



*The County of San Diego*

# Planning Commission Hearing Report

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<b>Date:</b>	October 23, 2020	<b>Case/File No.:</b>	Tentative Map Time Extension; PDS2019-TM-5510TE, PDS2019-ER-06-02-023A
<b>Place:</b>	No In-Person Attendance Allowed - Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Pacifica Estates Tentative Map Time Extension
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	East of South Mission Road, North of South Stage Coach Lane
<b>Agenda Item:</b>	#2	<b>General Plan:</b>	Village-Residential (VR-2)
<b>Appeal Status:</b>	Appealable to Board of Supervisors	<b>Zoning:</b>	Rural Residential (RR)
<b>Applicant/Owner:</b>	Jose Islas, Pacifica Estates	<b>Community:</b>	Fallbrook Community Plan Area
<b>Environmental:</b>	CEQA § 15183 Exemption	<b>APNs:</b>	106-251-01, 03, 18, 24; 106- 151-12, 13; 106-500-29

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## **A. OVERVIEW**

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the Pacifica Estates Tentative Map Time Extension (Tentative Map Time Extension) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA). Following written correspondence opposing the request for a time extension at the September 18, 2020 Planning Commission Hearing, the Tentative Map Time Extension was requested to be placed on the agenda as an action item in accordance with Section 81.317 of the Subdivision Ordinance.

The Project is a request for a six-year Tentative Map Time Extension for the Pacifica Estates Tentative Map which consists of 21 residential lots, two open space lots, and two Homeowners Association stormwater maintenance lots. The Tentative Map was approved by the Planning Commission on April 22, 2016. There have been no physical changes to the approved map, and the project requests only a time extension to allow the applicant additional time to complete all required conditions in order to final the map. All conditions associated with the original project will not change and no new mitigation or efforts to lessen impacts have been identified.

The sections contained in this report describe the request for the time extension, the Pacific Estates development, analysis and discussion, community planning group and public input, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Tentative Map Time Extension

request for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances and reviewed the potential impacts on the environment in accordance with CEQA. PDS found the Tentative Map Time Extension to be consistent with all relevant regulations with inclusion of conditions in the Form of Decision (Attachment B).

Based on staff's analysis, the request for a time extension complies with CEQA, the County of San Diego Subdivision Ordinance, and the County of San Diego General Plan, and staff recommends approval of the Tentative Map Time Extension, with the conditions noted in the attached Resolution for Tentative Map 5510 dated April 22, 2016 (Attachment C). If the Tentative Map Time Extension is approved, the new expiration date for the Tentative Map will be April 22, 2025 and this will be the final time extension permitted.

**B. STAFF RECOMMENDATIONS**

Staff recommends the Planning Commission take the following actions:

1. Approve the Tentative Map Time Extension for six years for Tentative Map 5510 and find the application consistent with all relevant regulations, including the Subdivision Map Act and Subdivision Ordinance (Attachment B).
2. Find the Tentative Map Time Extension in conformance with CEQA and adopt the Environmental Findings included in Attachment D, which includes a determination that the Project is exempt from further environmental review in accordance with Section 15183 of the CEQA Guidelines.

**C. BACKGROUND**

The Tentative Map was submitted to the County on July 27, 2006 and included 26 lots. During processing of the Tentative Map, the project was redesigned to satisfy concerns raised during the public disclosure period and at the Planning Commission hearing. On April 22, 2016, the Tentative Map (TM-5510) was approved by the Planning Commission by a vote of 7-0-0 (7-Yes, 0-No, 0-Abstain/Absent) for 21 residential lots, two detention basin lots, and two open space lots. The expiration date of TM-5510 was April 22, 2019. The Tentative Map Time Extension was submitted to the County on February 6, 2019. The Director of PDS issued a preliminary decision on September 8, 2020 and the Tentative Map Time Extension was placed on the September 18, 2020 Planning Commission agenda as an informational item. Following written correspondence opposing the request for a time extension at the September 18, 2020 Planning Commission hearing, the Tentative Map Time Extension was requested to be placed on the agenda as an action item in accordance with Section 81.317 of the Subdivision Ordinance.

**D. REGIONAL SETTING AND LOCATION**

TM-5510 sits on 17.3 acres and is located east of South Mission Road and north of Stage Coach Lane, in the community of Fallbrook within unincorporated San Diego County (Figure 1). The site gently slopes from the east to west, with steeper sections along the eastern and southern portions of the property, which contains an existing single-family structure and sheds that will be removed. Ostrich Farm Creek is located along the western portion of the property, abutting Mission Road. Camp Pendleton is located approximately 0.51 miles from the site. Access to the site will be provided by a proposed private road connecting to South Mission Road.

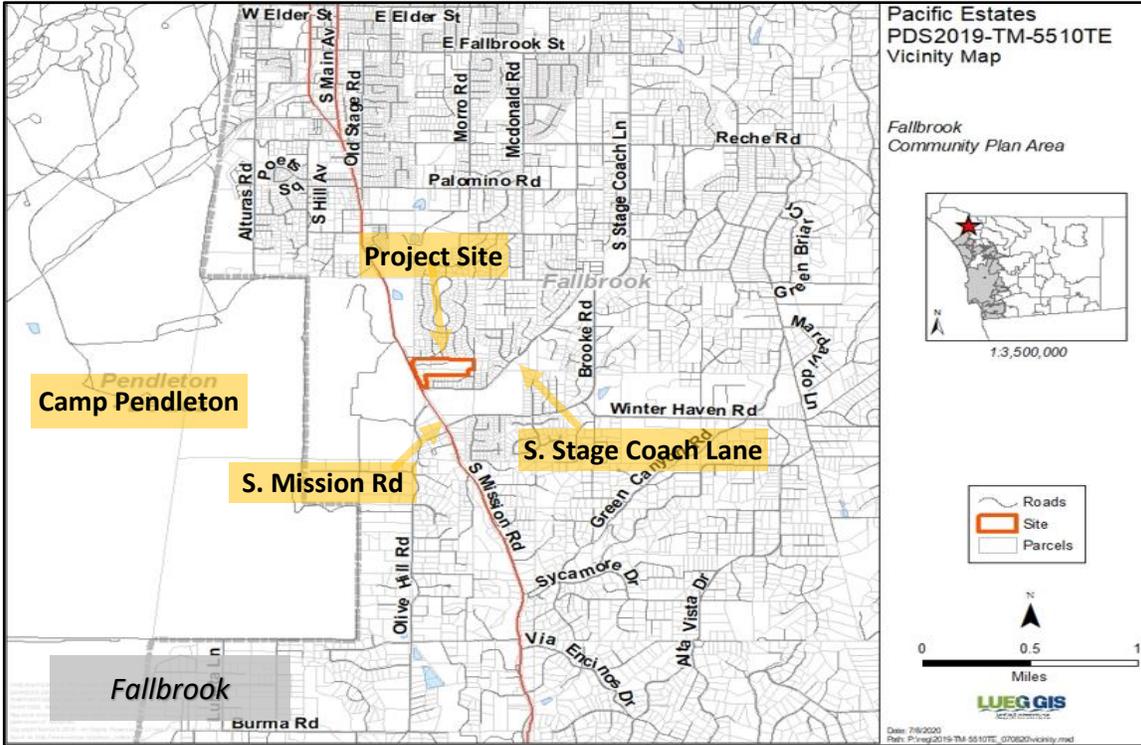


Figure 1: Project Site



Figure 2: Existing Site

The General Plan Regional Category for the site is Village Residential (VR-2), which allows two units per gross acre. Surrounding land uses include single-family residential uses, the Fallbrook Air Park (public facility), and Fallbrook High School. Please refer to Figure 2 and Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Specific Plan Area, Village Residential, Open Space	RS, RR, S80, S88	Sterling Bridge, Stone Castle, Kirkcaldy Road	Residential
East	Village Residential, Public/Semi-Public Facilities, Open Space	RR	Morro Road, Rujean Lane, Knollwood Ave	Residential
South	Public/Semi-Public Facilities, Village Residential, Semi-Rural Residential, General Commercial	RR, A70, C36	Summerhill Lane, South Stage Coach Lane, Olive Hill Road	Residential, Fallbrook High School
West	Public/Semi-Public Facilities, Open Space, Public Agency Lands	A72	Mission Road	Fallbrook Community Air Park, Camp Pendleton

**E. TENTATIVE MAP TIME EXTENSION PROJECT DESCRIPTION**

The Project is a request for a Tentative Map Time Extension for six years for the subdivision of 17.3 acres into 25 lots, including 21 residential lots, two detention basin lots, and two biological open space lots to preserve the onsite wetlands. The residential lots range in size from 0.50 to 0.69 acres.

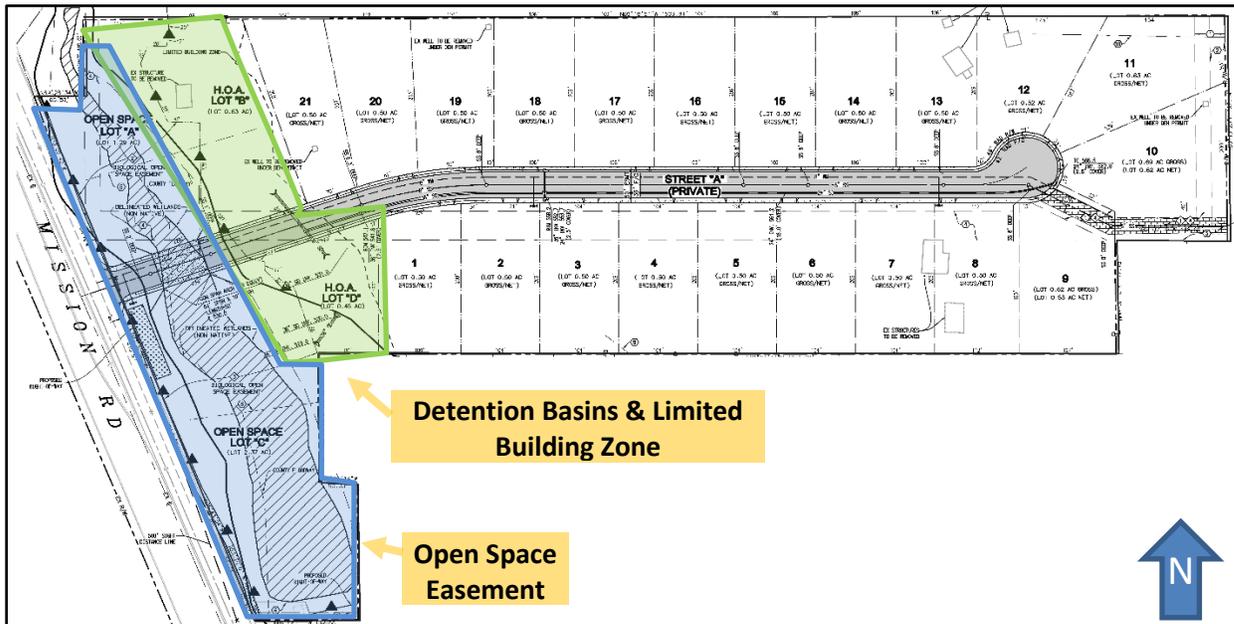


Figure 3: Tentative Map

**F. ANALYSIS AND DISCUSSION**

The Project has been reviewed to ensure it conforms with all relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Fallbrook Community Plan, the Zoning Ordinance, and CEQA Guidelines. To follow is a detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances.

PDS staff reviewed and analyzed the points of concern raised during public noticing and detailed in the submitted documentation prior to the September 18, 2020 Planning Commission Hearing. The concerns focused on four issues: 1) Traffic and Access; 2) Grading and Drainage; 3) Soils and Hazardous Materials; and 4) Aesthetics (See Attachment F- Public Documentation). Each of these issues have been analyzed, and PDS has not identified any new impacts in the environmental review or the TM-5510 approval documents.

**1. Key Requirements for Requested Actions**

- a. Is the Project consistent with the vision, goals, and policies of the General Plan?
- b. Does the Project comply with the policies set forth under the Fallbrook Community Plan?
- c. Is the Project consistent with the County's Zoning Ordinance?
- d. Is the proposed project consistent with the County's Subdivision Ordinance?
- e. Is the Project consistent with other applicable County regulations?
- f. Does the Project comply with CEQA?

**2. Tentative Map Time Extension Considerations and Analysis**

When a Tentative Map application is submitted, it must be evaluated against the General Plan for conformance. This is consistent with the Subdivision Map Act Government Code Sections 66473.5 and 66474, which require the approval of a proposed Tentative Map to be consistent with the General Plan. However, the Subdivision Map Act and County Subdivision Ordinance do not provide any explicit criteria under which the decision on a discretionary Tentative Map Time Extension must be made. It is standard practice and procedure for PDS to review Tentative Map Time Extensions in conformance with the current General Plan as well as current Stormwater Management Regulations. There have been no physical changes to the approved map. All conditions associated with the original project will not change and no new impacts have been identified.

The applicant has requested the maximum of six years allowed by the Subdivision Map Act. The applicant has cited multiple reasons why they have been unable to move forward with the project at this time:

- Since TM-5510 was approved, there have been updates to stormwater regulations which required the applicant to prepare an updated stormwater management plan. A revised Priority Development Stormwater Quality Management Plan has been prepared for the current Tentative Map Time Extension application.
- There are multiple conditions that need to be completed prior to the final map; the applicant needs additional time to adequately satisfy those conditions. TM-5510 consists of 70 conditions and the applicant has indicated to PDS that they have invested more than half a

million dollars thus far in satisfying some of those condition. Some of those conditions require that the applicant obtain multiple jurisdictional permits and agreements such as 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 as well as a Streambed Alteration Agreement through the California Department of Fish and Wildlife. In addition, the applicant was required to submit a FEMA Conditional Letter of Map Revision to revise the floodplain. The applicant has applied for the permits and has been working with applicable agencies to satisfy these conditions. The permitting process associated with these can take years but are expected to be completed before April 22, 2025.

Staff considered these circumstances and information provided by the applicant in their analysis and reviewed the Project for conformance with the General Plan as well as the Zoning Ordinance. Staff supports the request for a six-year time extension.

### 3. Community Concerns Analysis

This section discusses the four points of concerns raised during the public notice period for the Time Extension Request:

#### Access and Traffic

A comment was received regarding the approved Traffic Plan and access for TM-5510. The concern is regarding the driveway, which allows only a right-turn from South Mission Road and right-turn from the site due to an existing landscape median on South Mission Road along the site's frontage. The commenter also states that to go south, a turn is expected to be made at Air Park Road, where the landscape median and curve in the southbound lanes of South Mission Road, would impede sight distance for drivers looking north. These same issues were also raised during the review of the Tentative Map. As an original project condition, the County requested an Irrevocable Offer of Dedication along the frontage of South Mission Road for future widening. In addition, TM-5510 is conditioned to submit a sight distance certification for the proposed on-site private road easement and for South Mission Road. This will assure an unobstructed view for safety while exiting the property and accessing a public road, ensuring TM-5510 complies with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards. Staff analyzed this concern for the time extension and concluded that the request would not result in any changes to the conditions required for TM 5510.

#### Soils/Hazardous Materials

Concerns were raised regarding the soil properties and stability of the building site, which is on the steepest part of the hill where the soil properties were described to be severely susceptible to erosion. The commenter expressed concern that the ground under the houses would shift over time resulting in landslides. In addition, the commenter expressed concerns that the soils within Ostrich Farms Creek is subject to liquefaction. Lastly, the commenter raised concerns about the removal and disposal of the plastic tubing disc in the ground from the previous agricultural use on the site.

Analysis regarding these issues was conducted before TM-5510 was approved found that there would be no significant impacts because the map is conditioned to demonstrate compliance with the Building Code and would implement standard engineering techniques to ensure structural safety.

TM-5510 is also required to incorporate Best Management Practices to ensure proper maintenance of the site during grading. These practices will protect property and residents from the risks of natural and human-induced hazards. In addition, the owner or applicant must submit a Phase 1 and Limited Phase II Environmental Site Assessment prior to approval of any grading and improvement plans or issuance of any construction, building or any other permit. This condition ensures TM-5510 complies with the County's hazardous materials and existing contamination requirement. Staff has evaluated these concerns for the Project and determined that it would not result in new impacts as it does not consist of any physical changes to the site and conditions.

### Grading and Drainage

Concerns pertaining to grading and drainage were received for the Time Extension. The commenter stated that the amount of grading would lower the natural elevation of the hillside, eliminate natural ridges, and change the drainage flow. These issues were evaluated and addressed while processing TM-5510, since originally 80,000 cubic yards of balanced grading was proposed, however, at the time of approval in 2016, the grading had been reduced to 60,000 cubic yards of balanced grading due to concerns that were raised during the public disclosure period and at the Planning Commission hearing.

TM-5510 is conditioned to comply with the Watershed Protection Ordinance and Grading Ordinance which ensures that the project will not result in any unprotected erodible soils and will not significantly alter existing drainage pattern. In addition, TM-5510 includes conditions, which will assure that grading for the development will not result in problems associated with runoff, drainage, erosion, or siltation. As part of this time extension request, the Project was required to address the changes in stormwater regulations. Staff has evaluated the comments received for the Project and has concluded that no new impacts will occur as there will not be any physical changes to the site or to the Tentative Map conditions.

### Aesthetics

A comment was received regarding the proximity of existing homes along Summerhill Lane to the site, which has an elevation that could impact the privacy of existing residences and add light pollution. This concern was also raised during the processing of TM-5510 and it was determined that the County cannot preclude two-story homes in the future as they are allowed per the zoning requirements. However, the applicant responded to this concern by lowering the grading, moving the pads further from the perimeter, and adding perimeter landscaping. In addition, TM-5510 is required to comply with the Lighting Ordinance. These conditions were presented to and approved by the Planning Commission on April 22, 2016. Staff has reviewed these concerns for the Project and concluded that there are no changes to the map and the time extension does not result in new impacts that were not previously reviewed.

