5 GAL	EAS		LOW
RIBES SPP	GOOSEBERRY	3'-4" O.C.	4'-6"	1 GAL TO 5 GAL	EAS		MODERATE
MORAEDELLA SUBGLABRA	WRT BUSH	4" O.C.	1'-2"	1 GAL	EAS		LOW
DIPLACIS SPP	STICKY MONKEY FLOWER	18" O.C.	2'-3'	1 GAL TO 5 GAL	EAS		LOW
LEPTOSPERMUM LAEVIGATUM MELALEUCA	AUSTRALIAN TEA TREE	2" O.C.	6'-8"	1 GAL TO 5 GAL	EAS		LOW
NEBOPHILA	PINK MELALEUCA	2" O.C.	2'-3'	1 GAL TO 5 GAL	DAT		LOW
ROSA CALIFORNICA	CALIFORNIA ROSE	2" O.C.	6'-8"	1 GAL TO 5 GAL	EAS		LOW
RHAMNUS LUCIFOLIA	HOLLYLEAF REDBERRY	5" O.C.	1'-2"	1 GAL TO 5 GAL	EAS		LOW
IVA HAYESIANA	POVERTY WEED	3" O.C.	VARIES	1 GAL TO 5 GAL	EAS		MODERATE
STREPTILIZIA ROMAE	BIRD-OF-PARADISE	3" O.C.	3'-4"	5 GAL	FAS		MODERATE
DIPLACIS SPP	STICKY MONKEY FLOWER	2" O.C.	2'	5 GAL	EAS		MODERATE
BOURQUINELLA SPP	BOURQUINELLA	2" O.C.	2'	5 GAL	EAS		MODERATE
ELIOMYIUS SPP	ELIOMYIUS	2" O.C.	1'	5 GAL	EAS		MODERATE
DIANELLA SPP	FLAX LILY	2" O.C.	3'-4"	5 GAL	EAS		MODERATE
GREVILLEA SPP	GREVILLEA	3" O.C.	3'-4"	5 GAL	EAS		LOW
LEUCADENDRON SPP	CORNBUSH	4" O.C.	1'	5 GAL	EAS		LOW
HEUCHERA SANGUINEA	CORAL BELLS	1" O.C.	2'-3'	1 GAL	EAS		LOW
DASYLIRION LONGISSIMUM	MEXICAN GRASS TREE	3" O.C.	2'	5 GAL	EAS		MODERATE
POLYSTICHUM MUNITUM	SWORD FERN	2" O.C.	3'-4"	5 GAL	EAS		LOW
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	4" O.C.	4'-6"	5 GAL	EAS		MODERATE
HAMEA SIAVTEOLIS	SWEET HAMEA	5" O.C.	4'-6"	5 GAL	EAS		LOW
CISTUS SPP	ROCK ROSE	5" O.C.	4'-6"	5 GAL	EAS		LOW
CHAMELAIKURUM UNICATUM	WAX FLOWER	4" O.C.	3'-8"	1 GAL	EAS		LOW
BOUGAINVILLEA SPP	BOUGAINVILLEA	2" O.C.	2'	5 GAL	EAS		LOW
DIPLACIS SPP	STICKY MONKEY FLOWER	2" O.C.	2'	5 GAL	EAS		LOW
CAREX SPP	CAREX	2" O.C.	2'	1 GAL	EAS		LOW
LIQUISTRUM JAPONICA	WAX LEAF PRIVET	30" O.C.	3'-4"	5 GAL	EAS		LOW
DIPLACIS SPP	STICKY MONKEY FLOWER	2" O.C.	2'	5 GAL	EAS		MODERATE
ANGOSANTHUS SPP	KANGAROO PAW	18" O.C.	2'	1 GAL	EAS		MODERATE
PHORMIUM SPP	NEW ZEALAND FLAX	1-3" O.C.	2'-4"	5 GAL	EAS		MODERATE

BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
SLOPE PLANTINGS - GROUNDCOVERS							
BACCHARIS SPP	COYOTE BRUSH			FLATS OR 1 GAL	EFCCG		LOW
BOUGAINVILLEA SPP	BOUGAINVILLEA			FLATS OR 1 GAL	EFCCG		LOW
CEANOTHUS SPP	CALIFORNIA LILAC			FLATS OR 1 GAL	EFCCG		LOW
TRACHELOSPERMUM JASMINODES	STAR JASMINE			FLATS OR 1 GAL	EFCCG		LOW
MYOPORIUM SPP	MYOPORIUM			FLATS OR 1 GAL	EFCCG		LOW
OSTEOSPERMUM FRUTICOSUM	FREEWAY DAISY			FLATS OR 1 GAL	EFCCG		LOW
ARCTOSTAPHYLLUS	ARCTOSTAPHYLLUS			FLATS OR 1 GAL	EFCCG		LOW

BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
VINES (LOCATION TBD)							
BOUGAINVILLEA SPP	BOUGAINVILLEA			5-15 GAL	EFV		MODERATE
DICTYOTIS BUCONATORIA	BLOOD-RED TRUMPET VINE			5-15 GAL	EFV		MODERATE
FICUS REPENS	CREeping FIG			5-15 GAL	EFV		MODERATE
TRACHELOSPERMUM JASMINODES	STAR JASMINE			5-15 GAL	EFV		MODERATE
PANDORA JASMINODES	BOWER VINE			5-15 GAL	EFV		MODERATE
GREWIA OCCIDENTALIS	LAVENDER STAR FLOWER			5-15 GAL	EFV		MODERATE

BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
BLOSSOM SHRUB/GROUND COVER							
JUNCIUS SPP	CREeping RUSH	2'	2'-3'	1 GAL	RAS		LOW
CORNUS OCCIDENTALIS	GREEK DOGWOOD	3'-4"	2'-3'	5 GAL	RAS		LOW
CAREX SPP	SEDGE	1'-2"	1'-3"	1 GAL	RAS		LOW
MULLENBERGIA SPP	VARIETIES	2'-3'	2'-3'	1 GAL	RAS		LOW
MISCANTHUS SPP	VARIES	4'-6"	3'-4"	1 GAL	RAS		LOW
SALIX SPP	WILLOW	4'-6"	5'-6"	1 GAL	RAS		LOW
LETYMUS SPP	WLD RYE	2'-4"	1'-2"	1 GAL	RAS		LOW
FESTUCA SPP	FESCUE	1'-2"	2'-3"	1 GAL	RAS		LOW
FEINSETIUM SPP	FOUNTAIN GRASS	2'-4"	2'-3"	1 GAL	RAS		LOW
LOWMORPHA SPP	DWARF MAT RUSH	2'-4"	4'-6"	1 GAL	RAS		LOW

DEDICATED OPEN SPACE CONSERVATION EASEMENT - RIPARIAN AREA - NO PLANNING MODIFICATIONS



SHRUBS/GROUNDCOVER/VINES

BOTANICAL NAME	COMMON NAME	FORM AND SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
S' PARKWAY PLANTINGS (ALSO SEE GROUNDCOVERS)							
FESTUCA OVINA 'OLAUCA'	BLUE FESCUE	1 OR 5 GAL			ESS		LOW
SENECIO MANDRAUSCAE	BLUE CHALK STICKS	1 OR 5 GAL			ESS		LOW
AGAVE SPP	SAGE	1 OR 5 GAL			ESS		LOW
ERIODON KARVINSOANLIS	SANTA BARBARA DAISY	1 OR 5 GAL			ESS		LOW
ALOE SPP	ALOE	1 OR 5 GAL			ESS		LOW
ROSA SPP	CARPET ROSE	1 OR 5 GAL			ESS		LOW
DIANELLA SPP	FLAX LILY	1 OR 5 GAL			ESS		LOW
CISTUS SPP	ROCK ROSE	1 OR 5 GAL			ESS		LOW
CAREX SPP	SEDGE	1 OR 5 GAL			ESS		LOW
CALLISTEMON TUTTLE 'JOHN LAVANDULA SPP.	DWARF CALLISTEMON LAVENDER	1 OR 5 GAL			ESS		LOW

FORM AND FUNCTION ABBREVIATIONS

BHCSIT	BROAD HEADED CANOPY SHADE TREE	ESS	EVERGREEN BORDER SHRUB
VAPT	VERTICAL ACCENT PALM/TREE	ESS	VERTICAL EVERGREEN SCREENING SHRUB
EST	EVERGREEN SCREEN TREE	EAS	EVERGREEN ACCENT SHRUB
EAT	EDIBLE ACCENT TREE	EFCCG	EVERGREEN FLOWERING GROUND COVER
DAT	DECIDUOUS ACCENT TREE	EFV	EVERGREEN FLOWERING VINE
		RAS	RIPARIAN ACCENT SHRUB

GENERAL NOTES

- A PERMIT SHALL BE OBTAINED FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS FOR ANY WORK WITHIN THE STREET RIGHT-OF-WAY.
- THE STRUCTURAL SECTION SHALL BE IN ACCORDANCE WITH SAN DIEGO COUNTY STANDARDS AND BE APPROVED BY THE MATERIAL LABORATORY.
- APPROVAL OF THESE IMPROVEMENT PLANS BY SAN DIEGO DOES NOT CONSTITUTE APPROVAL OF ANY CONSTRUCTION OUTSIDE THE PROJECT BOUNDARY.
- ALL UNDERGROUND UTILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE CONSTRUCTED, CONNECTED AND TESTED PRIOR TO CONSTRUCTION OF BERM CURB, CROSS CUTTER AND PAVING.
- THE DISTANCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS SHALL BE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF HIS KNOWLEDGE. THE CONTRACTOR SHALL LOCATE UTILITIES EXCEPT AS SHOWN ON THESE PLANS, HOWEVER THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING UTILITIES FROM DAMAGE AND ANY OTHER WHICH IS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MADE BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR SHALL MAKE EXPLORATORY EXCAV

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5510)

WHEREAS, Tentative Map No. 5510 proposing the division of property located along the east side of South Mission Road, north of South Stage Coach Lane, and generally described as:

The south 10 acres of Lot 8 of the subdivision of Tract D of the partition of the Rancho, Monserate, in the County of San Diego, State of California, according to Map No. 821, filed September 25, 1896.

That certain parcel of land in the County of San Diego, State of California, being a portion of Section 36, Township 9 South, Range 4 West, San Bernardino Meridian.

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

WHEREAS, on April 22, 2016, the Planning Commission of the County of San Diego pursuant to Section 81.304 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 81.308 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:**

- a. Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of high pressure sodium (HPS) vapor light sources at the project site if required. HPS vapor light sources are only prohibited within a 15 mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- b. Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- c. Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated January 21, 2016, consisting of three sheets (Attached Herein as Exhibit B) pursuant to Section 81.303 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

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

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

30. ROADS#1—PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan.

South Mission Road and **Stage Coach Lane** shall be improved.

DESCRIPTION OF REQUIREMENT: Improve or agree to improve and provide security for the following:

- ~~a. Provide a northbound left turn pocket and modified signal phasing to allow U-turns at **South Mission Road/Sterling Bridge Road intersection**. All of the above shall be to the satisfaction of the Director of PDS.~~
- a. Improve or agree to improve and provide security for the project side of **Stage Coach Lane**, along the project frontage in accordance with Public Road Standards for a Light Collector Road, to a graded width of thirty-nine feet (39') from centerline and to an improved width of twenty-seven feet (27') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at twenty-seven feet (27') from centerline. Provide appropriate transition, tapers, including signing and marking traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of PDS.
- b. Provide five feet (5') of additional Portland cement concrete sidewalk behind the existing sidewalk at the intersection of Mission Road and Stage Coach Lane to provide an additional transition area for pedestrian use. The design will be reviewed and approved by the Department of Public Works to the satisfaction of the Director of PDS.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

DOCUMENTATION: The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve ~~South Mission Road/Sterling Bridge Road intersection~~ and Stage Coach Lane.
- 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 [LD, PDC].
- g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the North County Fire Protection District and the [PDS, LDR].