#### **4. General Plan Consistency**

TM-5510 was found to be consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1. The Tentative Map Time Extension has also been found to be consistent with all relevant regulations since the project does not propose any changes to the previously approved TM-5510.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p><b>LU-1.9 Achievement of Planned Densities –</b> Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p>	<p>The site is subject to General Plan Land Use Designation VR-2, which allows a maximum density of two units per acre, or 34 units. TM-5510 will result in a maximum of 25 lots and 21 units. With the open space factored out of the acreage, the development would utilize approximately 62% of the planned density.</p>
<p><b>LU-2.4 Relationship of Land Uses to Community Character –</b> Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.</p>	<p>The Village Regional Category is an area where higher intensity land uses are planned and established. Surrounding land uses are predominantly residential as is TM-5510, which will fit in with the community character for the Fallbrook Village classification.</p>
<p><b>LU-2.8 Mitigation of Development Impacts.</b> Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>TM-5510 is designed to minimize significant impacts to surrounding areas. It proposes a residential subdivision and will not introduce a new use that will create or cause excessive noise or vibrations. The design of the project places development within the flattest area and an open space easement will be added on-site.</p>
<p><b>LU-6.1 – Environmental Sustainability.</b> Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>The TM-5510 will preserve 0.54 acres of southern riparian forest within a Biological Open Space Easement. Fencing and signage will discourage intrusion by people or vehicles.</p>

General Plan Policy	Explanation of Project Conformance
<p><b>LU-6.5 – Sustainable Stormwater Management.</b> Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County’s LID Handbook.</p>	<p>TM-5510 has incorporated required stormwater management features in accordance with the County’s LID Handbook, including structural best management practices (BMP) such as two biofiltration basins on the west end of the development to treat stormwater.</p>
<p><b>LU-6.9 – Development Conformance with Topography.</b> Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominate physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>TM-5510 will involve 60,000 cubic yards of grading for the 21 residential lots and two detention basin lots. However, most of the grading is for the proposed private road. Furthermore, the applicant has designed the pads to utilize the flattest areas of each proposed parcel, thereby reducing the amount of grading while preserving the natural topography.</p>
<p><b>LU-6.10 – Protection from Hazards.</b> Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p>	<p>The site was analyzed for agricultural hazardous wastes and structural removal hazards. The project site contains the potential for contamination from agriculture use. Due to the low probability of hazards in the soils or structures, the applicant was not required to perform a Phase I and Limited Phase II Environmental Site Assessment (ESA) during the processing of the permit.</p>
<p><b>LU-9.5 Village Uses -</b> Encourage development of distinct areas within communities offering residents a place to live, work and shop, and neighborhoods that integrate a mix of uses and housing types.</p>	<p>TM-5510 will provide Fallbrook community residents and others additional opportunities to own a unit in the established residential area, while being in close proximity to commercial shopping, businesses, and work.</p>

General Plan Policy	Explanation of Project Conformance
<p><b>LU-13.2: Commitment of Water Supply.</b> Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p> <p><b>LU-14.2: Wastewater Disposal.</b> Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet expected demands.</p>	<p>TM-5510 is located within the Fallbrook Public Utilities District. A Project Facility Availability Form has been provided from the Fallbrook Public Utilities District and indicates that water service and Wastewater Disposal are available. TM-5510 will extend a water line approximately 900 feet from Morro Road, along the proposed private road, to the west.</p>
<p><b>COS-4.1 Water Conservation.</b> Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>TM-5510 will be required to comply with San Diego County's <i>Water Conservation in Landscaping Ordinance</i> and the County of San Diego <i>Water Efficient Landscape Design Manual</i>, which includes water conservation requirements and water efficient landscaping. This policy is enforced at the Building Permit phase.</p>
<p><b>COS-14.3 Sustainable Development.</b> Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.</p>	<p>TM-5510 has been designed using sustainable land development practices, including the installation of bio-retention basins to treat stormwater runoff, the preservation of a biologically sensitive area and the improvement of an existing flooding condition.</p>
<p><b>COS-19.1 Sustainable Development Practices.</b> Require land development, building design, landscaping, and operational practices that minimize water consumption.</p>	<p>TM-5510 will include conditions to require that planning, funding and construction efforts shall consider ways to minimize water consumption, regardless of whether water is deemed to be readily available by applicable water authorities at local, county, and/or state levels.</p>
<p><b>S-3.6: Fire Protection Measures.</b> Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	<p>TM-5510 has been reviewed and approved by the County Fire Authority and North County FPD. The design features provided by the applicant include: a minimum 36-foot wide private roadway; the cul-de-sac to be 38 feet surface width; emergency access to Morro Road; and the installation of three fire hydrants at specific locations along the proposed private road.</p>

**5. Fallbrook Community Plan Consistency**

TM-5510 is consistent with the following relevant Fallbrook Community Plan goals, policies, and actions as described in Table F-2.

Table F-2: Community Plan Conformance

Fallbrook Community Plan Policy	Explanation of Project Conformance
<p><b>Goal LU 1.1-</b> Perpetuate the existing rural charm and village atmosphere while accommodating growth.</p>	<p>TM-5510 proposes single-family homes that will encourage growth within Fallbrook while maintaining a rural atmosphere since the Biological Open Space creates a buffer from South Mission Road. In addition, the proposed lot size and density is consistent with the surrounding area.</p>
<p><b>Policy LU 2.1.3 -</b> Prohibit grading for residential development from unduly disrupting the natural terrain, or causing problems associated with runoff, drainage, erosions, or siltation.</p>	<p>TM-5510 was approved with 60,000 cubic yards of balanced grading. The Project will incorporate bioretention areas and Best Management Practices to ensure no increased amount of runoff or erosion results from the development.</p>
<p><b>Policy COS 1.2.1 –</b> Encourage floodplains and natural stream courses to be preserved in permanent open space and uses limited to recreational or light agriculture uses.</p>	<p>Ostrich Farms Creek is located along the western portion of the property. This area will be placed into a Biological Open Space and dedicated to the Fallbrook Conservation District.</p>

**6. Zoning Ordinance Consistency**

TM-5510 complies with all applicable zoning requirements of the Rural Residential (RR) zone with the incorporation of conditions of approval outlined in the Resolution for Tentative Map 5510 dated April 22, 2016.

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RR	Yes
Animal Regulation:	J	Yes
Density:	-	Yes
Lot Size:	0.5 AC	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	G	Yes
Open Space:	-	N/A
Special Area Regulations:	C	Yes

## 2 - 12

Development Standard	Proposed/Provided	Complies?
Section 2180 of the Zoning Ordinance describes the permitted uses in the Rural Residential (RR) Use Regulations.	Complies with the RR Use Regulation because single family residences are an allowed use.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4200 of the Zoning Ordinance describes the required minimum lot size.	Complies with the minimum lot size of the site as all lots range from 0.50 to 0.69 acres.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G" which requires structures to be no more than 35 feet in height.	TM-5510 is a residential subdivision. No structures are currently proposed. All future residential structures are required to comply with the height requirements of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "G" setback requirements of a setback of 50 feet in the front yard, 10 feet in the interior side yard, 35 feet in the exterior, and 40 feet in the rear yard.	The proposed lots have been designed to contain building pads that are large enough for a single-family dwelling to be constructed outside of the required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

### 7. Subdivision Ordinance Consistency

TM-5510 has been reviewed for compliance with the Subdivision Ordinance. It is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402), and improvements (Sections 81.403 and 81.404). TM-5510 includes requirements and conditions of approval necessary to ensure that it is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

### 8. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA and it qualifies for an exemption from additional environmental review in accordance with Section 15183 of the CEQA Guidelines. The Project, as designed, would not cause any significant effects on the environment which were not analyzed for the Tentative Map or which require additional mitigation measures, as it is a Tentative Map Time Extension and the previous 15183 checklist for the Project addressed all impacts.

**9. Applicable County Regulations**

*Table F-4: Applicable Regulations*

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	Reviewed and found to be in conformance with the RPO. There are no RPO steep slopes on the property and no cultural resources. A 100-year flood plain runs along the western portion of the property as well as RPO wetlands that will be placed in a biological open space easement and a limited building zone.
b. County Consolidated Fire Code	Reviewed by the County Fire Authority and the North County Fire Protection District. It was determined that the project complies with the County Consolidated Fire Code.
c. Noise Ordinance	TM-5510 will not generate potentially significant noise levels which exceed the allowable limits of the County Noise Element and Noise Ordinance.

**G. COMMUNITY PLANNING GROUP**

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 Tentative Map 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.

**H. PUBLIC INPUT**

Multiple phone calls and emails were received during the noticing period associated with the Tentative Map Time Extension application submittal. Some members of the community had general questions regarding the project and wanted to know if anything had changed with the development proposal. Other members of the community expressed concerns with the project specifically focusing on soil, traffic, aesthetics, grading, drainage, and general concerns with the project, which have been discussed above. Comments received upon submittal and during processing of the project are found in Attachment F. Staff responded to members of the community explaining that the approved environmental document evaluated their topics of concern and that the Time Extension does not propose any changes to the previously approved Tentative Map.

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Decision of the Planning Commission Approving a Time Extension for TM-5510

Attachment C – Resolution Dated April 22, 2016 Approving Tentative Map 5510

Attachment D – Environmental Documentation

Attachment E – Environmental Findings

Attachment F – Public Documentation

Attachment G – Ownership Disclosure

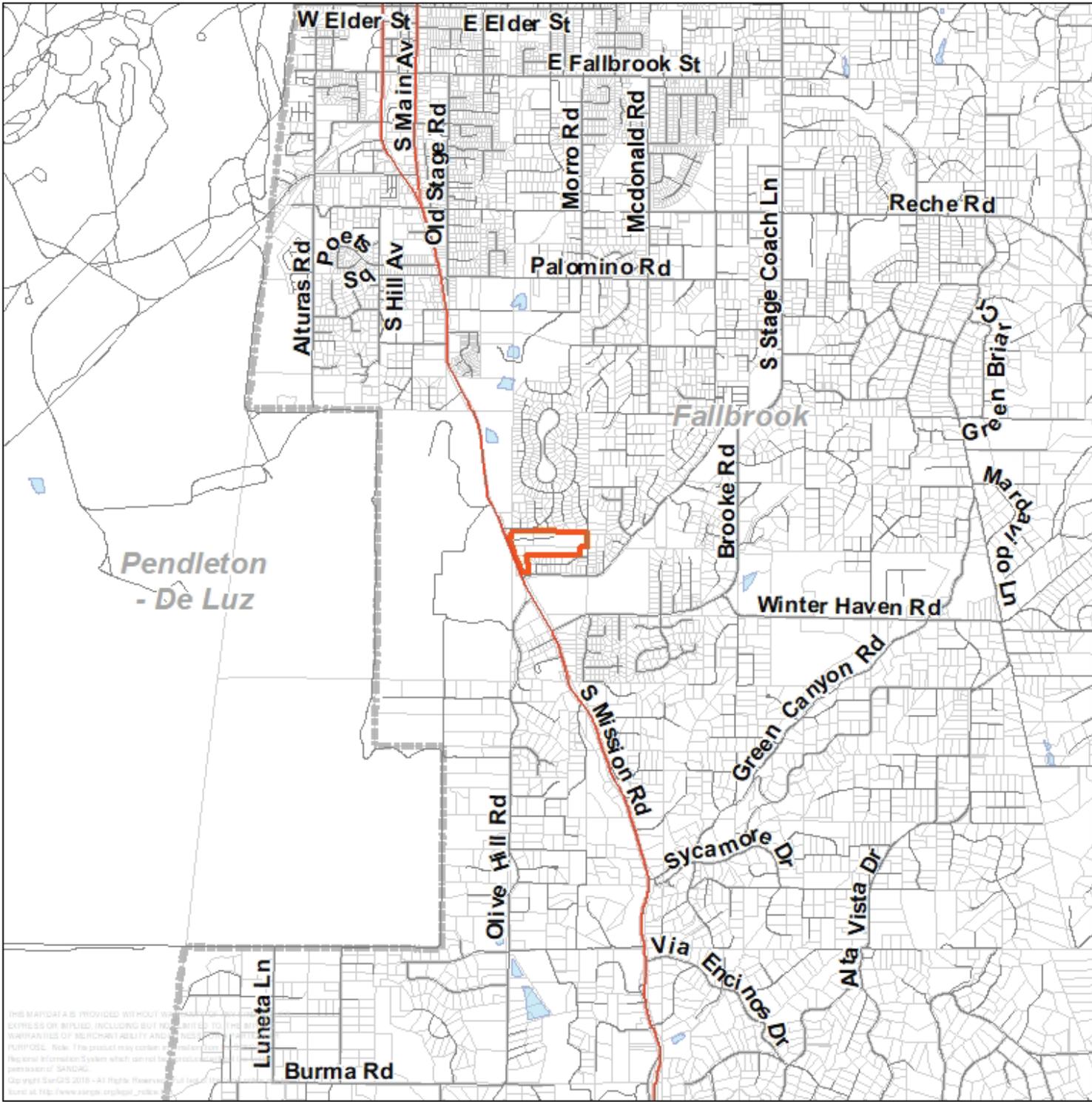
## **Attachment A – Planning Documentation**

Pacific Estates  
 PDS2019-TM-5510TE  
 Vicinity Map

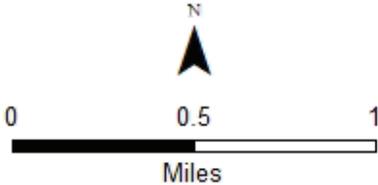
Fallbrook  
 Community Plan Area



1:3,500,000



	Roads
	Site
	Parcels



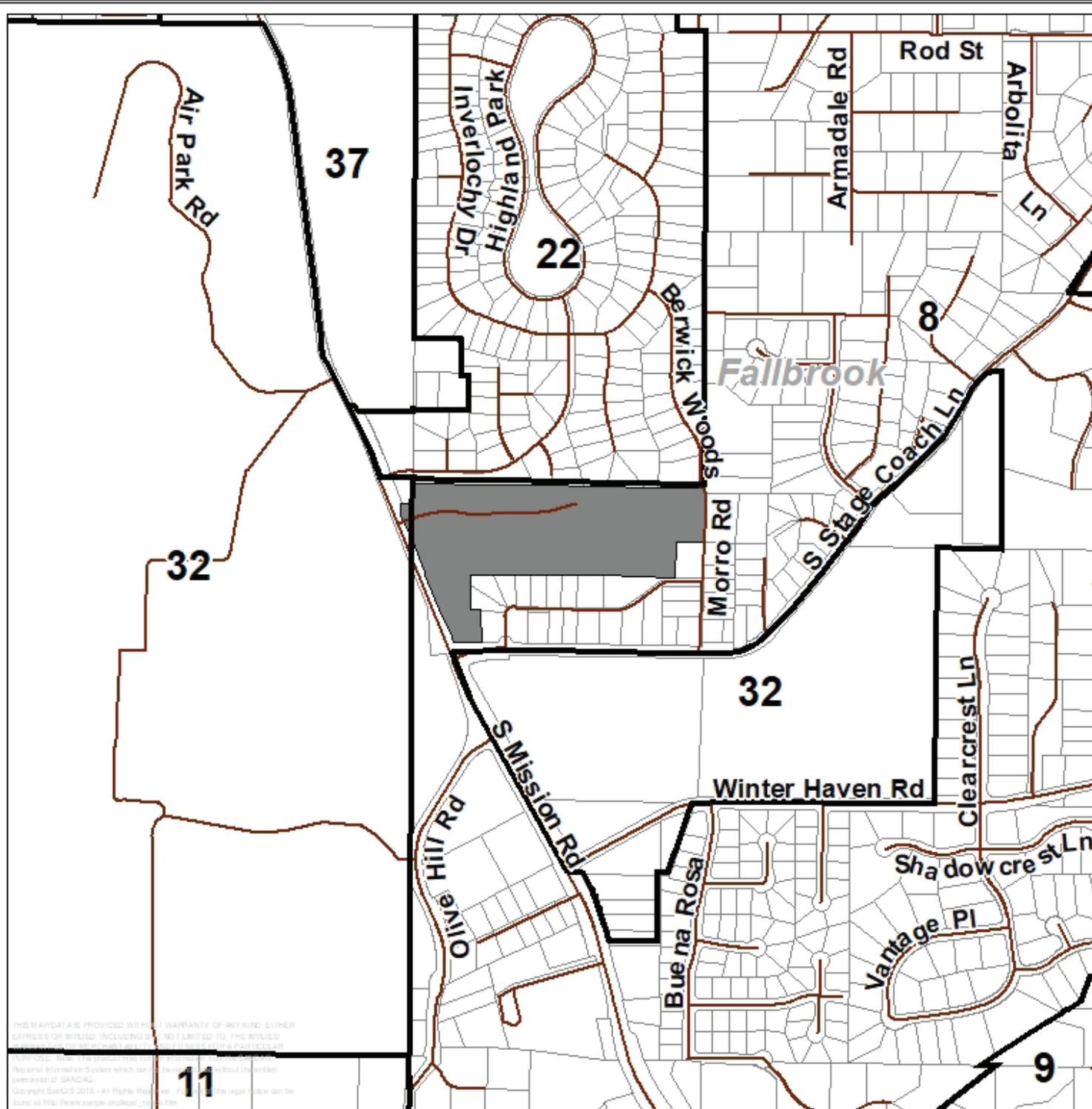
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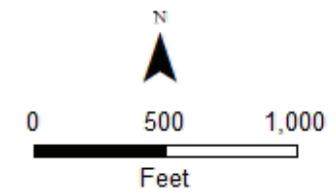
Pacific Estates  
PDS2019-TM-5510TE  
General Plan

Fallbrook  
Community Plan Area

- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (22) Specific Plan Area
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)



	Roads
	Site
	Parcels
	Planning



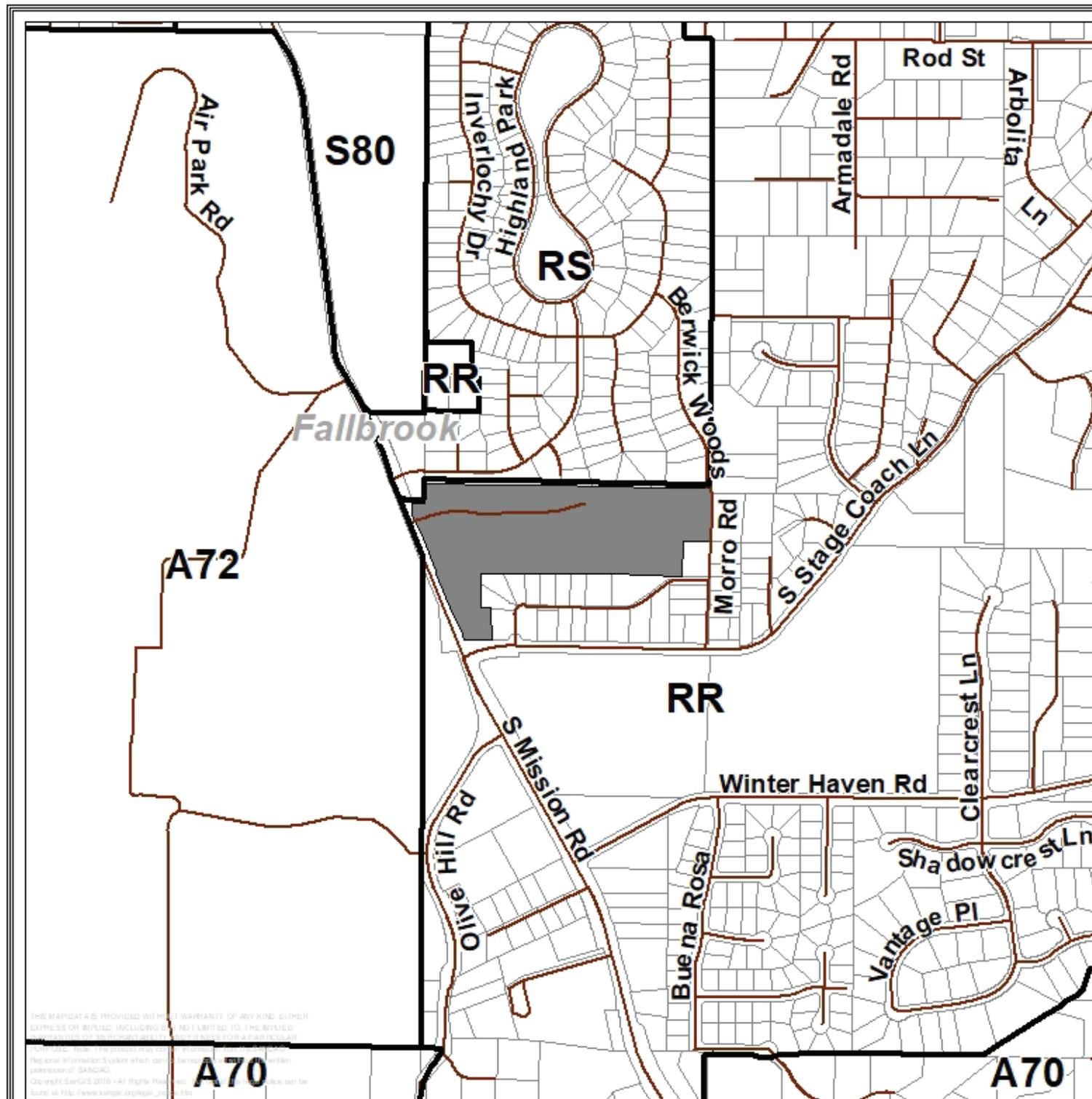
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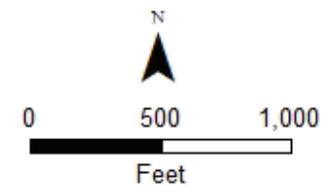
Pacific Estates  
PDS2019-TM-5510TE  
Zoning

Fallbrook  
Community Plan Area

- A70 - Limited Agricultural
- A72 - General Agricultural
- RR - Rural Residential
- RS - Single Family Residential
- S80 - Open Space



	Roads
	Site
	Parcels
	Zoning



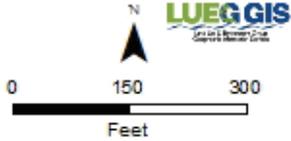
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Pacific Estates  
PDS2019-TM-5510TE

Fallbrook Community Plan Area

- ~ Roads
- Site



**LUEGGIS**  
GIS & Mapping Solutions

Date: 7/8/2020 Path: P:\reg\2019-TM-5510TE\_070520\photo\_lg.mxd



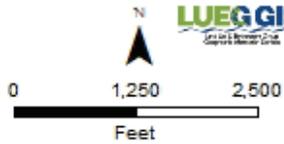


Pacific Estates  
PDS2019-TM-5510TE

Fallbrook Community Plan Area

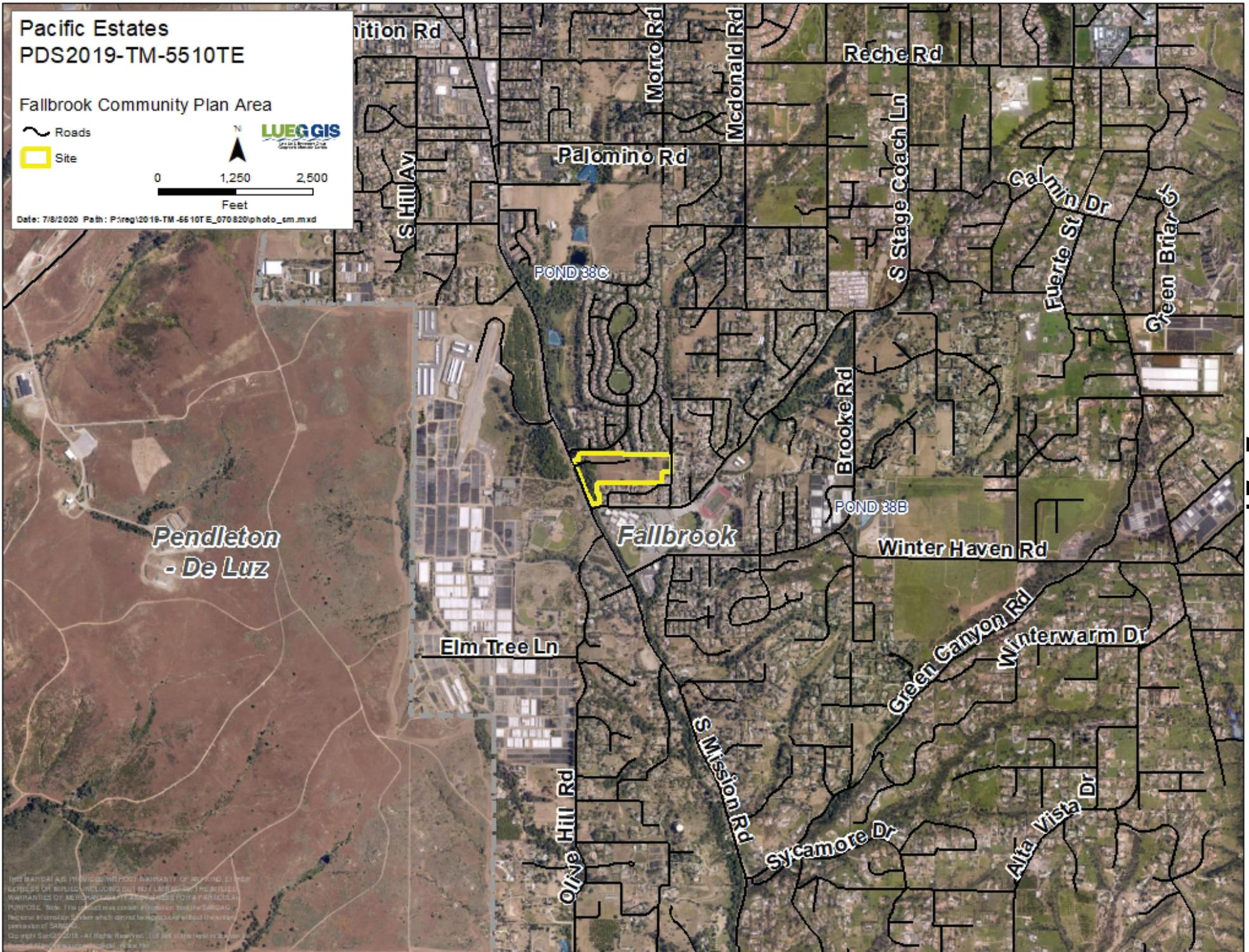
~ Roads

□ Site



**LUEGGIS**  
GIS & Mapping Solutions

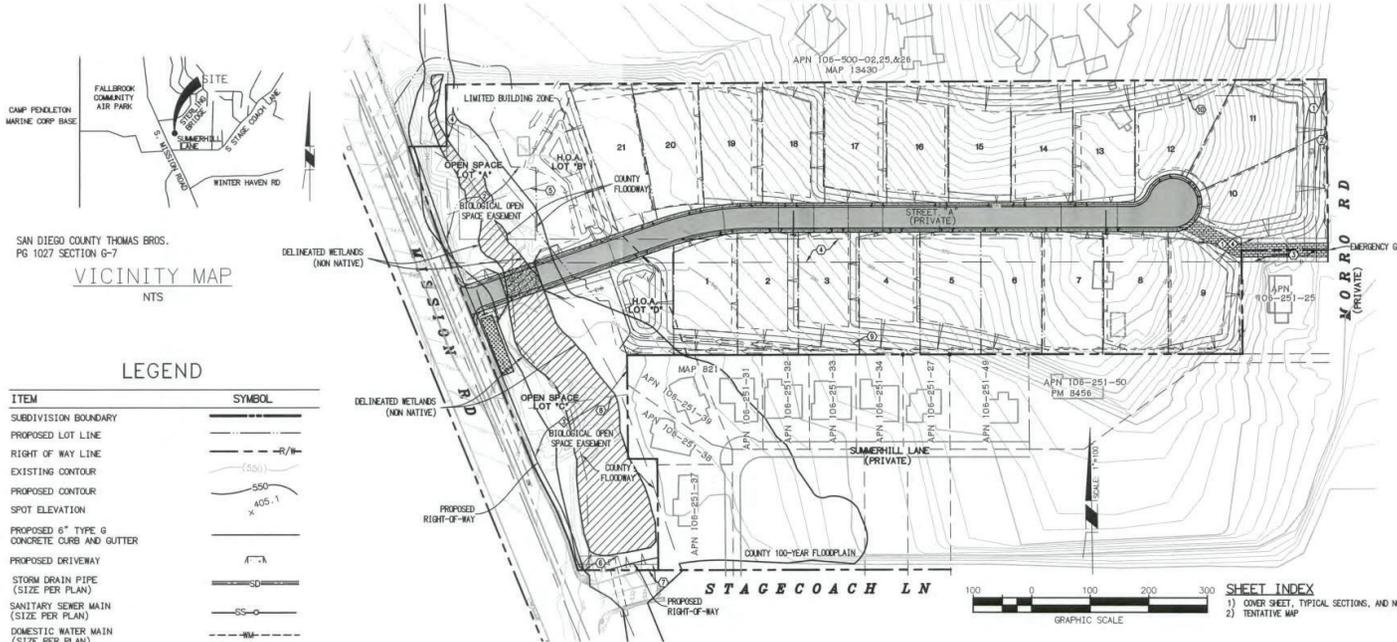
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2-21

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# 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 TO ACRES OF LOT 9 OF THE SUBDIVISION OF TRACT D OF THE PARTITION OF THE RANCHO MONSIEATE, 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 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN  
 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 PARTITION OF THE RANCHO MONSIEATE, ACCORDING TO MAP NO. 821 AS FILED IN THE OFFICE OF COUNTY RECORDER SEPTEMBER 25, 1896.

**ASSESSOR'S PARCEL NUMBERS**  
 106-251-01,03,18 & 24; 106-151-12 and 13; 106-500-29

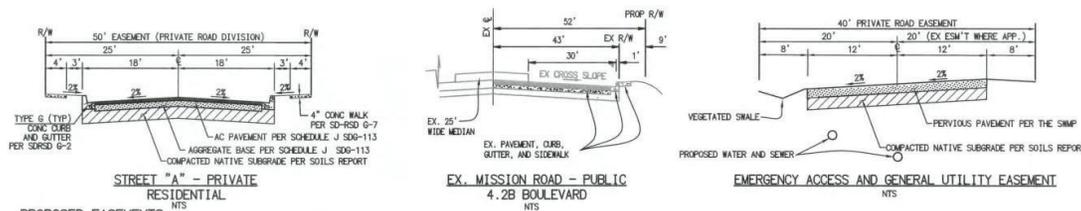
**GENERAL NOTES**

- TAX RATE AREA: 75018
- ACREAGE: 17.3 GROSS ACRES; 15.6 ACRES NET
- TOTAL NUMBER OF LOTS: 21  
 21 NEW RESIDENTIAL LOTS (LOTS 1-21)  
 2 OPEN SPACE LOTS FOR WETLAND AND BUFFER AREA (LOTS "A" AND "C")  
 2 H.O.A COMMON AREA LOTS FOR DETENTION/WATER QUALITY BASINS (LOTS "B" AND "D")
- AVERAGE LOT SIZE: 0.5 ACRES
- ZONING: EXISTING - RR2 (0.5 ACRE RESIDENTIAL)  
 PROPOSED - RR2 (0.5 ACRE RESIDENTIAL)
- REGIONAL CATEGORY: 17 (COUNTRY TOWN)
- COMMUNITY PLAN: FALLBROOK
- GENERAL PLAN: EXISTING - 3 (RESIDENTIAL)  
 PROPOSED - 3 (RESIDENTIAL)

- 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: SDC  
 ELECTRIC: SAN DIEGO GAS AND ELECTRIC  
 GAS: SAN DIEGO GAS AND ELECTRIC
- NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT.
- FEES TO BE PAID (IN LIEU OF PARK AND LAND DEDICATION)
- PRIVATE STREET "A" IS PROPOSED IN A PRIVATE ROAD DIVISION (PRD)
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- TOPOGRAPHIC SOURCE: SURVEY BY VICTOR RODRIGUEZ-FERNANDEZ DATED 6/18/05
- BOTH EXISTING RESIDENCES ON SITE ARE TO BE DEMOLISHED AS WILL ONE EXISTING ACCESSORY STRUCTURE.
- THE PROPOSED SUBDIVISION ACCESS (PUBLIC ROAD AND EMERGENCY ACCESS) SHALL BE ALL WEATHER CROSSING (1000 WITHOUT IMPACTING ADJACENT PRIORITIES)
- GRADING PROPOSED FOR ALL LOTS. REFER TO SEPARATE PRELIMINARY GRADING PLAN.
- ALL EXISTING STRUCTURES LABELED ON PRELIMINARY GRADING PLAN "TO BE REMOVED" SHALL BE DEMOLISHED PRIOR TO RECORDING OF FINAL MAP.
- ALL SEPTIC TANKS ON PROPERTY SHALL BE PUMPED, CRASHED, AND BACK-FILLED PRIOR TO RECORDING OF FINAL MAP.
- ALL WELLS ON PROPERTY SHALL BE DESTROYED UNDER DEH PERMIT PRIOR TO RECORDING OF FINAL MAP.
- AVERAGE SLOPE = 8.0%

**LEGEND**

ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
RIGHT OF WAY LINE	---R/W---
EXISTING CONTOUR	(550)
PROPOSED CONTOUR	500
SPOT ELEVATION	405.1
PROPOSED 6" TYPE G CONCRETE CURB AND GUTTER	---
PROPOSED DRIVEWAY	---
STORM DRAIN PIPE (SIZE PER PLAN)	---
SANITARY SEWER MAIN (SIZE PER PLAN)	---
DOMESTIC WATER MAIN (SIZE PER PLAN)	---
FIRE HYDRANT 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 & SIGNAGE LOCATIONS	---
LIMITS OF LIMITED BUILDING ZONE (LBZ)	---

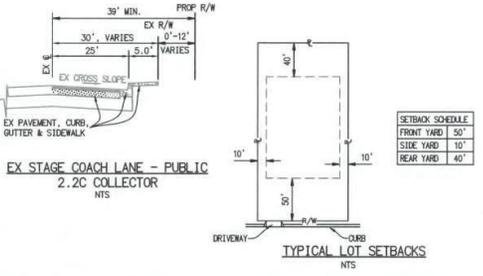


**PROPOSED EASEMENTS**

DESCRIPTION	FINAL STATUS
EMERGENCY ACCESS EASEMENT TO COUNTY OF SAN DIEGO (VARIES 20'-40')	TO BE ABANDONED PER SEPARATE DOCUMENT
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	TO BE ABANDONED PER SEPARATE DOCUMENT
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	TO BE ABANDONED PER SEPARATE DOCUMENT
WATER AND SEWER MAIN EASEMENT TO FALLBROOK P.U.D. (VARIES 20'-40')	TO BE ABANDONED PER SEPARATE DOCUMENT

**EXISTING EASEMENTS**

DESCRIPTION	FINAL STATUS
EX 40' ACCESS AND P.U.E. PER DOC #03-0998052 - AUG. 13, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' SEWER EASEMENT TO FALLBROOK P.U.D. PER DOC #79-099083 - MARCH 8, 1979	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC #04-0474864 - MAY 24, 2004	TO REMAIN
EX ROAD EASEMENT PER TRACT MAP #821	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #794-157 - JUNE 14, 1938	TO BE ABANDONED PER SEPARATE DOCUMENT
EX GRADING AND DRAINAGE EASEMENT PER DOC #77-065841 - FEBRUARY 23, 1977	TO REMAIN
EX ROAD AND UTILITY EASEMENT PER DOC #61-223721 - DECEMBER 29, 1961	TO REMAIN
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #537-495 - AUGUST 14, 1936	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1796-423 - JANUARY 18, 1945	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1634-179 - MAY 14, 1929	TO BE ABANDONED PER SEPARATE DOCUMENT



**ZONE: EXISTING/PROPOSED**

ZONE	USE REGULATIONS	RR2
NEIGHBORHOOD REGULATIONS/ANIMAL	J	
DENSITY	2	
LOT SIZE	0.5	
BUILDING TYPE	C	
MAXIMUM FLOOR AREA	---	
FLOOR AREA RATIO	---	
HEIGHT	6	
LOT COVERAGE	---	
SETBACK	6	
OPEN SPACE	---	
SPECIAL AREA REGULATIONS	---	

**LAND USE SUMMARY TABLE**

ITEM	ACRES
21 NEW RESIDENTIAL LOTS (LOTS 1-21)	10.99 ACRES
2 OPEN SPACE LOTS (LOTS "A" AND "C")	3.68 ACRES
2 H.O.A COMMON AREA (LOTS "B" AND "D")	1.00 ACRES
PRIVATE STREET (STREET "A")	1.58 ACRES
TOTAL	17.3 ACRES

Project # **TM 5510** Incl. 7 sheets  
 was approved on **April 22, 2016**  
 by **Debra M. Dinning, Mayor** The Director of Planning & Development Services  
 by **Debra M. Dinning, Mayor** The San Diego County Planning Commission  
 by **Debra M. Dinning, Mayor** The San Diego County Board of Supervisors

**OWNER/SUBDIVIDER**  
 JOSE LUIS ISLAS  
 2848 LA COSTA AVENUE, #311  
 CARLSBAD, CA 92009  
 760-427-4116

**PREPARED BY:**  
 RBF CONSULTING  
 5050 AVENIDA ENCINAS, SUITE 260  
 CARLSBAD, CA 92008  
 (760) 476-9193

**ENGINEER OF WORK**  
 TIMOTHY M. THEILE, R.C.E. 050285 DATE



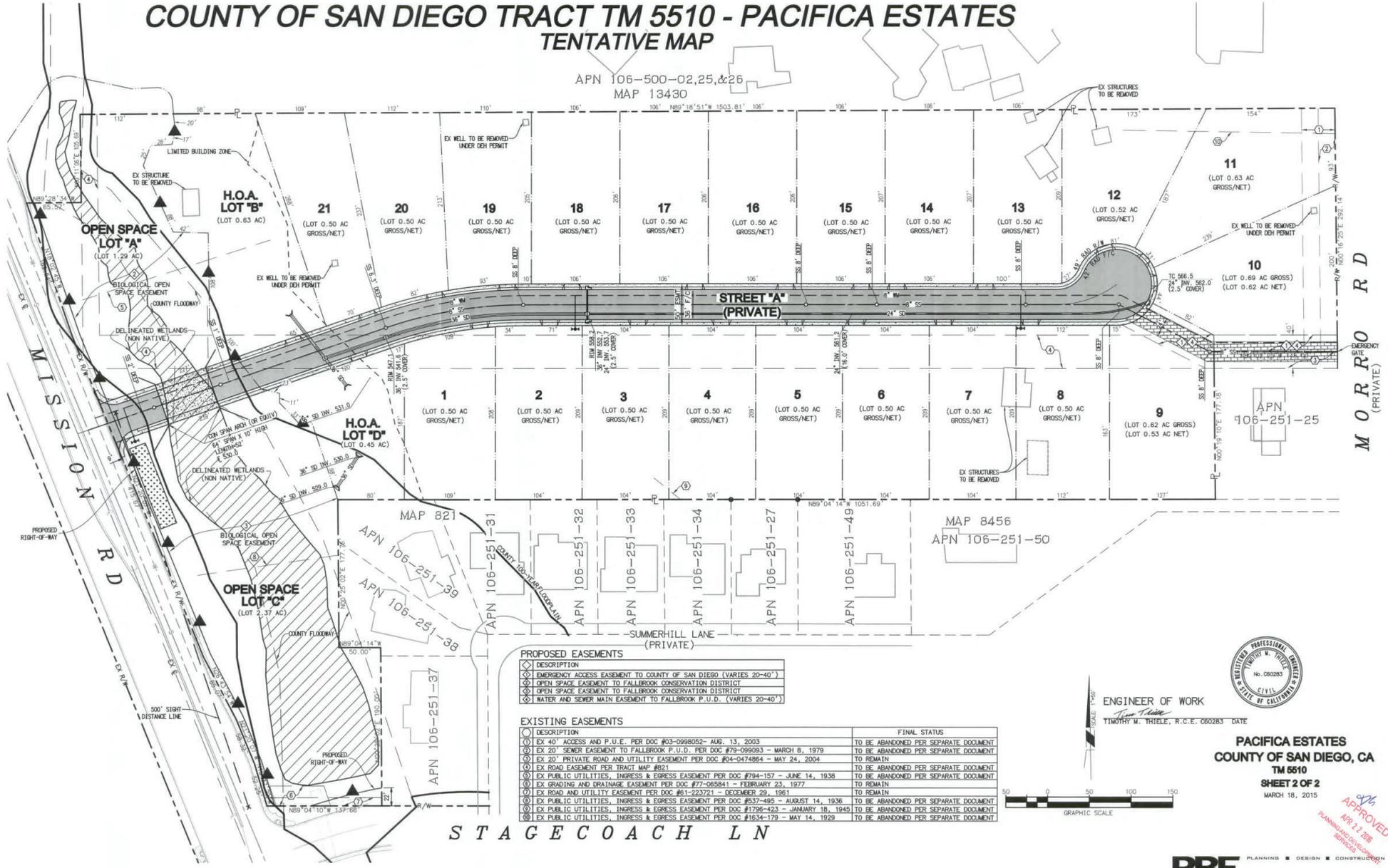
**PACIFICA ESTATES**  
 COUNTY OF SAN DIEGO, CA  
 TM 5510  
 SHEET 1 OF 2  
 MARCH 18, 2015

5050 AVENIDA ENCINAS, SUITE 260  
 CARLSBAD, CALIFORNIA 92008  
 760.476.9193 • FAX 760.476.9198 • WWW.RBF.COM

2-22

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

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



**PROPOSED EASEMENTS**

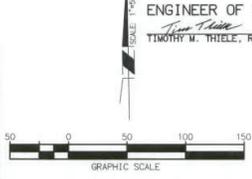
DESCRIPTION
EMERGENCY ACCESS EASEMENT TO COUNTY OF SAN DIEGO (VARIES 20'-40')
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT
WATER AND SEWER MAIN EASEMENT TO FALLBROOK P.U.D. (VARIES 20'-40')