TIMING: Prior to the approval of the 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 proposed on-site private road easement shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the on-site private road easements as follows:

- a. The proposed on-site private road easement, **Street "A"**, from South Mission Road easterly to the proposed cul-de-sac located at Lots 10 and 11, to a graded width of fifty feet (50') and to an improved width of thirty-six feet (36') with asphalt concrete pavement over approved base. The road section at the bridge crossing shall be improved to meet AASHTO HB 17 standard and can be improved to twenty four feet (24') in width and transition on both sides to 36 feet. The improvement and design standards of Section 3.1(C) of the County Standards for Private Road for one hundred one (101) to seven hundred fifty (750) trips shall apply.
- b. **Streets "A"** shall terminate with a cul-de-sac graded to a radius of forty-nine feet (49'), and surfaced to a radius of forty-two feet (42') with asphalt concrete pavement over approved base.
- c. The proposed on-site private road easement, **Secondary Access Road**, from the proposed cul-de-sac easterly to Morro Road shall be constructed to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24'), with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the

County Standards for Private Road for one hundred one (101) to seven hundred fifty (750) trips shall apply.

- d. The off-site private road easement, **Morro Road**, from the secondary access road southerly to Stage Coach Lane shall be constructed to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24'), with asphalt concrete pavement over approved base. The existing pavement of Morro Road may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). The improvement and design standards of Section 3.1(C) of the County Standards for Private Road for one hundred one (101) to seven hundred fifty (750) trips shall apply.
- e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, and 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 Street A, Secondary Access Road and Morro Road.
- 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 [LD, PDC].
- i. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the Final Map, the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] 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 of improvement plans or the approval of the Final Map, whichever comes first, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

33. ROADS#4-SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in the southerly direction from the proposed on-site private road easement, **Street A** along South Mission Road in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, 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.

34. ROADS#5-PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. The Final Map shall show a fifty-foot (50') wide proposed on-site private road easement, **Street A**, from South Mission Road easterly to the proposed cul-de-sac located at the easterly terminus of the proposed private road easement.
- b. The Final Map shall show a minimum forty-foot (40') wide for a proposed onsite private road easement from the proposed cul-de-sac easterly to Morro Road.

DOCUMENTATION: The applicant shall show the easements on the Final Map.

TIMING: Prior to approval of the Final Map, the easements shall be shown.

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

35. ROADS#6-ONSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. Grant the onsite right-of-way on a separate document to the County of San Diego for road purposes that provides a one-half right of way width of fifty-nine foot (59') from the ultimate centerline [minimum centerline radius five hundred feet (500')] of **South Mission Road (SF 1305)**; along the project frontage in accordance with County of San Diego Public Road Standards for a Boulevard with intermittent turn lanes (4.2B) with bike lane. Plus the right to construct and maintain slopes and drainage improvements as required beyond the fifty-nine foot (59') limit for that portion within the land division for South Mission Road, including a twenty-foot (20') radius property line corner rounding at the street intersection to the satisfaction of the Director PDS.
- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Map. All easements of any type must be plotted on the Map. Or, the affected

utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the approval of the Map, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the onsite granting for compliance with this condition.

36. ROADS#7-ROAD DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Dedicate on the map to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-nine feet (39') from the centerline of **Stage Coach Lane (SA 40)**; along the project frontage in accordance with County of San Diego Public Road Standards for a Light Collector (2.2C), together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of PDS.
- b. 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 Director of PDS.

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.

37. ROADS#8-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 **Street A**, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

DOCUMENTATION: The applicant shall execute 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 map, the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

38. **ROADS#9–RELINQUISH ACCESS**

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan and County Subdivision Ordinance Section 81.401 (g), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto **South Mission Road (SF1305)** along the project frontage except for one fifty-foot access opening as shown on the approved Tentative Map.
- b. Relinquish access rights onto **Stage Coach Lane (SA 40)** along the project frontage.
- c. 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]. **TIMING:** With 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.

39. **ROADS#10–CENTERLINE LOCATION**

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Sec. 81.703 & 81.805, the centerline of the following roads shall be shown on the subdivision map. **DESCRIPTION OF REQUIREMENT:**

The engineer or surveyor preparing the map shall contact [PDS, LDR] to determine the desired location of the centerline for **South Mission Road (SF1305)**, which is shown on the Mobility Element of the County General Plan as a **4.2B Boulevard with bike lane**. The following shall be shown on the Map:

- a. The centerline location as approved by the Director of PDS.

- b. Since South Mission Road is not required to be constructed to ultimate, the following shall be shown on the Map as "nontitle" information:
1. The width of the right-of-way which is fifty-nine feet (59') from the centerline and identified by a line drawn at the appropriate location and labeled, "Limit of Proposed Street Widening."
 2. The additional six feet (6') is for a bicycle facility.
 3. A building line which is seventy-nine feet (79') from the centerline of the road, identified by a line drawn at the appropriate location and labeled, "Limit of Building Line."
 4. The ultimate slopes and drainage facilities including profile and cross-sections sufficient to verify limits.

DOCUMENTATION: The applicant shall prepare the pages of the Final Map and present them for review to [PDS, LDR]. **TIMING:** With 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.

40. DRNG#1-ONSITE & OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10096, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for Storm drains system conveying runoff on-site and off-site and two proposed on-site detention basins.

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

- a. Process and obtain approval of Improvement Plans to improve storm drains system, and two on-site detention basins.