**EXISTING EASEMENTS**

DESCRIPTION	FINAL STATUS
EX 40' ACCESS AND P.U.E. PER DOC #03-096825- AUG. 13, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' SEWER EASEMENT TO FALLBROOK P.U.D. PER DOC #79-090203 - MARCH 6, 1979	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC #04-0474864 - MAY 24, 2004	TO REMAIN
EX ROAD EASEMENT PER TRACT MAP #821	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #204-157 - JUNE 14, 1938	TO BE ABANDONED PER SEPARATE DOCUMENT
EX GRADING AND DRAINAGE EASEMENT PER DOC #77-065841 - FEBRUARY 23, 1977	TO REMAIN
EX ROAD AND UTILITY EASEMENT PER DOC #81-223721 - DECEMBER 29, 1961	TO REMAIN
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #537-495 - AUGUST 14, 1936	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1796-423 - JANUARY 18, 1945	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1634-179 - MAY 14, 1929	TO BE ABANDONED PER SEPARATE DOCUMENT



ENGINEER OF WORK  
*Tim Thiele*  
TIMOTHY M. THIELE, R.C.E. 060283 DATE



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

APPROVED  
APR 22 2015  
PLANNING DESIGN CONSTRUCTION SERVICES

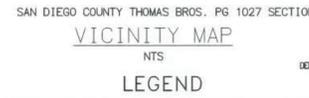
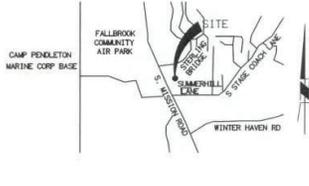
**RBF CONSULTING**  
PLANNING ■ DESIGN ■ CONSTRUCTION  
5050 AVENIDA ENCLINAS, SUITE 260  
CARLSBAD, CALIFORNIA 92008  
760.476.9193 • FAX 760.476.9198 • WWW.RBF.COM

MORRO (PRIVATE) RD

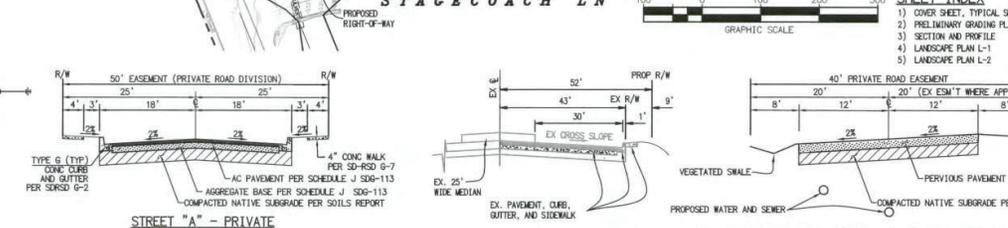
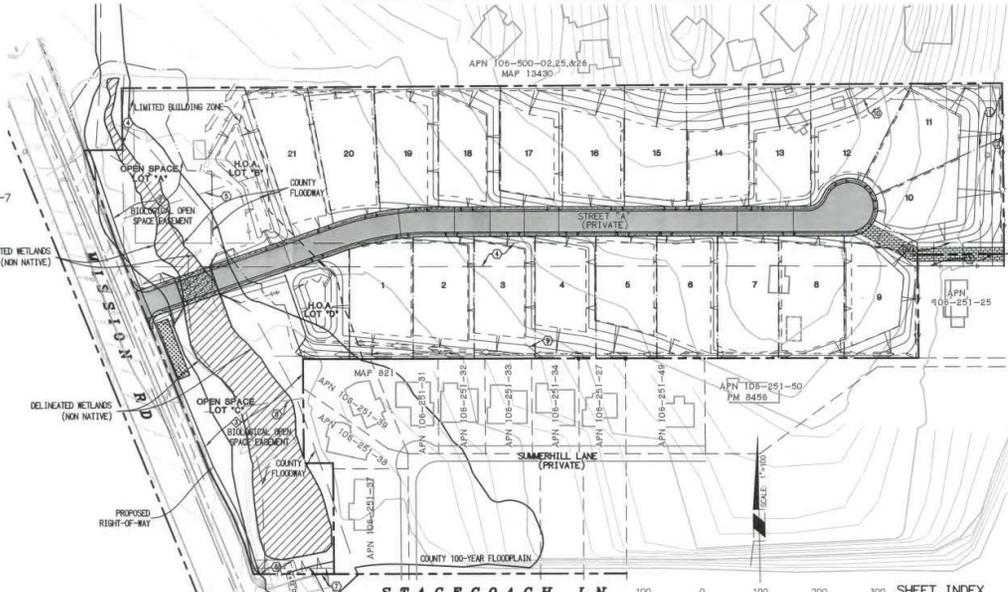
2-23

# COUNTY OF SAN DIEGO TRACT TM 5510 - PACIFICA ESTATES

## PRELIMINARY GRADING PLAN



ITEM	SYMBOL
SUBDIVISION BOUNDARY	---
PROPOSED LOT LINE	---
RIGHT OF WAY LINE	---
EXISTING CONTOUR	(550)
PROPOSED CONTOUR	(550)
SPOT ELEVATION	x05.1
PROPOSED 6" TYPE G 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 (OUT/FILL)	---
DIRECTION OF FLOW	---
PAD ELEVATION	P 100.0
BROWN DITCH	---
RIP RAP	---
DAYLIGHT / LIMIT OF GRADING	---
ASPHALT PAVING	---
PERMEABLE PAVEMENT	---
CONCRETE SIDEWALK	---
NON-NATIVE WETLANDS	---
VEGETATED BUFFER STRIP	---
LIMITS OF BIOLOGICAL OPEN SPACE & SIGNAGE LOCATIONS	---
LIMITS OF LIMITED BUILDING ZONE (L1BZ)	---



PROPOSED EASEMENTS

DESCRIPTION	FINAL STATUS
EMERGENCY ACCESS EASEMENT TO COUNTY OF SAN DIEGO (VARIES 20'-40')	TO BE ABANDONED PER SEPARATE DOCUMENT
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	TO BE ABANDONED PER SEPARATE DOCUMENT
OPEN SPACE EASEMENT TO FALLBROOK CONSERVATION DISTRICT	TO REMAIN
WATER AND SEWER MAIN EASEMENT TO FALLBROOK P.U.D. (VARIES 20'-40')	TO BE ABANDONED PER SEPARATE DOCUMENT

EXISTING EASEMENTS

DESCRIPTION	FINAL STATUS
EX 40' ACCESS AND P.U.E. PER DOC #03-098052 - AUG. 13, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' SEWER EASEMENT TO FALLBROOK P.U.D. PER DOC #79-098043 - MARCH 8, 1979	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC #04-0474864 - MAY 24, 2004	TO REMAIN
EX ROAD EASEMENT PER TRACT MAP #821	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #794-157 - JUNE 14, 1938	TO BE ABANDONED PER SEPARATE DOCUMENT
EX GRADING AND DRAINAGE EASEMENT PER DOC #77-065841 - FEBRUARY 23, 1977	TO REMAIN
EX ROAD AND UTILITY EASEMENT PER DOC #61-223721 - DECEMBER 29, 1961	TO REMAIN
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #537-485 - AUGUST 14, 1938	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1796-423 - JANUARY 18, 1945	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1634-179 - MAY 14, 1929	TO BE ABANDONED PER SEPARATE DOCUMENT

ZONE: EXISTING/PROPOSED

ZONE	REGULATION
USE REGULATIONS	RR2
NEIGHBORHOOD REGULATIONS/ANIMAL	J
DENSITY	2
LOT SIZE	0.5
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	---
SETBACK	G
OPEN SPACE	---
SPECIAL AREA REGULATIONS	---

LAND USE SUMMARY TABLE

DESCRIPTION	ACRES
22 NEW RESIDENTIAL LOTS (LOTS 1-26)	10.99 ACRES
2 OPEN SPACE LOTS (LOTS "A" AND "C")	3.86 ACRES
2 H.O.A COMMON AREA (LOTS "B" AND "D")	1.09 ACRES
PRIVATE STREET (STREET "A")	1.56 ACRES
TOTAL	17.3 ACRES

**LEGAL DESCRIPTION**  
THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING A PORTION OF THE SOUTH 10 ACRES OF LOT 8 OF THE SUBDIVISION OF TRACT O OF THE PARTITION OF THE RANCHO, MONSIEATE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 821, FILED SEPTEMBER 25, 1989, 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 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 PARTITION OF THE RANCHO MONSIEATE, ACCORDING TO MAP NO. 821 AS FILED IN THE OFFICE OF THE COUNTY CLERK OF COUNTY OF SAN DIEGO, SEPTEMBER 25, 1989.

- ASSESSOR'S PARCEL NUMBERS**  
106-251-01, 03, 18 & 24 - 106-151-12 and 13, 106-500-29
- GENERAL NOTES**
- TAX RATE AREA: 75918
  - ADCREASE: 17.3 GROSS ACRES; 15.6 ACRES NET
  - TOTAL NUMBER OF LOTS: 28
  - 21 NEW RESIDENTIAL LOTS (LOTS 1-21)
  - 2 OPEN SPACE LOTS FOR WETLAND AND BUFFER AREA (LOTS "A" AND "C")
  - 2 H.O.A COMMON AREA LOTS FOR DETENTION/WATER QUALITY BASINS (LOTS "B" AND "D")
  - AVERAGE LOT SIZE: 0.5 ACRES
  - ZONING: EXISTING - RR2 (0.5 ACRE RESIDENTIAL); PROPOSED - RR2 (0.5 ACRE RESIDENTIAL)
  - REGIONAL CATEGORY: CT (COUNTRY TOWN)
  - COMMUNITY PLAN: FALLBROOK
  - GENERAL PLAN: EXISTING - 3 (RESIDENTIAL); PROPOSED - 3 (RESIDENTIAL)
  - SERVICES/UTILITIES: SENEER DISTRICT: FALLBROOK PUBLIC UTILITIES DISTRICT; WATER DISTRICT: FALLBROOK PUBLIC UTILITIES DISTRICT; FIRE DISTRICT: FALLBROOK PROTECTION DISTRICT; SCHOOL DISTRICT: FALLBROOK UNIFIED HIGH SCHOOL DISTRICT & FALLBROOK UNIFIED ELEMENTARY SCHOOL DISTRICT; STREET LIGHTING: COUNTY OF SAN DIEGO; TELEPHONE: SDC; ELECTRIC: SAN DIEGO GAS AND ELECTRIC; GAS: SAN DIEGO GAS AND ELECTRIC
  - NO REQUEST TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT WILL BE MADE FOR THIS PROJECT
  - FEEES TO BE PAID IN LIEU OF PARK AND LAND DEDICATION
  - PRIVATE STREET "A" IS PROPOSED IN A PRIVATE ROAD DIVISION (PRD)
  - ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION
  - TOPOGRAPHIC SOURCE: SURVEY BY VICTOR RODRIGUEZ-FERNANDEZ DATED 6/16/05
  - BOTH EXISTING RESIDENCES ON SITE ARE TO BE DEMOLISHED AS WILL THE EXISTING ACCESSORY STRUCTURE
  - CUT SLOPE NO GREATER THAN 2:1 AND FILL SLOPE NO GREATER THAN 2:1
  - THE PROPOSED SUBDIVISION ACCESSES (PUBLIC ROAD AND EMERGENCY ACCESS) SHALL BE ALLWEATHER CROSSING (1000 WITHOUT IMPACTING ADJACENT PROPERTIES)
  - GRADING PROPOSED FOR ALL LOTS
  - ALL EXISTING STRUCTURES LABELED ON PRELIMINARY GRADING PLAN "TO BE REMOVED" SHALL BE DEMOLISHED PRIOR TO RECORDING OF FINAL MAP
  - ALL SEPTIC TANKS ON PROPERTY SHALL BE PLUMBED, CRUSHED, AND BACK-FILLED PRIOR TO RECORDING OF FINAL MAP
  - ALL WELLS ON PROPERTY SHALL BE DESTROYED UNDER DEH PERMIT PRIOR TO RECORDING OF FINAL MAP
  - AVERAGE SLOPE: - 8.00%

- GRADING NOTES**
- THIS PLAN IS PROVIDED TO ALLOW FOR FILL AND ADEQUATE DISSEMINATION REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSION BEFORE COMMENCING SUCH ACTIVITY.
  - BENCHMARK: COUNTY OF SD BENCHMARK "05" BRASS DISK IN CONCRETE POST. LOCATION: 1.5 MI. SOUTH ON HWY TO BOLLAL, FROM FALLBROOK NEAR PUMP HOUSE. ROAD LEADING N. 26' OFF C/L. ELEV. 609.283

**ARCHAEOLOGICAL AND BIOLOGICAL MITIGATION NOTES**

- IN ORDER TO COMPLY WITH MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO PACIFICA ESTATES PROJECT 3100 5510 (TM), A CULTURAL RESOURCE GRADING MONITORING PROGRAM SHALL BE IMPLEMENTED.
- IN ORDER TO PREVENT UNDESIRABLE DISTURBANCE TO OSTRICH FANS, OPEN AND SURROUNDING HABITAT, ALL GRADING LOCATED FOR THE OSTRICH FANS (EXC. CROSSING PRIVATE ACCESS ROAD), NEW LOTS "B" AND "D", LOT 1 AND 21 SHALL BE MONITORED BY A BIOLOGICAL MONITOR.
- IN ORDER TO PREVENT UNDESIRABLE DISTURBANCE TO THE BIOLOGICAL OPEN SPACE, TEMPORARY CONSTRUCTION FENCING SHALL BE INSTALLED.
- IN ORDER TO AVOID IMPACTS TO MIGRATORY BIRDS AND RAPTORS, WHICH ARE A SENSITIVE BIOLOGICAL RESOURCE PURSUANT TO CEQA AS IMPLEMENTED UNDER THE COUNTY OF SAN DIEGO GUIDELINES FOR DETERMINING SIGNIFICANCE, THERE SHALL BE NO GRADING, CLEARING AND/OR GRADING SUCH THAT NONE WILL BE ALLOWED WITHIN 500 FEET OF THE BIOLOGICAL OPEN SPACE DURING THE BREEDING SEASON OF THE MIGRATORY BIRDS AND RAPTORS AS INDICATED ON THE PRELIMINARY GRADING PLAN AND TENTATIVE MAP. THE BREEDING SEASON IS DEFINED AS OCCURRING BETWEEN FEBRUARY 1ST AND AUGUST 31ST. THE DIRECTOR OF PLANNING AND LAND USE (DPLU, PCL) MAY WAIVE THIS CONDITION, THROUGH WRITTEN CONCURRENCE FROM THE US FISH AND WILDLIFE SERVICE AND THE CALIFORNIA DEPARTMENT OF FISH AND GAME, PROVIDED THAT NO ACTIVE NESTS ARE PRESENT IN THE VICINITY OF THE BRUSHING, CLEARING OR GRADING.

**OWNER/SUBDIVIDER**  
JOSE LUIS ISLAS  
2348 LA COSTA, #311  
CARLSBAD, CA 92009  
760-427-4178

APPROVED  
APR 22 2015  
PLANNING AND LAND USE DIVISION

**PACIFICA ESTATES**  
COUNTY OF SAN DIEGO, CA  
TM 5510  
SHEET 1 OF 8  
JANUARY 29, 2016

**PREPARED BY:**  
MICHAEL BAKER INTERNATIONAL  
5550 AVENIDA ENCINAS, SUITE 280  
CARLSBAD, CA 92008  
(760) 476-9193

**ENGINEER OF WORK**  
TIMOTHY M. THEILE, R.C.E. C020283 DATE

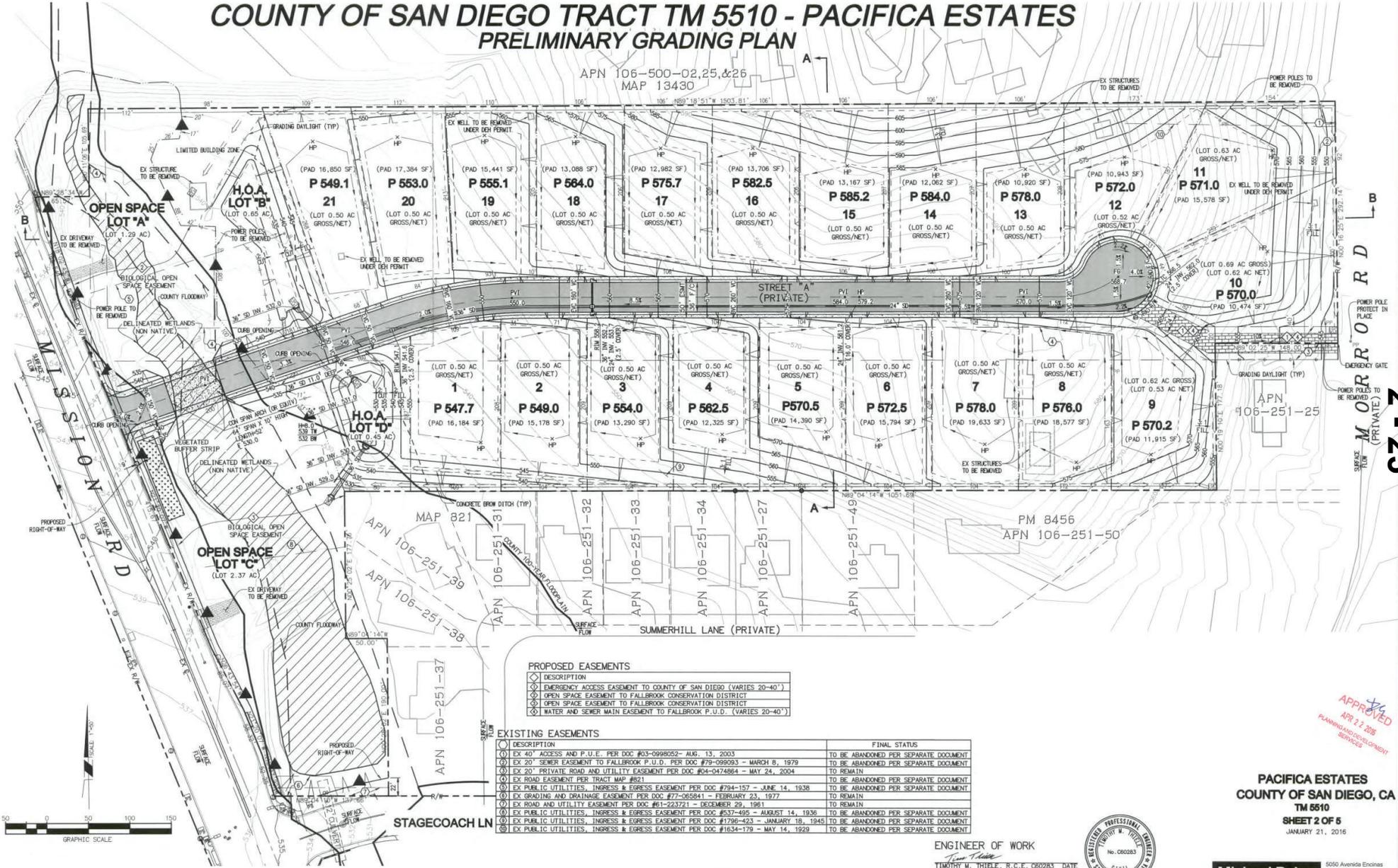


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2-24

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

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



**PROPOSED EASEMENTS**

DESCRIPTION
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	FINAL STATUS
EX 40' ACCESS AND P.U.E. PER DOC #03-098052 - AUG. 13, 2003	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' SEWER EASEMENT TO FALLBROOK P.U.D. PER DOC #79-098093 - MARCH 8, 1979	TO BE ABANDONED PER SEPARATE DOCUMENT
EX 20' PRIVATE ROAD AND UTILITY EASEMENT PER DOC #04-0474864 - MAY 24, 2004	TO REMAIN
EX ROAD EASEMENT PER TRACT MAP #821	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #794-157 - JUNE 14, 1938	TO BE ABANDONED PER SEPARATE DOCUMENT
EX GRADING AND DRAINAGE EASEMENT PER DOC #77-055841 - FEBRUARY 23, 1977	TO REMAIN
EX ROAD AND UTILITY EASEMENT PER DOC #61-23723 - DECEMBER 29, 1961	TO REMAIN
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #637-405 - AUGUST 14, 1936	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1796-423 - JANUARY 18, 1945	TO BE ABANDONED PER SEPARATE DOCUMENT
EX PUBLIC UTILITIES, INGRESS & EGRESS EASEMENT PER DOC #1634-179 - MAY 14, 1929	TO BE ABANDONED PER SEPARATE DOCUMENT

ENGINEER OF WORK  
TIMOTHY M. THEILE, R.C.E. 060283 DATE



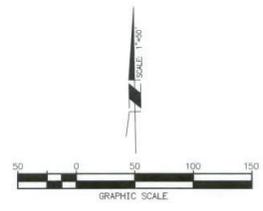
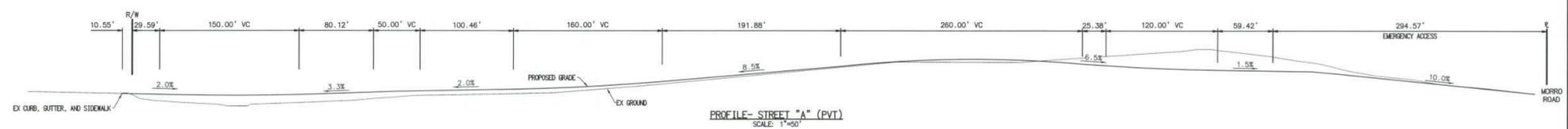
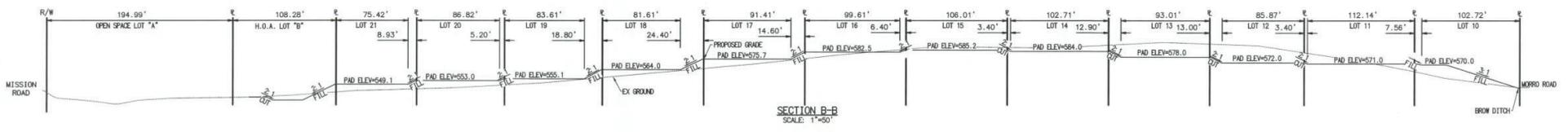
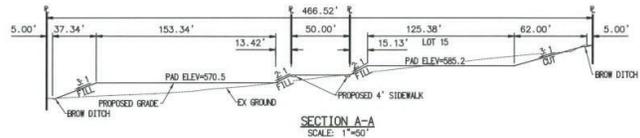
**PACIFICA ESTATES**  
COUNTY OF SAN DIEGO, CA  
TM 5510  
SHEET 2 OF 5  
JANUARY 21, 2016

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APPROVED  
APR 11 2016  
PLANNING AND DEVELOPMENT SERVICES

2-25

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



2-26

APPROVED  
APR 22 2016  
PLANNING AND DEVELOPMENT SERVICES

**PACIFICA ESTATES**  
COUNTY OF SAN DIEGO, CA  
TM 5510  
SHEET 3 OF 5  
JANUARY 21, 2016

ENGINEER OF WORK  
*Timothy M. Thiele*  
TIMOTHY M. THIELE, R.C.E. 060283 DATE



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**LANDSCAPE CONCEPT PLAN**

SEE LEGEND NEXT SHEET

**MINIMUM TREE SEPARATION DISTANCE**

Improvement	Minimum Distance to Street Tree
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)	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 ONSITE 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 GROUNDCOVER. 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 2016 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 RUN 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 20' 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, SHAWNA HARRISON am familiar with the requirements for landscape and irrigation plans contained in the County Landscape Water Conservation regulations, in Title 8 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, SHAWNA HARRISON certify that the Conceptual Landscape Plan as shown hereon per this grading plan satisfy the grading ordinance requirements as stated per section 87.417 (planting) and section 87.418 (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:  
SHAWNA A HARRISON, RLA 5085, LEED AP  
CELL: 760-274-3836  
EMAIL: SHAWNAHARRISON18@YAHOO.COM



**PACIFICA ESTATES**  
**COUNTY OF SAN DIEGO**  
**TM 5510**  
**SHEET 4 OF 5**

APPROVED  
APR 2 2016  
SHAWN HARRISON

**LANDSCAPE CONCEPT PLAN**

JANUARY 2016

2-27

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

BOTANICAL NAME	COMMON NAME	FORM AND SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
<b>TREES</b>							
<b>EVERGREEN SCREEN TREE/VERTICAL ACCENT TREE</b>							
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	10'-15'	25'-30'	24"-36" BOX	EST	LOW	
PINUS CANARIENSIS	CANARY ISLAND PINE	10'-15'	35-40'	24"-36" BOX	EST	LOW	
TRISTANIA CONFERTA	BRISBANE BOX	10'-15'	25-30'	24"-36" BOX	EST	LOW	
CEDRUS DEODARA	DEODAR CEDAR	12'-15'	25-30'	24"-36" BOX	EST	MODERATE	
CHILIPISUS LINEARIS	ITALIAN CYPRESS	6'-8'	25-30'	24"-36" BOX	EST	MODERATE	
ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY	6'-8'	15-25'	24"-36" BOX	EST	MODERATE	
MELALEUCA QUINQUENERVIA	CAJUPUT TREE	8'-10'	15-20'	24"-36" BOX	EST	MODERATE	
HYMENOSPORUM FLAVUM	SWEET SHADE TREE	8'-10'	25-30'	24"-36" BOX	EST	LOW	
<b>BROAD CANOPY SLOPE TREE/ STREET TREE/ ACCENT TREE</b>							
UMBELLULARIA CALIFORNICA	BAY LAUREL	25'-40'	35'-40'	36" BOX	BHCST	LOW	
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS	20'-25'	25-30'	36" BOX	BHCST	LOW	
QUERCUS AGRIFOLIA	COAST LIVE OAK	30'-35'	25-30'	36" BOX	BHCST	LOW	
CHILIPISUS LINEARIS	DESERT WILLOW	20'-25'	15-20'	36" BOX	DAT	LOW	
TABEBUIA IMPEGINOSA	PINK IPE	12'-18"	10-15'	36" BOX	DAT	LOW	
CERCIDIUM HYBRID 'DESERT MUSEUM'	PALO VERDE	20'-25'	25-30'	36" BOX	DAT	LOW	
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	15'-20'	12'-18"	36" BOX	BHCST	MODERATE	
ROBINA PSEUDOACADIA 'PURPLE ROBE'	LOQUIST	20'-25'	20-25'	36" BOX	DAT	MODERATE	
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	20'-25'	20-25'	36" BOX	DAT	LOW	
ULMUS PARVIFOLIA	CHINESE ELM	20'-25'	20-25'	36" BOX	BHCST	LOW	
BAUHINIA VARIEGATA	PURPLE ORCHID TREE	25-30'	20-25'	36" BOX	DAT	MODERATE	
PRUNUS CERASIFERA	FLOWERING CHERRY	15'-20'	15-20'	36" BOX	DAT	MODERATE	
LAGERSTROEMIA INDICA SPP	CRAPE MYRTLE	10'-15'	15-20'	36" BOX	DAT	MODERATE	
ACACIA STENOPHYLLA	SHOESTRING ACACIA	15'-20'	15-20'	36" BOX	BHCST	MODERATE	
SCHINIUS MOLLE	CALIFORNIA PEPPER	20'-25'	15-20'			MODERATE	
<b>DETENSION BASIN RELATED TREES</b>							
PLATANUS RACEMOSA	AUSTRALIAN TREE FERN	15'-20'	25'-35'	24-36" BOX	DAT	MODERATE	
POPLULUS 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	
CERSIS OCCIDENTALIS 'FOREST PANSY'	EASTERN REDBUD	10'-15'	10'-15'	24-36" BOX	DAT	MODERATE	

BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	SIZE	FUNCTION	QTY.	WATER REQ.
<b>SHRUBS/GROUNDCOVER/VINES CONTIN.</b>							
<b>SLOPE PLANTINGS - LARGE EVERGREEN SHRUBS</b>							
FICUS NITIDA 'GREEN GEM'	INDIAN LAUREL FIG	4'-6"	10'-15'	15 GAL	ESS	LOW	
HETEROMELIS ARBUTIFOLIA	TOYON	4'-6"	8'	15 GAL	ESS	LOW	
RHAMNUS CALIFORNICA	COFFEEBERRY	4'-6"	6'-10"	15 GAL	ESS	HIGH	
ELYMUS CONDENSATUS	GIANT 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	
PITTDOSPERUM TENIFOLIUM 'SILVERSHEN'	SILVERSHEN KOHUHU	4'-6"	10'-15'	15 GAL	ESS	LOW	
<b>SLOPE PLANTINGS - SMALL TO MEDIUM EVERGREEN BORDER SHRUBS/ACCENT SHRUBS</b>							
AGAVE ATTENUATA	FOXTAIL AGAVE	5'	2'-3'	5 GAL TO 15 GAL	EAS	LOW	
AGAVE DESMETIANA 'VARIEGATA'	DWARF CENTURY PLANT	3'	2'	5 GAL TO 15 GAL	EAS	LOW	
AGAVE SPP.	NCN	1'-4'	3'-6"	5 GAL TO 15 GAL	EAS	MODERATE	
MISCANTHUS SPP.	MADEN HAIR GRASS	3'	2'-3'	1 GAL TO 5 GAL	EAS	LOW	
JUNIPERUS SQUAMATA '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 GUSONII	GOLDEN BARREL CACTUS	2'	VARIES	1 GAL TO 5 GAL	EAS	LOW	
ELIPHOBIA SPP.	ELIPHOBIA	VARIES	3'	1 GAL TO 5 GAL	EAS	LOW	
ARCTOSTAPHYLOS SPP.	MANZANITA	4'	2'	15 GAL	EAS	MODERATE	
PITTDOSPERUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO	3'	1'	1 GAL TO 5 GAL	EFGC	MODERATE	
FESTUCA OVINA 'GLAUCO'	BLUE FESCUE GRASS	18" O.C.	1"	1 GAL	EFGC	LOW	
SENECIO MANDRALISCAE	BLUE CHALK STICKS	24" O.C.	12"	1 GAL	EFGC	LOW	
BACCHARIS 'PIGEON POINT'	DWARF COYOTE BUSH	18" O.C.	VARIES	1 GAL	EFGC	MODERATE	
ECHVEERIA SPP.	HEN AND CHICKS	24" O.C.	3'	1 GAL TO 5 GAL	EFGC	MODERATE	
SALVIA SPP.	SAGE	24" O.C.	3'	1 GAL TO 5 GAL	EFGC	LOW	
ERIGONUM SPP.	BUCKWHEAT	24" O.C.	10"	1 GAL	EFGC	LOW	
ALOE SPP.	ALOE	24" O.C.	2'-4"	1 GAL TO 5 GAL	EAS	LOW	
RIBES SPP.	GOOSEBERRY	24" O.C.	4'-5'	1 GAL TO 5 GAL	EAS	MODERATE	
MONARDELLA SUBGLABRA	BLIND BUSH	4' O.C.	1'-2'	1 GAL	EAS	LOW	
DIPLOCLADUS 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	
NESEOPHILA	PINK MELALEUCA	2' O.C.	2'-3'	1 GAL TO 5 GAL	DAT	LOW	
ROSA CALIFORNICA	CALIFORNIA ROSE	2' O.C.	5'-6"	1 GAL TO 5 GAL	EAS	LOW	
RHAMNUS LICIFOLIA	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	
STRELTIZIA REGINAE	BIRD-OF-PARADISE	3' O.C.	3'-4'	5 GAL	EAS	MODERATE	
LIGUSTRUM TEXANUM	TEXAS PRIVET	2' O.C.	2'	5 GAL	EAS	MODERATE	
BUXUS SPP.	BOXWOOD	2' O.C.	2'	5 GAL	EAS	MODERATE	
EUONYMUS SPP.	EUONYMUS	2' O.C.	1'	5 GAL	EAS	MODERATE	
DIANELLA SPP.	FLAX LILY	2' O.C.	3'-4'	5 GAL	EAS	LOW	
GREVILLEA SPP.	GREVILLEA	3' O.C.	3'-4'	5 GAL	EAS	LOW	
LEUCADENDRON SPP.	CONEBUSH	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'-5'	5 GAL	EAS	MODERATE	
HAKA SIVAEOLENS	SWEET HAKEA	5' O.C.	2'-3'	5 GAL	EAS	LOW	
CISTUS SPP.	ROCKROSE	3' O.C.	4'-5'	5 GAL	EAS	LOW	
CHAMELAUCIUM UNCIINATUM	WAX FLOWER	4' O.C.	5'-6"	5 GAL	EAS	LOW	
BOUGAINVILLEA SPP.	BOUGAINVILLEA	3' O.C.	2'	5 GAL	EAS	LOW	
HESPERALOE PARVIFLORA	RED YUCCA	2' O.C.	3'	5 GAL	EAS	LOW	
CAREX SPP.	CAREX	2' O.C.	2'	5 GAL	EAS	LOW	
LIGUSTRUM JAPONICA	WAX LEAF PRIVET	30" O.C.	2'	1 GAL	EAS	LOW	
BUXUS MICROCARPA SPP.	BOXWOOD HEDGE	18" O.C.	2'	1 GAL	EAS	MODERATE	
ANIGOZANTHO SPP.	KANGAROO PAW	18" O.C.	2'-3'	5 GAL	EAS	MODERATE	
PHORMIUM SPP.	NEW ZEALAND FLAX	1'-3" O.C.	2'-4'	5 GAL	EAS	MODERATE	

**SHRUBS/GROUNDCOVER/VINES**

<b>3' PARKWAY PLANTINGS (ALSO SEE GROUNDCOVERS)</b>							
FESTUCA OVINA 'GLAUCO'	BLUE FESCUE	1 OR 5 GAL	EBS	LOW			
SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 OR 5 GAL	EBS	LOW			
SALVIA SPP.	SAGE	1 OR 5 GAL	EBS	LOW			
ERIGONUM KARVINSKIANUS	SANTA BARBARA DAISY	1 OR 5 GAL	EBS	LOW			
ALOE SPP.	ALOE	1 OR 5 GAL	EBS	LOW			
ROSA SPP.	CARPET ROSE	1 OR 5 GAL	EBS	LOW			
DIANELLA SPP.	FLAX LILY	1 OR 5 GAL	EBS	LOW			
CISTUS SPP.	ROCK ROSE	1 OR 5 GAL	EBS	LOW			
CAREX SP.	SEDGE	1 OR 5 GAL	EBS	LOW			
CALLISTEMON LITTEL JOHN'	DWARF CALLISTEMON	1 OR 5 GAL	EBS	LOW			
LAVANDULA SPP.	LAVENDER	1 OR 5 GAL	EBS	LOW			

**FORM AND FUNCTION ABBREVIATIONS**

BHCST	BROAD HEADED CANOPY SHADE TREE	EBS	EVERGREEN BORDER SHRUB
VAPT	VERTICAL ACCENT PALM/TREE	ESS	VERTICAL EVERGREEN SCREENING SHRUB
EST	EVERGREEN SCREEN TREE	EFGC	EVERGREEN ACCENT SHRUB
EAT	EDIBLE ACCENT TREE	EFV	EVERGREEN FLOWERING GROUND COVER
DAT	DECIDUOUS ACCENT TREE	RAS	EVERGREEN FLOWERING VINE
			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 AS APPROVED BY THE MATERIALS LABORATORY.
- APPROVAL OF THESE IMPROVEMENT PLANS AS SHOWN 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 EXISTENCE AND LOCATION OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO OTHER EXISTING FACILITIES EXCEPT AS SHOWN ON THESE PLANS. HOWEVER THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY EXISTING FACILITY SHOWN HEREON AND ANY OTHER WHICH IS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK. CONTRACTOR WILL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT NECESSARY REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
- THE CONTRACTOR SHALL NOTIFY THE SAN DIEGO GAS AND ELECTRIC COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. NOTICE: ALL ELECTRICAL AND GAS SERVICES WITHIN THIS PROJECT ARE "UNDERGROUND INSTALLATIONS" FOR LOCATIONS OF ELECTRICAL CABLES AND GAS PIPING AND APPURTENANCES CONTACT THE SAN DIEGO GAS AND ELECTRIC COMPANY.
- THE CONTRACTOR SHALL NOTIFY PACIFIC BELL TELEPHONE COMPANY PRIOR TO STARTING WORK NEAR COMPANY FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. NOTICE: ALL TELEPHONE SERVICES WITHIN THIS PROJECT BOUNDARY ARE "UNDERGROUND INSTALLATIONS" FOR LOCATIONS OF CABLES AND APPURTENANCES CONTACT PACIFIC BELL TELEPHONE COMPANY TELEPHONE: 1-800-422-4133.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT THE UTILITY AGENCIES, ADVISE THEM OF THE PROPOSED IMPROVEMENTS AND BARE THE COST OF RELOCATIONS, IF NEEDED.
- ALL TELEVISION SERVICES WITHIN THIS PROJECT ARE "UNDERGROUND INSTALLATIONS" FOR LOCATION OF CABLES AND APPURTENANCES CONTACT TELEPHONE.
- POWER SOURCES AND RUNS SERVING STREET LIGHTS SHALL BE SHOWN ON THE "AS-BUILT" IMPROVEMENT DRAWINGS. ALL SOURCES SHALL BE LOCATED WITHIN THE DEDICATED RIGHT-OF-WAY, OR WITHIN EASEMENTS DEDICATED TO THE COUNTY OF SAN DIEGO.
- NO PAVING SHALL BE DONE UNTIL EXISTING POWER POLES ARE RELOCATED OUTSIDE THE AREA TO BE PAVED.
- PRIVATE ROAD IMPROVEMENTS SHOWN HEREON ARE FOR INFORMATION ONLY. COUNTY OFFICIALS SIGNATURE HEREON DOES NOT CONSTITUTE APPROVAL OR RESPONSIBILITY OF ANY KIND FOR THE DESIGN OR CONSTRUCTION OF THESE PRIVATE IMPROVEMENTS. (IF APPLICABLE)

<b>SLOPE PLANTINGS - GROUNDCOVERS</b>							
BACCHARIS SPP.	COYOTE BRUSH	FLATS OR 1 GAL	EFGC	LOW			
BOUGAINVILLEA SPP.	BOUGAINVILLEA	FLATS OR 1 GAL	EFGC	LOW			
CELANOTHUS SPP.	CALIFORNIA LILAC	FLATS OR 1 GAL	EFGC	LOW			
TRACHELOSPERMUM JASMINIODES	STAR JASMINE	FLATS OR 1 GAL	EFGC	LOW			
MYOPORUM SPP.	MYOPORUM/LAVENDER	FLATS OR 1 GAL	EFGC	LOW			
OSTEOSPERMUM FRUTICOSUM	FREEWAY DAISY	FLATS OR 1 GAL	EFGC	LOW			
ARCTOSTAPHYLLUS SPP.	ARCTOSTAPHYLLUS	FLATS OR 1 GAL	EFGC	LOW			
<b>VINES (LOCATION TBD)</b>							
BOUGAINVILLEA SPP.	BOUGAINVILLEA	5-15 GAL	EFV	MODERATE			
DISTICTIS BUCONNATORIA	BLOOD-RED TRUMPET VINE	5-15 GAL	EFV	MODERATE			
FICUS REPENS	CREeping FIG	5-15 GAL	EFV	MODERATE			
TRACHELOSPERMUM JASMINIODES	STAR JASMINE	5-15 GAL	EFV	MODERATE			
BANDOREA JASMINIODES	BOWER VINE	5-15 GAL	EFV	MODERATE			
GREVIA OCCIDENTALIS	LAVENDER STAR FLOWER	5-15 GAL	EFV	MODERATE			
<b>BIOSWALE SHRUB/GROUND COVER</b>							
FLATTED AREA ZONE 1	JUNCUS SPP.	2'	2'-3'	1 GAL	RAS	LOW	
	CREEK DOGWOOD	3'-4'	2'-3'	5 GAL	RAS	LOW	
	SEDGE	1'-2'	1'-3'	1 GAL	RAS	LOW	
	MUHLENBERGIA SPP.	2'-3'	2'-3'	1 GAL	RAS	LOW	
	VARIES	4'-5'	3'-4'	1 GAL	RAS	LOW	
	MISCANTHUS SPP.	4'-5'	5'-6"	1 GAL	RAS	LOW	
SIDE SLOPES ZONE 2	SALIX SPP.	4'-5'	5'-6"	1 GAL	RAS	LOW	
	WILD RYE	2'-4'	1'-2'	1 GAL	RAS	LOW	
	FESCUE	1'-2'	2'-3'	1 GAL	RAS	LOW	
	FOUNTAIN GRASS	2'-4'	2'-3'	1 GAL	RAS	LOW	
	LOMONDRA SPP.	2'-4'	4'-5'	1 GAL	RAS	LOW	
	DWARF MAT RUSH	2'-4'	2'-3'	1 GAL	RAS	LOW	

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



LANDSCAPE ARCHITECT:  
SHAWNNA HARRISON, RLA 5085, LEED AP  
CELL: 760-274-3836  
EMAIL: SHAWNNAHARRISON18@YAHOO.COM



**PACIFICA ESTATES**  
**COUNTY OF SAN DIEGO**  
**TM 5510**  
**SHEET 5 OF 5**  
**APR 22 2006**  
**LANDSCAPE CONCEPT PLAN**

JANUARY 2016

2-28

**Attachment B – Decision of the Planning  
Commission Approving a  
Time Extension for TM-5510**



County of San Diego  
PLANNING & DEVELOPMENT SERVICES

COMMISSIONERS

MARK WARDLAW  
Director  
KATHLEEN FLANNERY  
Assistant Director

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

Douglas Barnhart (Chairman)  
Bryan Woods (Vice Chairman)  
Michael Beck  
Michael Edwards  
David Pallinger  
Yolanda Calvo  
Michael Seiler

October 23, 2020

Pacifica Estates (Attn: Jose Luis Islas)  
2348 La Costa Ave #311  
Carlsbad, CA 92009

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2016-TM-5510TE

DECISION OF THE PLANNING COMMISSION APPROVING  
A TIME EXTENSION FOR TENTATIVE MAP 5510

In accordance with Section 81.317 of the Subdivision Ordinance, the Tentative Map Time Extension has been placed on the October 23, 2020 Planning Commission Agenda as an action item. On the above date, the San Diego County Planning Commission adopted this final action approving Tentative Map Time Extension PDS2016-TM-5510TE.