- b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.404 (a)(2).
- c. Pay all applicable inspection fees with [LD, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the map, the plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map or Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **MONITORING:** The [PDS, LDR], [DPR, TC] 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.

41. DRNG#2-LINES OF INUNDATION

INTENT: In order to comply with Grading Ordinance No. 10179, Section 87.803 (38) and prevent future development in flood-prone areas the Lines of Inundation shall be shown on the map. **DESCRIPTION OF REQUIREMENT:** Lines of inundation to the limits of the 100-year flood along the watercourse, which flows through the property, shall be shown and labeled "Subject to Inundation By The 100-Year Flood" on the Final Map. Each parcel shall have a flood free building site to the satisfaction of the Director of PDS. If any of the parcels are found to be devoid of a buildable, flood free site for a residence, the subdivider shall take appropriate action so that each parcel does have a buildable flood free site. This pertains to watersheds having area of one hundred (100) or more acres. **DOCUMENTATION:** The applicant shall indicate the lines of inundation on the non-title sheet of the Final Map as indicated above. **TIMING:** Prior to the approval of the Final Map, the inundation lines shall be indicated and labeled on the map. **MONITORING:** The [PDS, LDR] shall verify that the inundation lines have been indicated pursuant to this condition.

42. 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:** To the satisfaction of the Director of PDS, complete the following:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.
- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

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

43. 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. ~~40096~~ 10385 and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, 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 LD 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. [LD, 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.

44. PLN#1-OVERFLIGHT EASEMENT

INTENT: In order to comply with the Fallbrook Airport Land Use Compatibility Plan an Overflight Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant by separate document or on the map, to the Fallbrook Community Airpark, an Overflight easement over the entire property as shown on the approved Tentative Map. The grant of right-of-way 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 legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents – OR – show the easement on the Tentative Map with the appropriate granting language on the title sheet **TIMING:** Prior to the approval of the map, the overflight easement shall be granted or shown on the map. **MONITORING:** The [DGS, RP] shall prepare and execute the easement documents and forward a copy of the recorded documents to [PDS, LDR] for review and approval – OR – the granting language shall be shown on the title sheet of the final map. The [PDS, LDR] shall review the easements for compliance with this condition.

45. ALTERNATE FIRE EASEMENT: [LD, LDR] [FIRE] [MA].

INTENT: In order to provide the adequate circulation for fire protection to the proposed subdivision and complies with the County of San Diego Consolidated Fire Code Section 503.1.2 and California Code of Regulations (CCR) Title 14 for Dead-end roads alternate/ emergency fire access easement shall be provided. **DESCRIPTION OF REQUIREMENT:** The final map shall show an onsite forty-foot (40') private easement from cul-de-sac to Morrow Road, to the satisfaction of the North County Fire Protection District and the County of San Diego, Director of Public Works. **DOCUMENTATION:** The applicant shall show the easement on the final map. **TIMING:** Prior to approval of the final map, the easement shall be indicated on the final map. **MONITORING:** The [LD, LDR] shall review the map to ensure that the fire easement is indicated pursuant to this condition.

46. **BIOLOGICAL EASEMENT: [PDS] [DPR, GPM] [DGS, RP] [MA, GP, IP] [PDS, FEE X 2]. INTENT:** In order to protect sensitive biological resources, pursuant to CEQA as implemented under the County of San Diego Guidelines for Determining Significance, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:
- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, Parks and Recreation or the Director of Public Works.
 - b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS.
 - c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PPS] for approval. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPS] and [DPR TC, GPM] for preapproval. The [PDS, PPS] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and

subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPS] for satisfaction of the condition.

- 47. LBZ EASEMENT: [PDS, PPS] [DGS, RP][MA, GP, IP] [PDS, FEEX 2] INTENT:** In order to protect sensitive biological resources, pursuant to CEQA as implemented under the County of San Diego Guidelines for Determining Significance, a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PPS] for approval. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPS] for pre approval. The [PDS, PPS] shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPS] for satisfaction of the condition.

- 48. OFF-SITE MITIGATION: [PDS, PPS] [MA, GP, IP] [PDS, FEE X2] [DPR, GPM] INTENT:** In order to mitigate for the impacts to coast live oak woodland, which is a sensitive biological resource pursuant to CEQA as implemented under the County of San Diego Guidelines for Determining Significance, off-site mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.57-acre of

coast live oak woodland, located in the Northern Foothills Eco-region 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 Northern Foothills Eco-region in San Diego County as indicated below:
1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PPS] 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 off-site mitigation credits and provide the evidence to the [PDS, PPS] 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, PPS] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPS], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PPS] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPS] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [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.

49. **OPEN SPACE SIGNAGE:** [PDS, PPS] [MA, GP, IP] [PDS, FEE]. **INTENT:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary along Mission Road and between the biological open space boundary and HOA Lots "B" and "D" as indicated on the approved Tentative Map. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Department of Planning & Development Services

Reference: (TM 5510, ER06-02-023)

DOCUMENTATION: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor, that the open space signs have been installed at the boundary of the open space easement. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **MONITORING:** The [PDS, PPS] shall review the photos and statement for compliance with this condition.

50. OPEN SPACE FENCING: [PDS, PPS] [MA, GP, IP] [PDS, FEE].

Intent: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing may be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Conceptual Grading and Development Plan. The fencing design shall consist of split rail. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PPS] shall review the photos and statement for compliance with this condition.

51. RESOURCE MANAGEMENT PLAN: [PDS, PPD] [DPR, GPM] [MA, GP, IP]

INTENT: In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented or the open space shall be transferred to a private conservancy, federal, state or local government agency with the primary mission of resource management with an agreement to manage and preserve the onsite open space. **DESCRIPTION OF REQUIREMENT:** Submit to and receive approval from the Director of the Department of Planning & Development Services for either:

- a. Transfer of real property to a private conservancy, local, state, or federal agency with an agreement to manage and conserve lands. Prior to completion of this mitigation the following shall occur:
 1. The Director of Planning & Development Services shall (a) review and approve the proposed agreement to transfer title of onsite open space, (b) approve the proposed agency's ability to perform the mitigation action, (c) approve the agency's conservation management strategy for this mitigation requirement.
 2. Evidence must include a copy of the contract with the agency or conservancy and a written statement from the agency/ conservancy

that the land will be managed for conservation of natural resources in perpetuity.

3. The agency/ conservancy will also prepare a new Resource Management Plan or addendum to an existing RMP detailing how the resources will be conserved and managed. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
 4. The applicant and the agency or conservancy must execute a transfer of title of the specific property or enter into an agreement in a recorded deed of trust or equivalent.
- b. A Resource Management Plan (RMP). The RMP shall be for the perpetual management of onsite open space. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.
1. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
 2. The habitat land to be managed shall be completely purchased.
 3. The easements shall be dedicated to ensure that the land is protected in perpetuity.
 4. A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager
 5. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship.
 6. A contract between applicant and County shall be executed for the implementation of the RMP.

DOCUMENTATION: The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees -OR- The applicant shall submit proof of a contract with a federal, state or local government agency with the primary mission of resource management, that they will take fee title of all onsite open space and a written statement from the agency that the land will be managed by the agency for conservation of natural resources in perpetuity.

TIMING: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. **MONITORING:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

52. REVEGETATION PLAN: [PDS, PPD] [MA, GP, IP]

INTENT: In order to mitigate for the impacts to southern riparian forest, which is a sensitive biological resource pursuant to CEQA as implemented under the County of San Diego Guidelines for Determining Significance, **DESCRIPTION OF REQUIREMENT:** A Revegetation Plan, shall be prepared, which mitigates impacts to 0.54 acres of southern riparian forest. The revegetation shall occur within the biological open space. The revegetation plan shall conform to the Conceptual Wetland Revegetation Plan outlined in Attachment A of the November 10, 2010 memorandum (Vincent Scheidt), and the most current version of the County of San Diego Report Format and Content Requirements for Revegetation Plans. The Revegetation Plan shall include the following:

- a. The monitoring plan shall be for a length of 5 years and have an 80 percent success criterion.
- b. A preservation plan over the land to be revegetated shall be included in the Revegetation Plan. The preservation plan shall include evidence of dedication of an open space easement to the County of San Diego or evidence of protection in perpetuity by some other means to the satisfaction of the Director PDS.
- c. The report shall be prepared by a County approved biologist and the construction plans shall be prepared by a State of California Licensed Landscape Architect.
- d. Revegetation objectives, revegetation site biological resource map, 24"x 36" landscape plan, map showing revegetation areas according to mitigation type and amount, site preparation information, type of planting materials (e.g. species ratios, source, size material, etc.), planting program, 80 percent success criteria, and a detailed cost estimate.
- e. A cost estimate based on a 3% annual inflation rate shall be submitted and approved, which includes the cost of the plant stock and its installation, irrigation system and installation, cost of monitoring and maintenance of the revegetation area for the required monitoring period, and report preparation and staff time to review.

DOCUMENTATION: The applicant shall prepare the Revegetation Plan, submit it to the [PDS, ZONING] and pay all the applicable review fees and deposits.

TIMING: Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the Revegetation Plan shall be approved.

MONITORING: The [PDS, LA] shall review the Revegetation Plan for conformance with this condition and the Report Format and Content Requirements for Revegetation Plans. Upon approval of the Plan, a Director's Decision of approval shall be issued to the applicant, and a request for compliance with condition 26 shall be made to enter into a Secured Agreement for the implementation of the Plan.

53. SECURED AGREEMENT: [PDS, PPD] [MA, GP, IP]

INTENT: In order to assure project completion and success of the Revegetation Plan in condition 25, a surety shall be provided and an agreement shall be executed. **DESCRIPTION OF REQUIREMENT:** The applicant shall enter into a Secured Agreement with the County of San Diego as follows:

- a. The security shall consist of a letter of credit, bond, or cash for 100 percent of the estimated costs associated with the implementation of the Revegetation Plan and,
- b. Provide a 10 percent cash deposit of the cost of all improvements, but no less than \$3,000 and no more than \$30,000.
- c. The monitoring time and the length of time the Secured Agreement and cash deposit will be in effect starts at the time the installation is accepted by a County staff representative. The Secured Agreement and cash deposit shall be released upon completion of the Revegetation Plan implementation provided the installed vegetation is in a healthy condition and meets the 80 percent success criteria. Eighty- percent success rate and one hundred percent vegetative cover, excluding herbaceous species, shall be considered satisfactory completion of the Revegetation Plan.

DOCUMENTATION: The applicant shall execute a Secured Agreement provided with the Revegetation Plan Final Decision, and provide the approved securities and the cash deposit for County monitoring time. The executed Agreement, cash deposit, and the securities shall be submitted to the [PDS, Landscape Architect] for final review and approval. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, and after the approval of the Revegetation Plan, the agreement shall be executed and the securities provided for the revegetation plan implementation. **MONITORING:** The [PDS, LA] shall review the Agreement cash deposit and securities provided are in compliance with this condition, and the Revegetation Plan Final Decision. The [PDS, LA] shall sign the Agreement for the Director of PDS and ensure the cash deposit is collected by [PDS, FISCAL]. Upon acceptance of the Agreement, securities and cash deposit, the [PDS, LA], shall provide a confirmation letter-acknowledging acceptance of securities.

54. WETLAND PERMITS: [PDS, PPS] [GP, CP, MA] [PDS, FEE X2] INTENT: In order to comply with the State and Federal Regulations for impacts to Ostrich Farms Creek and surrounding habitat, 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 Planning & Development Services 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, PPS] for compliance. **TIMING** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The [PDS, PPS] shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the [LD, ESU], for implementation on the grading plans.