PLEASE NOTE: THIS DECISION 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, 2025 at 4:00 p.m.

***The conditions within the Resolution of San Diego County Conditionally Approving Tentative Map No. 5510 dated April 22, 2020 are still applicable (attached) unless so indicated with strikeout.***

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

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control

[Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmmpdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmmpdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below:  
<http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

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

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

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

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

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

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

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

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

**APPEAL PROCEDURE:** Within ten days after the action of the Planning Commission granting a Tentative Map Time Extension, this decision may be appealed in accordance with [Section 81.310 of the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this decision 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 decision, 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 this decision.

cc: Pacifica Estates (Jose Luis Islas), 2348 La Costa Ave #311, Carlsbad, CA 92009

email cc:

Gary Smith, Land Development, Team Leader, PDS  
Ashley Smith, Planning Manager, Planning & Development Services  
Souphalak Sakdarak, Project Manager, PDS

Attachment:

Tentative Map No. 5510 Resolution Dated April 22, 2016

**Attachment C – Resolution Dated April 22, 2016  
Approving Tentative Map 5510**

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, PDCI].
- 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, PDCI].
- 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&originati onContext=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/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

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

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

**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.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (LD)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
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 D – Environmental Documentation**

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

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

**October 23, 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 <a href="#">Steep Slope</a> section (Section 86.604(e))?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>

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

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

YES                      NO                      NOT APPLICABLE  
                                           

Discussion:

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



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
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PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
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**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

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

**Date:** ~~March 26, 2015~~ April 22, 2016  
**Project Title:** Pacifica Estates Tentative Map  
**Record ID:** PDS2006-3100-5510 (TM), LOG NO. PDS2006-3910-06-02-023 (ER)  
**Plan Area:** Fallbrook  
**GP Designation:** VR-2 (Village Residential)  
**Density:** N/A  
**Zoning:** Rural Residential (RR)  
**Min. Lot Size:** 0.5 acre  
**Special Area Reg.:** N/A  
**Lot Size:** 17.3 acres  
**Applicant:** Tim Thiele, RBF Consulting (760) 476-9193  
**Staff Contact:** Marisa Smith (858) 694-2621  
marisa.smith@sdcounty.ca.gov

### Project Description

The project is a major subdivision to divide a 17.3-acre property into 25 lots, including 21 residential, two open space lots to preserve wetlands, and two homeowner association (HOA) common area lots for detention basins. The proposed residential lots would be 0.5 acre gross and net. The site is located east of South Mission Road and north of Stage Coach Lane, in the Fallbrook Community Plan Area. Access to all lots would be provided by a proposed private road connecting to Mission Road, and the traffic design only allows for right-in, right-out. ~~A U-Turn lane would be proposed at the intersection of South Mission and Sterling Bridge Road, which is north of the project. Approximately 100 feet of the existing median would be removed to allow for the addition of the U-Turn. A u-Turn already exists at the intersection of Air Park and South Mission Road (north of the project) and at the intersection of South Mission Road and Stage Coach Lane (south of the project). The existing residential home, accessory structures, and existing agricultural operation would be removed. The project is conditioned to improve South Mission Road by adding a left turn lane and signal, as well as add curb returns and sidewalk along the proposed private access road. Stage Coach Lane is conditioned to widen Stage Coach Lane along the project frontage. Water and sewer would be provided by Fallbrook Public Utilities District. Approximately 1,600 feet extension of sewer and/or water utilities will be required for the project. Earthwork will consist of ~~80,000~~ 60,000 cubic yards of balanced cut and fill. The project site is subject to the Village Residential General Plan Regional Category, Land Use Designation Village. Zoning for the site is Rural Residential, (RR). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.~~

### **Overview**

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

### **General Plan Update Program EIR**

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

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

### **Summary of Findings**

The Pacifica Estates Major Subdivision (PDS2006-3100-5510) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_7.00 -  
\\_Mitigation\\_Measures\\_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

15183 Statement of Reasons

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

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**  
The project would subdivide a 17.3-acre property into 25 lots, which is consistent with the Village Residential development density established by the General Plan and the certified GPU EIR.
2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.**  
The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.  
  
In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to Biology, resources. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.
3. **There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.**  
The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**  
As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.
5. **The project will undertake feasible mitigation measures specified in the GPU EIR.**  
As explained in the 15183 exemption checklist below, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.

Signature	April 22, 2016 Date
Marisa Smith Printed Name	Project Manager Title

## CEQA Guidelines §15183 Exemption Checklist

### Overview

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

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

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>1. AESTHETICS – Would the Project:</b>			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

- 1(a) The project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista. There is a thick riparian habitat along the western boundary of the project area, and will remain a visual buffer to motorists along South Mission Road, as this area would be placed in open space.
- 1(b) The property is not within the viewshed of a County or state scenic highway. There is a thick riparian habitat along the western boundary of the project area, and will remain a visual buffer to motorists along South Mission Road, as this area would be placed in open space. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located along the south side of South Mission Road, in an area characterized by residential uses. There are existing single family residences surrounding the site, and the Fallbrook Airport is located to the west of South Mission Road. The addition of 21 new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>2. Agriculture/Forestry Resources</b>			
- Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

2(a) The project site has existing agricultural operation, and contains lands designated as Unique Farmland and Farmland of Local Importance. Due to the presence of onsite agricultural resources, the County agricultural resources specialist, Michelle Chan, evaluated the site to determine the importance of the resource based on the County's Local Agricultural Resources Assessment (LARA) Model which takes into account local factors that define the importance of San Diego County agricultural resources. The LARA Model considers the availability of water resources, climate, soil quality, surrounding land use, topography, and land use or parcel size consistency between the project site and surrounding land uses. A more detailed discussion of the LARA Model can be found in the Guidelines for Determining Significance for Agricultural Resources at <http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/AG-Guidelines.pdf>.

In order for a site to be considered an important agricultural resource based on the LARA Model, all three required LARA Model factors (water, soil, and climate) must receive either a high or moderate score. A low score in any of these three categories would render a LARA Model result that the site is not an important agricultural resource.

The 17.47 acre site contains approximately 7.67 acres of land with FMMP soils. However, approximately 3.1 acres of land with FMMP soil (i.e. the western portion of the project site), which have never been used for agriculture operation, would be placed within a proposed biological open space easement. According to the *Guidelines for*

*Determining Significance for Agricultural Resources*, lands that are primarily a biological habitat type that have never been used for agriculture, and lands constrained by biological conservation easements are not considered as agricultural resources. As a result, the project site contains less than 10 acres of contiguous prime farmland or statewide importance soils, receives a low rating in soil quality and is considered not an important agricultural resource. Additionally, the site is zoned RR (Rural Residential), which is not considered to be an agricultural zone, and is surrounded by dense residential development, a school and the Fallbrook Airport. Furthermore, the project site is not under a Williamson Contract. Therefore, no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.

- 2(b) The project site is zoned RR (Rural Residential), which is not considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because horticulture, tree crops, and row and field crops are permitted uses in RR zones. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.
- 2(c) The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.
- 2(d) The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.
- 2(e) The project site and surrounding area within a radius of three miles contains Unique Farmland, and Farmland of Local Importance. As a result, the proposed project was reviewed by County Agricultural Specialist, Michelle Chan, and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons: The area surrounding the project site is comprised of dense residential use, the Fallbrook Airpark, a school, and vacant lands interspersed with a few avocado groves are located across South Mission Road, approximately 500 -1,450 feet from the project site. The project, which proposes the creation of 21 single family residences, is compatible with the existing land use and will not introduce new land uses that do not currently exist in the area. Also, based on the results of the Local Agricultural Resources Assessment (LARA) Model, the site is not considered an important agricultural resource, and no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project. Furthermore, the project site is not under a Williamson Contract. Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>3. Air Quality – Would the Project:</b>			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.

3(b) Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. In addition, the project would result in additional vehicle trips associated with the proposed land uses. However, as shown in the air quality study conducted for the project, operational-related emissions would not exceed County screening levels (Appendix X).

3(c) The project would contribute PM10, NOx, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above)).

3(d) The project will develop 21 single-family residential units, which is considered a new sensitive receptor; however, the project site is not located within a quarter-mile of any

identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.

- 3(e) The project could produce objectionable odors during construction and would not result in any permanent odor sources associated with operations. Odorous emissions disperse rapidly with increasing distance from the source and due to the small scale of construction activities, emissions would be minimal and temporary, ceasing once construction is complete. Therefore, construction related odors would not result in a new odor source that could adversely affect a substantial number of individuals.

**Conclusion**

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

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

**Discussion**

4(a) Based on County records, a staff field site visit, and the Biological Letter Report prepared by RC Biological Consulting (December 2008) and updated in a memorandum by Vincent Scheidt (November 10, 2010), the 17.3 acre site consists of 1.87 acres of southern riparian forest, 0.42-acre of southern coast live oak riparian forest, 0.26-acre of coast live oak woodland, 1.17 acres of non-native vegetation, 12.46 acres of agriculture, 0.66-acre of disturbed land, and 0.46-acre of urban/developed land. Ostrich Farms Creek crosses the property along the western boundary and falls under the jurisdiction of the Army Corp of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), California Regional Water Quality Control Board (RWQCB), and County Resource Protection Ordinance (RPO). No state or federal endangered or threatened plants or wildlife were observed or are expected to occur onsite. No sensitive plants and five sensitive wildlife species were observed onsite and overhead: Cooper's hawk (*Accipiter cooperi*), great blue heron (*Ardea herodias*), red-shouldered hawk (*Buteo lineatus*), barn owl (*Tyto alba*), and white-tailed kite (*Elanus caeruleus*).

This project proposes to develop a total of 25 lots on 17.3 acres that include 21 lots, two open space lots, and two stormwater basin lots. Project impacts were calculated as follows: approximately 0.18-acre of southern riparian forest, 0.19-acre of coast live oak woodland, 0.68-acre of non-native vegetation, 12.46 acres of agriculture, 0.42-acre of disturbed land, and 0.46-acre of developed land. The Ostrich Farms Creek and associate habitat will be placed in a biological open space easement except for the proposed creek crossing that will be used to access the property. The project proposes offsite mitigation that includes 0.57-acre of coast live oak woodland. Other mitigation measures includes a revegetation plan that will be used to mitigate for 0.54-acre of southern riparian forest onsite, wetland permits, the transfer of land located along Ostrich Farms Creek to the Fallbrook Land Conservancy, restriction of all brushing, clearing and/or grading such that none will be allowed during the breeding season of migratory bird and raptor species, and temporary and permanent fencing with permanent signs adjacent to the open space.

County staff has reviewed past, present, and probable future projects located within the Fallbrook area as listed in Section XVII(b), and has determined that the cumulative loss of 0.18-acre of southern riparian forest and 0.19-acre of coast live oak woodland is significant and will contribute to the cumulative overall loss of these habitats. However, this project is essentially an infill project that is surrounded by development, from which the biological resources of highest quality and connectivity will remain in perpetuity. This project's contribution to the cumulative habitat loss will be less than cumulatively considerable because the project will manage the onsite biological open space in perpetuity, create and enhance a minimum of 0.54-acre of southern riparian forest onsite, and acquire a minimum of 0.57-acre of coast live oak woodland or habitat of similar function and value within the Northern Foothill Eco-region to the satisfaction of the Director of PDS.

Therefore no significant impacts are proposed, either directly or through habitat modifications, to species identified as a candidate, sensitive, or special status species. With the proposed design elements and mitigation measures, adverse effects to potentially sensitive species and their habitats will be avoided or reduced such that the project is consistent with local or regional plans, policies, or regulations.

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As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 0.54-acre of southern riparian forest onsite, and acquire a minimum of 0.57-acre of coast live oak woodland or habitat of similar function and value within the Northern Foothill Eco-region and breeding season avoidance to prevent brushing, clearing, and/or grading between February 1 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

- 4(b) Based on County records, a staff field site visit, and the Biological Letter Report prepared by RC Biological Consulting (December 2008) and updated in a memorandum by Vincent Scheidt (November 10, 2010), the site contains riparian habitat (southern coast live oak riparian forest and southern riparian forest), in addition to coast live oak woodland, which is recognized as sensitive natural communities by the County, the California Department of Fish and Wildlife, and the US Fish and Wildlife Service.

The project proposes direct impacts from residential pads, private roads and driveways, associate infrastructure, and fire clearing. Ostrich Farms Creek crosses the property along the western boundary and has a north-south orientation. Open space is proposed over the creek with an upland component on each side of the drainage that are natural buffers. Since project access must cross Ostrich Farms Creek, a bridge is proposed. The bridge will be 64 feet wide, 52 feet long, and 10 feet high, and will impact approximately 0.18-acre of southern riparian forest non-native vegetation and disturbed land.

Mitigation for direct impacts to habitat will include the preservation of Ostrich Farms Creek onsite and associate habitat that consists of 0.42- acre of southern coast live oak riparian forest, 1.69 acres of southern riparian forest, 0.07-acre of coast live oak woodland, 0.49-acre of non-native vegetation, and 0.24-acre of disturbed land. A revegetation plan will also be implemented onsite for 0.54-acre of creation/enhancement (minimum of 0.18-acre creation) of the southern riparian forest within the proposed biological open space easement. Additional mitigation measures include: dedication of a limited building zone easement, temporary and permanent fences and permanent signs around the perimeter of the open space, biological monitoring during grading/clearing and bridge construction, and avoidance of the migratory birds and raptor breeding season. The project will also be conditioned to acquire wetland permits for the creek crossing.

As detailed in response a) above, project impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations, are considered less than significant through the implementation of the conditions described above.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 0.54-acre of southern riparian forest onsite, and acquire a minimum of 0.57-acre of coast live oak woodland or habitat of similar function and value within the Northern Foothill Eco-region and breeding season avoidance to prevent brushing, clearing, and/or grading between February 1 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

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- 4(c) Based on County records, a staff field site visit, and a Biological Letter Report prepared by RC Biological Consulting (December 2008) and updated in a memorandum by Vincent Scheidt (November 10, 2010), it was determined that wetlands, defined by Section 404 of the Clean Water Act, are located along the western property boundary known as Ostrich Farms Creek. The onsite creek and buffer habitat is proposed to be placed within a biological open space easement to remain in perpetuity. A small portion, however, will be impacted as a result of a proposed bridge crossing to access the property. Creek crossing impacts will be mitigated for onsite at a 3:1 ratio. The 3:1 ratio includes the no net loss of wetlands with a 1:1 creation component and 2:1 enhancement component. In addition, a limited building zone would help prevent potential fire clearing around future habitable structures from entering into the proposed open space easement. Other conditions for the project include the placement of temporary and permanent fencing between the proposed project development and the existing open space. The project will be required to provide a copy of 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 to wetlands and /or waters of the U.S. A Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed will also be required. In addition, biological monitoring of the construction of the bridge crossing, including all project related brushing, clearing, and/or grading adjacent to the proposed open space easement will be a condition of this project.
- 4(d) This project is not a part of an identified preserve assemblage within a planned area and is surrounded by existing residential development in the Community of Fallbrook. The project proposes direct impacts from residential pads, private roads and driveways, associate infrastructure, and fire clearing. The remaining areas that aren't proposed for development are will be placed in biological open space that will be part of a revegetation plan used as mitigation for the creek crossing. Since the property is surrounded by residential development, and is not part of a planned preserve, this property is not considered a regional wildlife corridor. Local wildlife corridors, however, do exist on the property within the local creek (Ostrich Farms Creek) located on the western portion of the property to remain as biological open space. Therefore wildlife will continue to utilize the local drainage onsite and impacts to wildlife corridors, including nursery sites will be less than significant with the mitigation described above incorporated into the project.
- 4(e) The project is not located in an approved Multiple Species Conservation Program (MSCP) nor is it located in Pre-approved Mitigation Areas (PAMA) under the draft North County MSCP. In addition, the project will not preclude connectivity between areas of high habitat value because the areas of the highest value will remain as onsite biological open space. In addition, the property is surrounded by existing residential development and is not located within or adjacent to a pre-determined habitat planning area. Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP) Special Area Management Plans (SAMP) or any other local policies or ordinances that protect biological resources including the MSCP, Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

**Conclusion**

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>5. Cultural Resources – Would the Project:</b>			
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion**

5(a) Based on an analysis of records and a survey of the property by County approved archaeologist, Brian F. Smith, it has been determined that the onsite 1908 and 1929 residences (including ancillary structures and features) are not historically significant. As such, impacts to the structures would not be significant. The results of the survey and evaluation are provided in a cultural resources report titled, *An Archaeological Assessment of the Pacifica Estates Project* (November 1, 2010), prepared by Brian F. Smith.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through ordinance compliance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-1.1, CUL-1.6.

5(b) No archaeological resources were found on the property during the archaeological survey. The Native American Heritage Commission (NAHC) was contacted for a listing of Native American Tribes whose ancestral lands may be impacted by the project. The NAHC response indicated that no sacred sites, on record with the commission, were

present on the project property. Five Tribes were identified by the NAHC as groups that should be contacted. County staff contacted the five tribes and Pala was the only Tribe that responded with a request that archaeological monitoring be required. Regional coordination and consultation is identified in the GPU EIR as mitigation measures CUL-2.2, CUL-2.4, and CUL-2.6.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. In addition, the project will be condition with archaeological monitoring (Cul-2.5) that includes the following:

- Pre-Construction
  - Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.
- Construction
  - Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor.
  - If cultural resources are identified:
    - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
    - The Project Archaeologist shall contact the County Archaeologist.
    - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.
    - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
    - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
    - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

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- Fill Soils – On-Site and Imported
    - All fill soils (on-site and imported) shall be evaluated to make the determination that they are clean of cultural resources.
  - Human Remains.
    - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
    - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
    - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
    - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
    - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
  - Rough Grading
    - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
  - Final Grading
    - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
    - Disposition of Cultural Material.
      - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or that the prehistoric materials have been repatriated to a Native American Tribe of appropriate cultural affinity.
      - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.
- 5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.
- 5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations (sensitivity rating of zero) that do not contain unique paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1 and Cul-3.2.

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

**Conclusion**

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

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

**6. Geology and Soils – Would the Project:**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<b>Significant Project Impact</b>	<b>Impact not identified by GPU EIR</b>	<b>Substantial New Information</b>
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**Discussion**

- 6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.
- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The western portion of the project site is within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the western portion of the site is located within a floodplain. However, the project is designed to place this area within a biological open space easement and/or Limited Building Zone (LBZ). Therefore, the proposed residential properties would not be affected.
- 6(a)(iv) The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards.
- 6(b) According to the Soil Survey of San Diego County, the majority of the soils on-site is identified as Fallbrook sandy loam and Placentia sandy loam. Soils along the western portion and in the floodway are mainly Tujunga sand and Vista coarse sandy loam. The Fallbrook sandy loam and Placentia sandy loam have a soil erodibility ration of Moderate and High, respectively. Tujunga sand and Vista coarse sandy loam have a soil erodibility rating of low.

However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project has prepared a Stormwater Management Plan dated March 2015 and prepared by RBF Consulting. The plan includes the following Best Management Practices to ensure sediment does not erode from the project site: preserve significant trees, floodplains, steep slopes, and wetland; design on-site storm drain inlets, self-retaining landscape areas, rural swales, permeable pavements, and rip rap.

Furthermore, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Based on the topography and geologic environment, the site has a low potential for landslides. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from landslides.

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- 6(d) The project is underlain by Placentia sandy loam (PeC), Fallbrook sandy loam (FaD2) and Ramona sandy loam (RaB), which is considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

**Conclusion**

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

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

**Discussion**

7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less-than-cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

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

The project proposed the development of 21 single-family residential units on 17. Acres, and therefore would therefore fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO<sub>2</sub>e per year, and there would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

7(b) As described above, the project would not result in a cumulatively considerable contribution to global climate change. As such, the project would be consistent with County goals and policies included in the County General Plan that address greenhouse

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gas reductions. Therefore, the project would be consistent with emissions reduction targets of Assembly Bill 32, the Global Warming Solutions Act. Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>8. Hazards and Hazardous Materials – Would the Project:</b>			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

**Discussion**

8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.

The project proposes to demolish two residences on site, that were constructed prior to 1980 and that may contain Lead Based Paint (LBP) and Asbestos Containing Materials (ACMs). Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows and doors. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5, the worker health and safety requirements (Title 8 CCR Section 1532.1) and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940's until the late 1970's in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The USEPA has determined that there is no "safe" exposure level to asbestos. It is therefore highly regulated by the USEPA, CalEPA, and the CalOSHA. Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District (SDAPCD) Rules 361.140-361.156. In accordance with existing regulations, the project will be required to complete asbestos and lead surveys to determine the presence or absence of ACMs or LBP prior to issuance of a building permit that includes demolition of onsite structures and prior to commencement of demolition or renovation activities.

The project site contains the potential for contamination from historic agriculture. The project has been conditioned to complete a Phase I and Limited Phase II Environmental Site Assessment (ESA) prior to the approval of any grading or improvement plans. If the results of the ESA's determine that site remediation is required, it shall be performed under the oversight of the registered engineer or professional geologist and the DEH Voluntary Assistance Program (VAP).

8(b) Although the project is located within one-quarter mile of the Fallbrook High School, the project itself would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project site does, however, contain the historic agriculture, which has the potential for contamination. The project has been conditioned to complete a Phase I and Limited Phase II Environmental Site Assessment (ESA) prior to the approval of any grading or improvement plans. If the results of the ESA's determine that site remediation is required, it shall be performed under the oversight of the registered engineer or professional geologist and the DEH Voluntary Assistance Program (VAP).

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- 8(c) Based on a site visit and a comprehensive review of regulatory databases, the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.
- 8(d) The proposed project is a 21 lot residential subdivision that is located within Review Area 1, Safety Zone 6 of the Airport Land Use Compatibility Plan (ALUCP) for the Fallbrook Community Airpark. The San Diego County Regional Airport Authority determined that the project would be compatible with the Fallbrook Community Airpark ALUCP on November 4, 2010, for the following reasons: residential uses are considered compatible uses within Safety Zone 6; the project is located outside of the 60 decibel CNEL noise contour for the airport, and per the ALUCP residential uses outside this contour are compatible with airport uses; the project would comply with the ALUCP airspace protection surfaces because potential heights of future structures would not require an obstruction evaluation from the Federal Aviation Administration (FAA); and the project would be conditioned to require the recordation of an overflight notification to all future lot owners.

In addition to the project's consistency with the Fallbrook Community Airpark ALUCP, the proposed project would not involve any distracting visual hazards, including but not limited to, distracting lights, glare, sources of smoke or other obstacles, or an electronic hazard that would interfere with aircraft instruments or radio communications. The project is a residential subdivision that would not involve construction of any structure equal to or greater than 150 feet in height, thereby resulting in the creation of a safety hazard to aircraft and/or operations from an airport or heliport. Further, the project is not located within any Federal Aviation Administration Height Notification Zone, nor does it include any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

- 8(e) The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.

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- 6(g) The proposed project is completely surrounded by urbanized areas, and/or irrigated lands and there are no adjacent wildland areas. A Fire Service Availability dated August 10, 2006 was received from the North County Fire Protection District. An updated letter dated February 25, 2015 from the North County Fire Protection District listed required conditions. The conditions from the North County Fire Protection District include: entry and secondary access, road improvements, water supply, and fire clearing. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be 5 minutes. The Maximum Travel Time allowed pursuant to the County Public Facilities Element is 5 minutes. Therefore, based on the location of the project; review of the project by County staff; and through compliance with the North County Fire Protection District's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.
- 6(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, there are none of these uses on adjacent properties.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>9. Hydrology and Water Quality – Would the Project:</b>			
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Substantially alter the existing drainage pattern of the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?
- h) Provide substantial additional sources of polluted runoff?
- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?
- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- m) Inundation by seiche, tsunami, or mudflow?

**Discussion**

9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

9(b) The project lies in the Bonsall (903.12) hydrologic subareas, within the San Luis Rey hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed at the Pacific Ocean Shoreline, San Luis Rey River, and Keys Creek are impaired for enterococcus, coliform, nitrogen, phosphorus, and fecal coliform. Constituents of concern in the above watersheds include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and

implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

The project proposes the following activities that are associated with these pollutants: grading and construction. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: preserve significant trees, floodplains, steep slopes, and wetland; design on-site storm drain inlets, self-retaining landscape areas, rural swales, permeable pavements, and two settlings basins.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, Incorporated Cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to receive permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects to follow which intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project will obtain its water supply from the Fallbrook Public Utilities Water District which obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) The project proposes 21 residential lot subdivision. As outlined in the Storm water Management Plan (SWMP) dated March 2015 and prepared by RBF Consulting, the project will implement the following site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: Bioretention areas, vegetated swales, permeable pavements and rip-raps. These

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measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

- 9(f) The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a Drainage Study prepared by RBF Consulting on March 2015: Drainage will be conveyed to either natural drainage channels or approved drainage facilities.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) Drainage swales, which are mapped on a County Floodplain Map were identified on the project site. However, the project is not proposing to place structures with a potential for human occupation within these areas and will not place access roads or other improvements which will limit access during flood events or affect downstream properties.
- 9(j) The project site contains drainage swales, which are identified as being 100-year flood hazard areas. However, the project is not proposing to place structures, access roads or other improvements which will impede or redirect flood flows in these areas.
- 9(k) The project lies within a special flood hazard area as identified on the County Flood Plain Map. However, the project is located at an elevation that would prevent exposure of people or property to flooding. In addition the CEQA Drainage Study submitted to the Department of Public Works identified no erosion or sedimentation hazards that would result in a potential flooding hazard.

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

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

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

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

**Conclusion**

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

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

**Discussion**

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

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

The only access available to this project is via South Mission Road between Stagecoach Road (to the south) and Pepper Tree Drive (to the north). To limit community disruption and to reduce both noise pollution and traffic congestion, the project's access road will only allow right-in, right-out access, will add a left turn lane at the Fallbrook Airpark access road along with a traffic light in which motorists would need to utilize the existing left turn lane at Airpark and South Mission Road and make a u-turn.

**Conclusion**

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
<b>11. Mineral Resources – Would the Project:</b>			

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a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

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

**Conclusion**

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

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

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Discussion**

12(a) The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element: Tables N-1 and N-2 addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element.

Primary noise sources associated with the project subdivision are from future traffic traveling on Stage Coach Lane and Mission Road. Future traffic noise impacts will be as high as 60 dBA CNEL at ground level exterior noise sensitive land uses on Lot 21. No noise mitigation is required to ground level exterior noise sensitive receptors. Noise levels at the second floors of all lots were found to comply with the 60 dBA CNEL requirement, therefore interior mitigation for these is not required to achieve an interior noise level requirement of 45 dBA. Project site is located approximately ½ mile from the Fallbrook Community Airpark. An exhibit within the noise report in Appendix F is an illustration showing the Fallbrook Community Airpark noise contours that is located away from the project subdivision. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

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

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

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

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sources of groundborne vibration or groundborne noise related to the adjacent roadways.

- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to direct and cumulative noise impacts over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.
- 12(e) The proposed project is located within approximately 2 miles of a public airport or public use airport. However, the project implementation is not expected to expose people residing or working in the project area to excessive noise levels in excess of the CNEL 60 dB(A). This is based on staff's review of projected County noise contour maps (CNEL 60 dB(A) contours) and a Noise Analysis prepared by Urban Crossroads dated November 1, 2010. The location of the project is outside of the CNEL 60 dB(A) contours maps illustrated in Appendix F within the noise report. In addition, based on the list of past, present and future projects there are no new or expanded public airports projects in the vicinity that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

**Conclusion**

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

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

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

**Discussion**

13(a) The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.

13(b) The project will not displace existing housing.

13(c) The property currently has two single family residences, one which is abandoned, and several sheds and a garage/carport, all of which are to be demolished. This residential development would displace one existing residence. Potentially a total of 21 single-family dwellings will exist when the lots are developed. Therefore, the proposed project will not displace a substantial number of people

**Conclusion**

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

Significant Project Impact      Impact not identified by GPU EIR      Substantial New Information

**14. Public Services – Would the Project:**

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?

**Discussion**

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

**Conclusion**

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

Significant Project Impact      Impact not identified by GPU EIR      Substantial New Information

**15. Recreation – Would the Project:**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

**Discussion**

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

15(b) The project does not include trails and/or pathways.

**Conclusion**

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

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

## Discussion

- 16(a) The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Public Facilities Element (PFE), the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

A Traffic Impact Study, dated February 23, 2015, prepared by RBF Consulting was completed for the proposed project. The Traffic Impact Study identified that the proposed project will result in an additional 210 ADT. The project trips will be distributed to South Mission Road, Stage Coach Lane, and Olive Hill Road. However, it was found that the project will not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for determining significant direct impacts. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

The proposed project generates 210 ADT. These trips will be distributed on mobility element roadways in the County some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing mobility element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spend for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination

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with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

- 16(b) The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

The project proposes an increase of 210 ADTs. The additional 210 ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Additionally, the project does not involve construction of any new buildings, nor does it propose a new primary use. The additional access or support structures will not generate ADTs on a daily basis. Therefore the project will not conflict with travel demand measures or other standards of the congestion management agency.

- 16(c) The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The project is a residential subdivision and is located within Safety Zone 6 for the Fallbrook Community Airpark. The proposed residential land use is consistent with the allowable land uses identified for Safety Zone 6 within the Fallbrook Community Airpark ALUCP; therefore, the project would not result in a change in air traffic patterns because the allowable land uses within airport safety zones are created for the purpose of ensuring ongoing airport safety, including maintenance of air traffic patterns. Furthermore, the project would not exceed the FAR Part 77 criteria related to airspace obstructions. Therefore, the proposed project would not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- 16(d) The proposed project will not significantly alter roadway geometry on South Mission Road. A safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the PDS. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.
- 16(e) The Fallbrook Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.
- 16(f) The proposed project is 21 residential lot subdivision and will generate 210 ADT. Project implementation will not result in the construction of any road improvements or new road

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design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**Conclusion**

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

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

**Discussion**

17(a) The project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the Fallbrook Public Utilities District that indicates that there is adequate capacity to serve the project.

The following conditions are required by the FPUD: additional 1500 feet of pipeline. Therefore, because the project will be discharging wastewater to a RWQCB permitted

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community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

- 17(b) The project involves new water and wastewater pipeline extensions. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the Fallbrook Public Utilities District has been provided which indicates that there is adequate water to serve the project.
- 17(e) A Service Availability Letter from the Fallbrook Public Utilities District has been provided, which indicates that there is adequate wastewater capacity to serve the project.
- 17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

**Conclusion**

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

**Attachments:**

Appendix A – References

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

## Appendix A

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

Brian F. Smith & Associates, Sara Clowery-Moreno, (November 1, 2010), Archaeological Assessment  
Urban Crossroads, Haseeb Qureshi and Aric Evatt, (November 1, 2010), Air Quality  
Vincent N. Scheidt, Biologist, (November 10, 2010), Biological Resources Map and Report  
Urban Crossroads, Jeremy Loudon and Allison Stalker, (October 3, 2008), Noise Study  
RBF Consulting, Jay H. Sullivan, (March 2015), Major Stormwater Management Plan  
RBF Consulting, Tim Thiele, (June 2014), Hydromodification Mitigation Study  
RBF Consulting, Jay H. Sullivan, (March 2015), Preliminary Drainage Study  
RBF Consulting, Dawn Wilson, (February 23, 2015), Traffic Impact Study

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

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS\\_Aug2011/EIR/FEIR\\_5.00 -  
\\_References\\_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

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## **Appendix B**

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:  
[http://www.sdcounty.ca.gov/pds/gpupdate/GPU\\_FEIR\\_Summary\\_15183\\_Reference.pdf](http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)

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

**FOR PURPOSES OF CONSIDERATION OF**

**PDS2006-3100-5510 (TM), Log No. PDS2006-3910-06-02-023 (ER)  
Pacifica Estates Tentative Map**

**April 22, 2016**

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

YES

NO

NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

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.

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

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

**Wetland and Wetland Buffers:** The site contains southern coast live oak riparian forest and southern riparian forest which is part of Ostrich Farms Creek. The southern coast live oak riparian forest and most of the southern riparian forest habitat will be placed in a biological open space easement prior to issuance of improvement or grading plans or prior to recordation of the Final Map, whichever comes first. Property access is proposed to cross Ostrich Farms Creek. Crossing of RPO wetlands is an allowed use so long as there is (1) no feasible alternative to avoid the wetland, (2) the crossing is limited to the minimum number feasible, (3) the crossing is designed to cause least impact to the environment, (4) the least damaging construction methods are used, (5) the crossing would serve adjoining properties, (6) and there is a no net loss of wetlands. The project proposes creation and enhancement mitigation components to Ostrich Farms Creek onsite through a revegetation plan with the removal of exotics, and planting of native species. In addition, a monitoring biologist will observe construction activities at the creek crossing in order to ensure that the least damaging construction methods are used. Therefore, no significant impact will occur because there will be a no net loss of wetlands and the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

**Floodways and Floodplain Fringe:** The project is in compliance. The project is adjacent to the floodway/floodplain fringe area, but there are no proposals for any offsite uses or improvements that need compliance with the Resource Protection Ordinance.

**Steep Slopes:** The average slope for the property is 8.8 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

**Sensitive Habitats:** Sensitive habitat lands include unique vegetation communities and/or habitat that are either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined on a site visit conducted by Monica Bilodeau on January 20, 2009. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:** The property has been surveyed by County approved archaeologist, Brian F. Smith, and it has been determined that the property does not contain any archaeological sites. Structures on site are greater than 50 years in age. However based on an evaluation of the historic resources it has been determined that they are not historically significant. Therefore the project conforms to 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  
                                           

The project Storm Water Management Plan, dated March 2015, has been reviewed and is found to be complete and in compliance with the WPO.

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

YES                      NO                      NOT APPLICABLE  
                                           

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.

Staff has reviewed the Preliminary Noise Study report prepared by Urban Crossroads dated October 3, 2008 submitted on December 17, 2008. The project consists of 21 single family residential lots located north of Stage Coach Lane and immediately east of Mission Road. County General Plan Noise Element thresholds for noise sensitive land uses are 60 dBA CNEL. Primary noise sources associated with the project subdivision are from future traffic traveling on Stage Coach Lane and Mission Road. Future traffic noise impacts will be as high as 60 dBA CNEL at ground level exterior noise sensitive land uses on Lot 21. No noise mitigation is required to ground level exterior noise sensitive receptors. Noise levels at the second floors of all lots were found to comply with the 60 dBA CNEL requirement, therefore interior mitigation for these is not required to achieve an interior noise level requirement of 45 dBA. Project site is located

approximately ½ mile from the Fallbrook Community Airpark. An exhibit within the noise report in Appendix F is an illustration showing the Fallbrook Community Airpark noise contours that is located away from the project subdivision. The noise report also evaluated construction noise impacts associated the preparation of the project subdivision. Grading activities typically represent on of the highest potential sources for temporary noise impacts. Nearest property lines are located at the adjacent residences to the north and south and are a minimum of 100 feet or more from the proposed grading operations. Based on these parameters, temporary construction noise will be as high as 75 dBA at the project property line which complies with County construction noise standards. Therefore, the proposed project subdivision will comply with County noise standards. No noise mitigation and no specific noise conditions are required at this time.

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. 0650  
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; PDS2006-3100-5510 (TM); PDS2006-29610-06-02-023 (ER)  
Project Location: Vacant property of 17.3 acres along the east side of Mission Road, north of Stage Coach Lane. (APN 106-251-01-03-18 & 24; 106-51-12, 13; 106-500-29)  
Project Applicant: Timothy Thiele, RBF Consulting, 5050 Avenida Encinas, Ste. 206, Carlsbad, CA 92008 (760) 476-9193

Project Description: The project is a major subdivision to divide a 17.3-acre property into 25 lots, including 21 residential, two open space lots to preserve wetlands, and two homeowner association (HOA) common area lots for detention basins. The proposed residential lots would be 0.5-acre gross and net. The site is located east of South Mission Road and north of Stage Coach Lane, in the Fallbrook Plan Area. Access to all lots would be provided by a proposed private road connecting to Mission Road, and the traffic design only allows for right-in, right-out. The existing residential home, accessory structures and agricultural land would be removed. The project is conditioned to improve South Mission Road by adding curb returns and sidewalk along the proposed private access road. Stage Coach Lane is conditioned to widen Stage Coach Lane along the project frontage. Water and Sewer would be provided by Fallbrook Public Utilities District. Approximately 1,600 feet extension of sewer and/or water utilities will be required for the project. Earthwork will consist of 60,000 cubic yards of balanced cut and fill. The project site is subject to the Village Residential General Plan Regional Category, Land Use Designation Village. Zoning for the site is Rural Residential, (RR).

Agency Approving Project: County of San Diego  
County Contact Person: Marisa Smith Telephone Number: (858) 694-2621  
Date Form Completed: March 9, 2016

This is to advise that the County of San Diego Planning Commission has approved the above described project on \_\_\_\_\_ (date/item #) and found the project to be exempt from the CEQA under the following criteria:

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

2. Mitigation measures  were  were not made a condition of the approval of the project.

3. A Mitigation reporting or monitoring plan  was  was not adopted for this project

Statement of reasons why project is exempt: the project is consistent with the development density established by 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) 694-2621  
Name (Print): Marisa Smith 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.

## **Attachment E – Environmental Findings**

**ENVIRONMENTAL FINDINGS**

Pacifica Estates Tentative Map Time Extension

PDS2019-TM-5510TE

PDS2019-ER-06-02-023A

October 23, 2020

- 1) In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the Notice of Exemption dated October 23, 2020, because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated October 23, 2020.
- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
- 3) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

## **Attachment F – Public Documentation**

**Sakdarak, Souphalak**

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**From:** Jack Wood <kkeyman007@gmail.com>  
**Sent:** Tuesday, July 7, 2020 2:02 PM  
**To:** Sakdarak, Souphalak  
**Cc:** Wiener, David; Delaney, Eileen; Jerry Kalman; Roy Moosa  
**Subject:** Re: EXTERNAL: RE: Pacifica Estates: TM-5510 TE

Souphie,  
That is correct. We would not have issues with the time extension being approved.  
Jack Wood, chair  
Fallbrook Community Planning Group

On Tue, Jul 7, 2020 at 1:50 PM Sakdarak, Souphalak <[Souphalak.Sakdarak@sdcounty.ca.gov](mailto:Souphalak.Sakdarak@sdcounty.ca.gov)> wrote:

Hi Jack,

Thank you for this information.