55. BIOLOGICAL MONITORING: [PDS, PPS] [LD, LDR] [GP, IP, MA] [PDS, FEE X2]. INTENT: In order to prevent inadvertent disturbance to Ostrich Farms Creek and surrounding habitat, all grading located at the Ostrich Farms Creek crossing (Private access road), HOA Lots "B" and "D", Lot 1 and 21 shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County approved biologist "Project Biologist" shall be contracted to perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities for the Ostrich Farms Creek crossing (Private access road), HOA Lots "B" and "D", Lot 1 and 21. The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Biological Report Format and Requirement Guidelines and this permit. The contract provided to the county shall include an agreement that this will be completed, and a Memorandum of Understanding (MOU) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.

- b. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning & Development Services.

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

56. 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. The Project Archaeologist shall also evaluate fill soils to determine that they are clean of cultural resources. 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 acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of the map and prior to approval of any plans and issuance of any permit, the contract 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.

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

or

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

cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [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 [LD, 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 LD FISCAL] to release the bond back to the applicant.

58. COST RECOVERY: [PDS, LD, DEH, DPR], [MA, GP, IP]

INTENT: In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this map. **DOCUMENTATION:** The applicant shall provide a receipt to the Department of Planning & Development Services, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No map can be issued if there are deficit deposit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **MONITORING:** The PDS Zoning Counter shall review the receipts and verify that all PDS, DEH, and DPR deposit accounts have been paid.

59. GRADING PLAN CONFORMANCE: [LD, ESU] [DPR, TC PP] [GP, IP, MA]

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF**

REQUIREMENT: The grading and or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: Biological and Cultural Monitoring. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of 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:** The [LD, ESU, or PDS, BD for PDS Minor Grading, [DPR, TC for trails and PP for park improvements] shall verify that the grading and or improvement plan requirements have been implemented on the final grading and or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

60. **STRUCTURE REMOVAL: [PDS, PPS] [GP, IP, MA] [PDS, FEE] INTENT:** In order to comply with County Zoning Ordinance Section 4800, To comply with project design, the structure(s) on site shall be demolished. **DESCRIPTION OF REQUIREMENT:** The single-family structures and sheds located on-site as shown on the approved Tentative Map, shall be demolished.

- a. Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been demolished. The letter report shall also include before and after pictures of the area and structure(s).
- b. A Demolition Permit shall be obtained from the [PDS Building Division]. Compliance with conditions 34 and 35 to determine the presence or absence of Lead Based Paints and or Asbestos shall be completed before any demolition permit can be issued.

DOCUMENTATION: The applicant shall submit to the [PDS, PPS] the signed statement and the photographic evidence that the structures have been removed, relocated, or demolished pursuant to this condition. **TIMING:** Prior to the approval of Final Map and prior to the approval of any plan and issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **MONITORING:** The [PDS, PPS] shall review the statement and, photos, and any additional evidence for compliance with this condition.

61. **LEAD SURVEY: [PDS, PPS] [MA, GP,] [PDS, FEE X 2].**
INTENT: In order to avoid hazards associated with lead based paint (LBP) and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for the presence of LBP because the structures were built prior to 1980 (single-family residence with pool, 1908; residence with shed and garage/carport, 1929.) **DESCRIPTION OF REQUIREMENT:** A survey shall be performed before the demolition of the

residences, sheds and garage/carport located on-site as shown on the approved the approved Tentative Map. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

- a. All lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [PDS, PPS], which certifies that there was no presence of Lead Based Paint Material, or that there was LBD present and all lead containing materials have been remediated pursuant to code sections referenced above.

TIMING: Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map for TM 5517, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPS] shall review the report and any additional evidence for compliance with this condition.

62. ASBESTOS SURVEY: [PDS, PPS] [MA, GP] [PDS, FEE X 2].

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) because the structures were built to 1980 (single-family residence with pool, 1908; residence with shed and garage/carport, 1929.), and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for ACMs

DESCRIPTION OF REQUIREMENT: A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) in the residences, sheds and garage/carport located on-site as shown on the approved Tentative Map.

- a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.

- b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

DOCUMENTATION: The applicant shall submit to the [PDS, PPS] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to the approval of Final Map, issuance of any permit (excluding demolition permit), and prior to approval of Final Map the applicant shall comply with this condition. **MONITORING:** The [PDS, PPS] shall review the report and any additional evidence for compliance with this condition.

63. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the State's Model Water Efficient Landscape Ordinance (MWELO) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the State's MWELO, a Landscape Plan shall be prepared. Upon the effective date of the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWELO. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Additionally, the following items shall be addressed as part of the Landscape Plan: The State's MWELO can be found at: <https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&originatorContext=documenttoc&transitionType=Default&contextData=%28sc.Default%29>.
- i. Planting adjacent to the two Open Space lots (A&C), slopes associated with the private street passing through the Open Space lots, the vegetated buffer along Mission Road, the slopes associated with the two HOA lots (B&D), and the area where the existing driveway will be removed shall not contain any invasive or fire prone vegetation as per the County's 'Fire, Defensible Space and You' brochure and Appendix H&I within the County's Water Efficient Landscape Design Manual.
- j. Plans shall be in compliance with Sheets 4 and 5 of the Preliminary Grading Plans (labeled as Landscape Concept Plan) dated January 21, 2016, including slope planting densities and container sizes specified.
- k. The single oak tree along the northwestern portion of Lot 21 shall remain.
- l. Tree box sizes shall be a minimum of 48." This condition shall be signed off to the satisfaction of the Director of Planning & Development Services.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any

permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

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

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

(CULTURAL RESOURCES)

64. CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]

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

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

65. AIR QUALITY: [LD]. INTENT: To mitigate for potential air quality effects that may be caused by painting activities during construction. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

- a. The project applicant shall limit daily application of paint to no more than 100 gallons.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the architectural coatings phase. **MONITORING:** The [LD] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [LD] shall contact the [PDS, PPS] if the applicant fails to comply with this condition.

66. **AIR QUALITY: [LD, PDCI]. INTENT:** To mitigate for potential air quality effects that may be caused by grading activities during construction. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely.
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas, between dozer/scrapper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated if winds exceed 25 mph.
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A minimum of 5 - 15 mph signs shall be posted and enforced on unpaved areas during construction.
- h. Disturbed areas shall be replanted as soon as practical.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [LD] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [LD] shall contact the [PDS, PPS] if the applicant fails to comply with this condition.

67. AIR QUALITY: [LD, PDCI]. INTENT: To mitigate for potential air quality effects that may be caused by construction activities. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

- a. During construction activities, construction equipment shall be properly maintained to ensure proper timing and tuning of engines. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction activity.
- b. During construction activities, the contractor shall ensure that all equipment on-site will not idle for more than five (5) minutes.
- c. The contractor shall ensure use of low-sulfur diesel fuel in construction equipment as required by the California Air Resources Board (CARB).
- d. The project applicant shall ensure that various phases of construction activity will not overlap (i.e., demolition, grading, paving, and building).

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities. **MONITORING:** The [LD] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [LD] shall contact the [PDS, PS] if the applicant fails to comply with this condition.

(CULTURAL RESOURCES)

68. CULT#GR-2 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]

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

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

cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.

- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

69. **ENVIRONMENTAL SITE ASSESMENT: [PDS, PPS] [DEH, HMD] [GP, CP, UO] [PDS, FEE X 2]. INTENT:** In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, an Environmental Site Assessment shall be completed. **DESCRIPTION OF REQUIREMENT:** A signed, stamped Phase I and Limited Phase II Environmental Site Assessment (ESA) shall be prepared by a Registered Engineer or Professional Geologist. These assessments shall include the following information:
- a. The **limited Phase II** shall include shallow soil sampling between six inches to 2-3 feet in depth, in areas of the site where future exposure is likely to occur (such as around proposed house pads), and in the areas of the site with the highest likelihood for contamination, such as around chemical/ pesticide/ fuel storage and mixing areas and among agricultural crops.
 - b. The ESA should identify whether onsite soils exceed regulatory screening levels for pesticides, petroleum, heavy metals, or other contaminants.
 - c. If contaminated soils are detected, provide a letter from DEH stating that a VAP work plan has been prepared and approved to remediate contaminated soils.
 - d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional

Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

- e. Provide evidence that all required work has been fully incorporated into the Grading Plans if required to obtain a grading permit pursuant to the County Grading Ordinance 87.101 et. al.

DOCUMENTATION: Upon completion of the Phase I and Phase II ESA, the applicant shall submit the copies of the assessments (and a work plan for soil remediation, if applicable) to the [PDS, PPS] for approval. **TIMING:** Prior to approval of any grading and or improvement plans, issuance of any construction, building or any other permit, and prior to commencement of construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPS] shall review the report and any additional evidence for compliance with this condition. The work plan shall be approved by the Department of Environmental Health, Site Assessment and Mitigation (SAM), Voluntary Assistance Program (VAP).

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

(CULTURAL RESOURCES)

70. **CULT#GR-3 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE] INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luiseno Native American Monitor must be included in the Negative Monitoring Report.
- b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

or

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

2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [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, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PPD] shall inform [PDS, LDR] and [DPW, 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.

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 VR-2 Land Use Designation of the Fallbrook Community Plan because it proposes a residential use type at a density of 0.7 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 residential use type with a minimum net lot size of 0.5 acre in the RR (Rural 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 Fallbrook Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the design is for appropriately sized residential pads that do not require setback variances or impact sensitive resources;
5. The site is physically suitable for the proposed density of development because it is located on a public road, and it is served by the Fallbrook Public Utilities District and the North County Fire Protection District;
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 15183 Checklist dated March 26, 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 Fallbrook Public Utilities 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 Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

WAIVER AND EXCEPTION: 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:

Existing improvements along the project frontage of South Mission Road to remain and waive an 8-foot widening of the road for shoulder. Existing improvements conform to County standards and additional widening of the road section along the project frontage would be a spot improvement inconsistent with the street improvements in the area. A parking prohibition for South Mission Road from Stagecoach Lane to Northwest project boundary was approved by the Board of Supervisors when the County installed the existing improvements. The design exception request was supported by the Director of Public Works, dated January 18, 2011.

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 be 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:

46-52, 54-57, 60-71

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

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with Section 81.506 of the Subdivision Ordinance.
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of PDS 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 0.5 acre. 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: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: The 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. The California Department of Fish and Wildlife specifically requested notification for this project. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

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

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

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <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. 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/r0_2007_0001/2007_0001final.pdf~~

~~http://www.sdcountry.ca.gov/PDS/docs/LID_Handbook.pdf~~

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

~~**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. 10385 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.~~

~~**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *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](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>

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.202 (a) of the County Code.

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.

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.

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	PPS	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 (LD)			
Private Development Construction Inspection	PDCI	Environmental Services Unit	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within **TEN CALENDAR DAYS** of the date of this Resolution **AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, 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 Pallinger seconded by Commissioner Norby, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 22nd day of April, 2016, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: 7

NOES: 0

ABSENT: 0

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

cc: Jose Luis Islas, 2348 La Costa Ave #311, Carlsbad, CA 92009
Tim Thiele, RBF Consulting, 5050 Avenida Encinas, Ste. 260, Carlsbad, CA 92008
Mark Sanchez, 2436 Green Hills Way, Vista, CA 92084
James Chagala & Associates, 10324 Meadow Glen Way East, Escondido, CA 92026

email cc:

David Sibbet, Planning & Development Services, Land Development
Ed Sinsay, Project Manager, Planning & Development Services
James Chagala <jchagala@hotmail.com>
Fallbrook CPG

**Attachment B – Notice of Preliminary Decision of
the Director of Planning & Development Services
and Final Notice of Action of the Planning
Commission Approving a Time Extension for TM
5510**



County of San Diego

MARK WARDLAW
DIRECTOR

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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

September 8, 2020

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2019-TM-5510TE

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

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Time Extension PDS2019-TM-5510TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on September 18, 2020. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

I, Mark Wardlaw, Director of PDS, San Diego County, State of California, hereby certify that this is a copy of the official document authorizing an amendment to the referenced Tentative Map.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

A handwritten signature in black ink, appearing to read "Mark Slovic".

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

September 18, 2020

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2019-TM-5510TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR TENTATIVE MAP 5510

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

1. The approval of this Tentative Map expires on ~~April 22, 2019~~ April 22, 2025 at 4:00 p.m.

PDS-Land Development has no comments on TM 5510TE. The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5510 dated April 22, 2016 are still applicable.

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

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5510 dated April 22, 2016 are still applicable.

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

NOTICE: The 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. The California Department of Fish and Wildlife specifically requested notification for this project. 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

- 3 -

the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

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

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

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <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. 10385](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *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:

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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.

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- 4 -

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.

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Attachment C – Environmental Documentation

The project is relying on prior environmental documents. Copies of the documents can be found at Planning & Development Services or online at

<https://www.sandiegocounty.gov/content/sdc/pds/PC/180413-Supporting-Documents.htm>

G1 - 62 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: Pacifica Estates Tentative Map Time Extension; PDS2019-TM-5510TE

Project Location: East side of South Mission Road, north of South Stage Coach Lane, within the Fallbrook Community Plan Area, in the unincorporated area of the County of San Diego. (APN 106-251-01, 03, 18, 24;; 106-151-12, 13; 106-500-29)

Project Applicant: Steve Wragg, 9755 Clairemont Mesa Blvd, San Diego, CA 92124

Project Description: The project is a Tentative Map proposal to subdivide 17.3 acres into 21 residential lots, two open space lots to preserve wetlands, and two homeowner associate (HOA) common site area lots for detention basins. The proposed residential lots would be 0.5 acre gross and net, which is in conformance with the General Plan and Zoning. There are existing structures and wells on the property which would be removed. These structures and wells were used for agricultural purposes, which would also be an abandoned use. Water and sewer would be provided by Fallbrook Public Utilities District, and approximately 1,600 feet extension of sewer and water utilities will be required for the project. Fire service would be provided by the North County Fire Protection District. Total earthwork quantities are expected to be a balance of 60,000 cubic yards of cut and fill. Grading monitoring would be required for Cultural Resources.

Approving Project: County of San Diego

County Contact Person: Souphalak Sakdarak Telephone Number: (858) 495-5214

Date Form Completed: September 18, 2020

This is to advise that the County of San Diego Planning Commission has approved the above described project on September 18, 2020 and found the project to be exempt from the CEQA under the following criteria:

- 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.
- Mitigation measures were were not made a condition of the approval of the project.
- 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 existing zoning, community plan, or general plan polices for which an EIR was certified. The project shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

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) 495-5214
Name (Print): Souphalak Sakdarak 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.

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

**FOR PURPOSES OF CONSIDERATION OF
Pacifica Estates, PDS2019-TM-5510TE**

September 18, 2020

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:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required. In addition, the proposed project is a time extension, there are no changes to the original condition and analysis.

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required. In addition, the proposed project is a time extension, there are no changes to the original condition and analysis.

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 Fallbrook Public Utilities Water District which obtains water from surface reservoirs and/or imported sources. The project may use groundwater for irrigation, but not domestic supply. In addition, the proposed project is a time extension, there are no changes to the original condition and analysis.

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

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

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

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

YES	NO	NOT APPLICABLE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

The project Storm Water Management Plan for this project has been submitted, and DPW has reviewed it and found it in compliance with the Watershed Protection Ordinance (WPO). The plan is accepted for CEQA process. In addition, the proposed project is a time extension, there are no changes to the original condition and analysis.

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

YES

NO

NOT APPLICABLE

Discussion:

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

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

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

In addition, the proposed project is a time extension, there are no changes to the original condition and analysis.

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

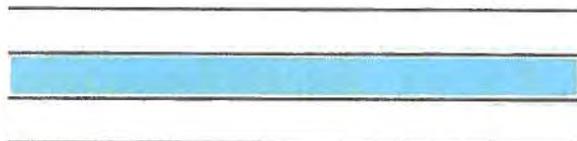
Record ID(s) PDS2006-3100-5510 TE

Assessor's Parcel Number(s) 106-251-01&03, 106-251-18&24, 106-151-12&13, 106-500-29

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.

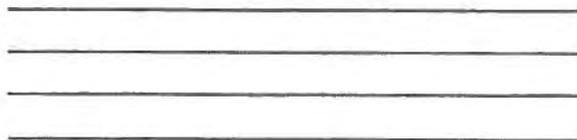
A. List the names of all persons having any ownership interest in the property involved.

Pacifica Estates, LLC

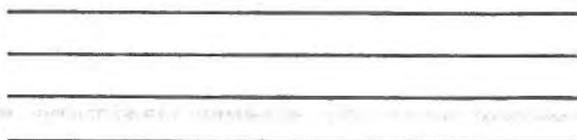
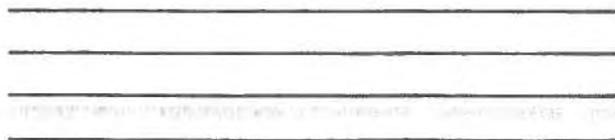


B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

Jose Luis Islas



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



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

[Signature]
Signature of Applicant
Jose Luis Islas
Print Name
Feb/1/2019
Date

— OFFICIAL USE ONLY —
SDC PDS RCVD 02-07-19
TM5510TE