Yes, that is correct, the project will not be changing from what was previously approved, it is just a time extension. Since the project do not need to be put on the agenda, I just wanted to confirm that the group would not have issues with us moving forward with the time extension for this project.

Thank you,

Souphie

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**From:** Jack Wood <[kkeyman007@gmail.com](mailto:kkeyman007@gmail.com)>  
**Sent:** Tuesday, July 07, 2020 1:45 PM  
**To:** Wiener, David <[DWIENER@mbakerintl.com](mailto:DWIENER@mbakerintl.com)>; Delaney, Eileen <[eileendelaneymail@gmail.com](mailto:eileendelaneymail@gmail.com)>; Jerry Kalman <[jerrykalman@gmail.com](mailto:jerrykalman@gmail.com)>; Roy Moosa <[roymoosa@att.net](mailto:roymoosa@att.net)>  
**Cc:** Sakdarak, Souphalak <[Souphalak.Sakdarak@sdcounty.ca.gov](mailto:Souphalak.Sakdarak@sdcounty.ca.gov)>  
**Subject:** Re: EXTERNAL: RE: Pacifica Estates: TM-5510 TE

David and Souphie,

Per our conversations this afternoon, the Fallbrook Planning Group does not need to see the request for an extension on the TM for the PACIFICA PROJECT. As there are no changes to the project we would not need to put it on our agenda.

Hope this answers your questions but please reach out to us if you have further questions.

Regards,

Jack Wood, chair

Fallbrook Community Planning Group

On Tue, Jul 7, 2020 at 1:22 PM Wiener, David <[DWIENER@mbakerintl.com](mailto:DWIENER@mbakerintl.com)> wrote:

Hi Jack,

Thank you for talking earlier. I have copied our County planner (Souphie Sakdarak). She may have left you a voicemail earlier today, as we're both scrambling around a little to get this paperwork done.

Per our conversation, I am requesting from the County a time extension to our Tentative Map. There has been no change to the project. Please respond at your earliest convenience on behalf of the Fallbrook Planning Group.

Thank you!!

**David Wiener, PE** | Project Manager - Land Development  
2929 N. Central Avenue, Suite 800 | Phoenix, AZ 85012 | [O] 602-308-8804 | [C] 951-966-2111  
[dwiener@mbakerintl.com](mailto:dwiener@mbakerintl.com) | [www.MBakerintl.com](http://www.MBakerintl.com)

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**From:** Sakdarak, Souphalak <[Souphalak.Sakdarak@sdcounty.ca.gov](mailto:Souphalak.Sakdarak@sdcounty.ca.gov)>  
**Sent:** Tuesday, July 7, 2020 1:06 PM  
**To:** Wiener, David <[DWIENER@mbakerintl.com](mailto:DWIENER@mbakerintl.com)>  
**Subject:** RE: EXTERNAL: RE: Pacifica Estates: TM-5510 TE

Do you think you can contact the CPG, Jack Wood at 760-715-3359? The County sent the documents via email on 2/7. I will try to call him tomorrow as well.

Thanks,

Souphie

6 March 2019

From: David E. Green  
2108 W. Dorian St  
Boise, Idaho 83705  
Owner of 2461 Summerhill Lane, Fallbrook, CA 92028

To: County of San Diego  
Planning & Development Services  
Attn: San Diego County Planning Commissioners  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123

Subj: Response to County of San Diego, Planning & Development Services NOTICE TO  
PROPERTY OWNERS, Record ID & Date Received SDC PDS RCVD 02-07-19  
TM551053 (Pacifica Estates)

Ref: (a) The County of San Diego Planning Commission Hearing Report dated April 22, 2016  
for Case/File No: Pacifica Tentative Map; PDS2006-3100-5510 and PDS2006-3190-  
060-02-023  
(b) Soil Survey San Diego Area, California, Part II, issued December 1973

Encl: (1) Images of the Air Park Road & South Mission Road intersection  
(2) Profiles to show Relationship between Pacifica Estates Homes & Homes along  
Summerhill Lane

1. My wife and I recently received notice that a discretionary permit has been filed for the proposed development of Pacifica Estates adjacent to our Fallbrook property. We contested that development when it was before the San Diego County Planning Commission and continue to contest the development as planned as we believe it to be the wrong layout for developing that property.

Reference (a) is information County Staff provided the San Diego County Planning Commissioners (SDC PC) to prepare for their decision on the proposed Pacifica Estates Major Development. The purpose of this letter is to point out issues inadequately addressed in reference (a).

2. Discussion.

a. Traffic Plan. Currently, the plan is for primary access to Pacific Estates is to add an intersection to South Mission Road between Stagecoach Lane and Sterling Bridge Road. A bridge is needed to cross Ostrich Farms Creek, the soils of which are subject to liquefaction (separate topic). Access to Pacifica Estates will be limited to right turn in from the northbound lanes of South Mission Road. To go south, residents will be expected to make a turn onto Air Park Road. I disagree with the claim on page 1-17, subparagraph 6) that sight distance is 750 feet and that the County standard for that road is 450 feet. The fencing, median landscaping and

a curve in the southbound lanes of South Mission Road impedes sight distance to around 600 feet for drivers looking north. While the posted speed limit is 50 MPH, many people routinely drive that stretch between at speeds exceeding 55MPH which would require a sight distance of greater than 550 feet. See enclosure (1) for images of that intersection.

b. Grading. The Fallbrook Community Plan prohibits grading that unduly disrupts the natural terrain for residential development, not significantly alter the dominate physical characteristics of a site, and utilize natural drainage & topography in conveying stormwater to the maximum extent practicable. We contend the proposed grading plan unduly disrupts the natural terrain in all these areas.

(1) Grading 60,000 cubic yards will lower the natural elevation of this hillside by 21 feet (from 606' to 585'), which is a **27.6% change in overall elevation** from the highest natural point (606') to the lowest point (530').

(2) Two natural ridges and the peak will be eliminated.

(3) Drainage will be changed such that it runs East/West as shown in Figure 1.

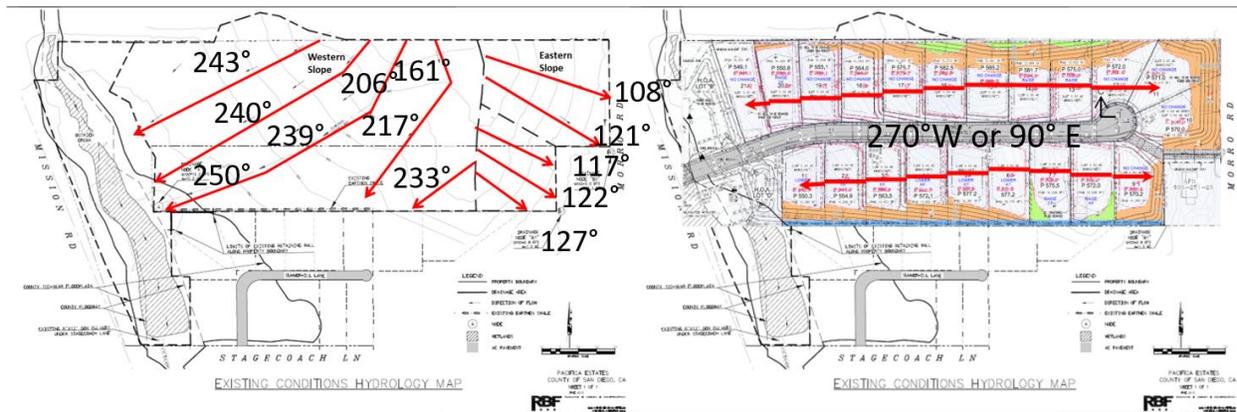


Figure 1. Comparison of drainage in the development area’s natural state and after development

c. Soil Properties. As stated in reference (a), we did express concern with the stability of the lots on the eastern side of the development because of the combination of moderately steep slopes on this hillside and the erodibility and expansion (shrink/swell) properties of the soils in the developable area . County Staff erroneously states the erodibility in the developable area as low; the source used to identify soil properties in San Diego County rates them as “severe” (reference (b)). Soil properties in the proposed Pacifica Estates’ developable area are summarized in the below table and their distribution across the site is shown in Figure X.

Given the soil properties, our concern is stability of the building site, especially for homes to be built on lots 9-11. Those lots will be built on the steepest part of the hill, with portions of the houses sitting on fill used to level the grade from slopes varying from 15% to 23% and fill to level lots 9-11 varying from 10’-17’. With no retaining walls, what is the possibility that the ground under those houses will shift over time.

NOTE: The Alto Via Court development in Boise Idaho’s foothills has been destroyed because the soils underneath shifted. See <https://www.ktvb.com/article/news/local/birds-eye-view-homes-in-boise-foothills-continue-to-slide-crumble/277-428919117>

Soil Name	Code	Erodibility	Expansion	Runoff Potential	Water Holding Capacity
Fallbrook Sandy Loam	FaD2	Severe	Moderate	Medium	4.5"-7.5"
Placentia Sandy Loam	PeC	Severe	High	Slow to Medium	4"-5"
Tujunga Sand	TuB	Severe	Low	Very Slow	3"-4"

Table 1. Soils and their properties in the developable area<sup>1</sup>.

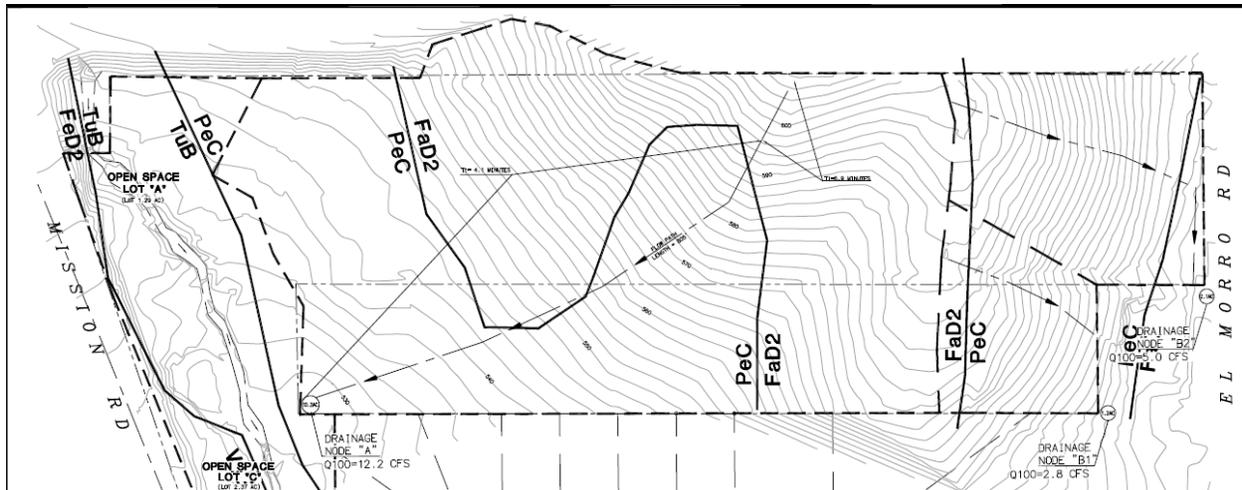


Figure 2. Distribution of soil types in the Pacifica Estates development area

One other area of concern are the soils around Ostrich Farms Creek. Soils along the western side of the proposed development are Tujunga Sand (TuB) and the primary access to Pacifica Estates will require a bridge be built atop these soils. The plan also includes running water and sewer within the bridge. Tujunga sand is subject to liquefaction during large earthquakes. Damage to bridge could isolate residents in the immediate aftermath and result in pollution free-running into Ostrich Farms Creek. The only alternative for residents to evacuate is via the emergency access road to Morro Road, which will be blocked by a locked gate.

d. Aesthetics. Houses built upon the proposed subdivision will be significantly higher (15-30 feet at ground level!) than the homes on Summerhill Lane. House on the proposed development will tower over homes along Summerhill Lane and, because of their close proximity, intrude upon the Summerhill Lane residents' privacy. Profiles of the height differences are shown in enclosure (2).

Several mitigation efforts are discussed in reference (a) but not finalized.

(1) If this development goes forward, request the Planning Commission limit houses on the development site to single story, a step the commission said could not be done during the Tentative Map stage.

<sup>1</sup> See Tables 1 and 11 of reference (b). Soils are Fallbrook Sandy Loam on hills with a slope of 9%-15% ( code "FAD2") and Placentia Sandy Loam (code "PEC").

(2) There is little light pollution in the backyards of Summerhill Lane. Given the height differences between the two developments, the potential for light pollution was noted in reference (a) and the applicant was directed to “submit photometric studies at the building permit stage to ensure that lighting is maintained within the property boundary.” I could not find the study. Has one been submitted for consideration by the residents as the operators of the Fallbrook Community Airpark?

e. Hazards and Hazardous Material. Much attention has been placed on plastics polluting our oceans. My question is whether the same applies to the land, specifically, what is the impact of a farmer disc’ing plastic tubing into the ground after it was used to water a field? Are mitigation measures required before the land is put to another use? I ask because the entire area to be developed has had plastic tubing disc’d into the soil rather than removing it. Thousands of segments 12”-24” are buried and semi-buried throughout the area to be developed. Figures 3 and 4 are pictures taken after a rain storm in 2016 showing the tubing sticking up throughout.



Figure 3. Photos of plastic drip tubing disc’d into the soil of the development area

f. The Hearing Report says in multiple places that there was continued community outreach, giving the impression that the applicant and/or County Staff was working regularly with the Fallbrook Community Planning Group (FCPG) and residents on compromises. For the record, the applicant appeared before the FCPG Land Use Committee one time where residents could work with the applicant’s representative (August 2015). He presented what became the de facto compromise, and then proceeded to coordinate exclusively with County Staff until December although residents still had issues. At that time, the FCPG’s Land Use Committee appeared to look at the project from the perspective of what was changed rather than if it complied with the Fallbrook Community Plan.

3. In closing, I would like to call attention to the FCPG Chairman’s comments recorded in their Meeting Minutes from 18 Oct 2010. They can be found on page 1-162 of the Hearing Report and are repeated here for convenience.

*“Mr. Russell chastised the developer for continuing to propose flat pads on a site with so much natural grade change. He felt the proposed grading represented a clear violation to the Fallbrook Community Plan grading restrictions.”*

While grading was changed from 80,000 cubic yards to 60,000 cubic yards, the basic design remains the same. After moving the equivalent of 1 cubic foot of soil across 39+ acres, the applicant continues to propose building flat pads on a hill with considerable natural grade change. When looking at the contour lines in figure 1, it is easy to see how the hill in that site curves and sweeps around. All that natural grade will be graded such that a new, man-made ridge running north/south will be formed just to the right of center in that site, and all the natural changes in slope (rises, falls, and orientation) will be graded until all that remains are flat pads stepping up the hill.

Very Respectfully Submitted,

David E. Green

Enclosure (1) to “Response to County of San Diego, Planning & Development Services NOTICE TO PROPERTY OWNERS for SDC PDS RCVD 02-07-19 TM551053 (Pacifica Estates)”

**Images of the Air Park Road & South Mission Road intersection**

Traffic Plan. Currently, the plan is for accessing Pacifica Estates by adding an intersection to South Mission Road between Stagecoach Lane and Sterling Bridge Road. A bridge is needed to cross Ostrich Farms Creek, the soils of which are subject to liquefaction (separate topic). Access to Pacifica Estates will be limited to right turn in from the northbound lanes of South Mission Road. To go south, residents will be expected to make a turn onto Air Park Road. I disagree with the claim on page 1-17, subparagraph 6) that sight distance is 750 feet and that the County standard for that road is 450 feet. The fencing, median landscaping and a curve in the southbound lanes of South Mission Road impedes sight distance to around 600 feet for drivers looking north. While the posted speed limit is 50 MPH, many people routinely drive that stretch between at speeds exceeding 55MPH which would require a sight distance of greater than 550 feet. See enclosure (1) for images of that intersection.



Image 1: A view from Google Maps intended to give a sense of what a driver looking north up South Mission Road would see from a position close to Air Park Road. Notice the fence and foliage that impedes the view of someone trying to access South Mission Road from Air Park Road. Note also that traffic heading south on South Mission Road are traveling down a mild slope. Not shown is the bus stop approximately 160 feet south of Air Park Road. There isn't an acceleration lane.

Enclosure (1) to “Response to County of San Diego, Planning & Development Services NOTICE TO PROPERTY OWNERS for SDC PDS RCVD 02-07-19 TM551053 (Pacifica Estates)”

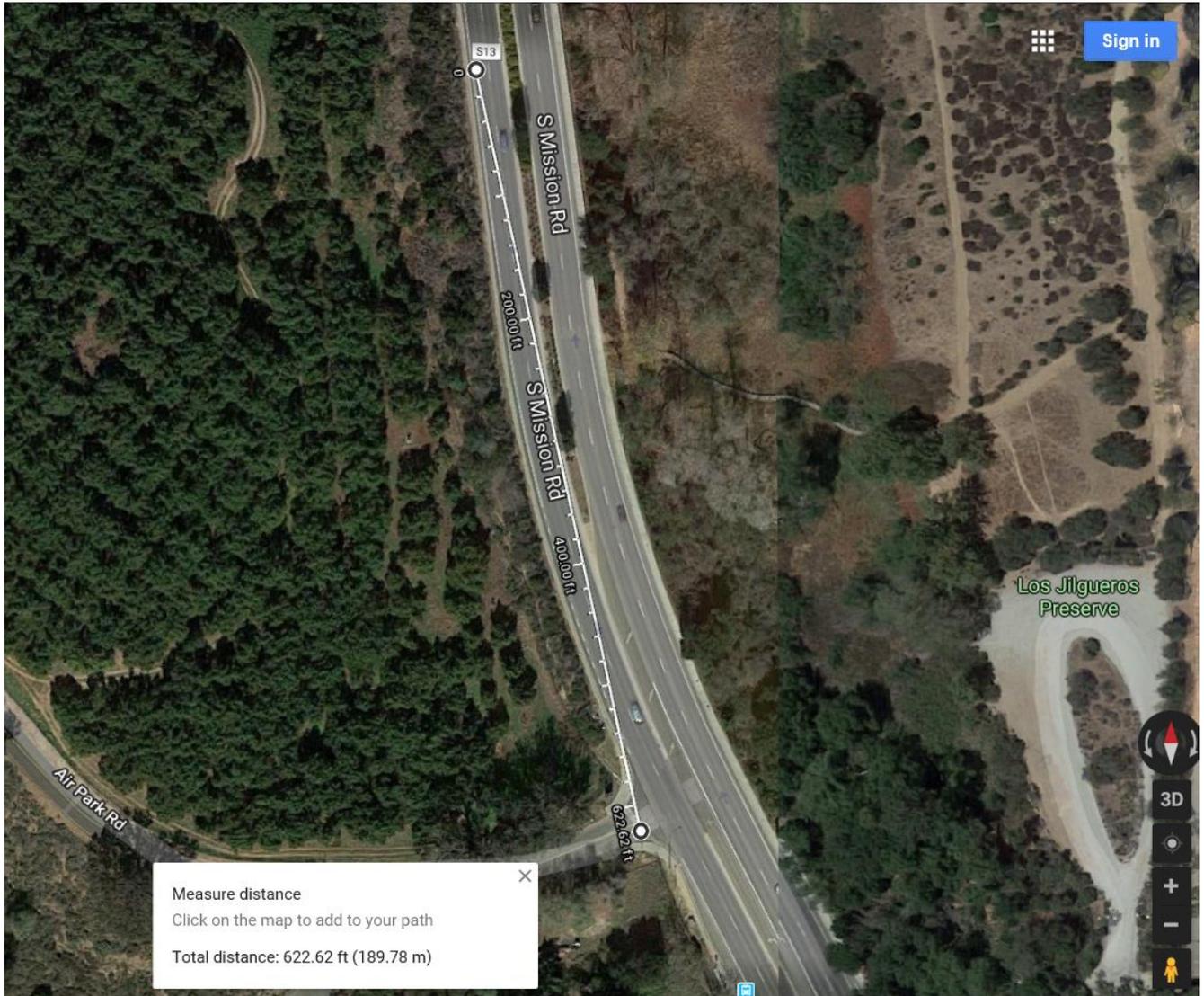
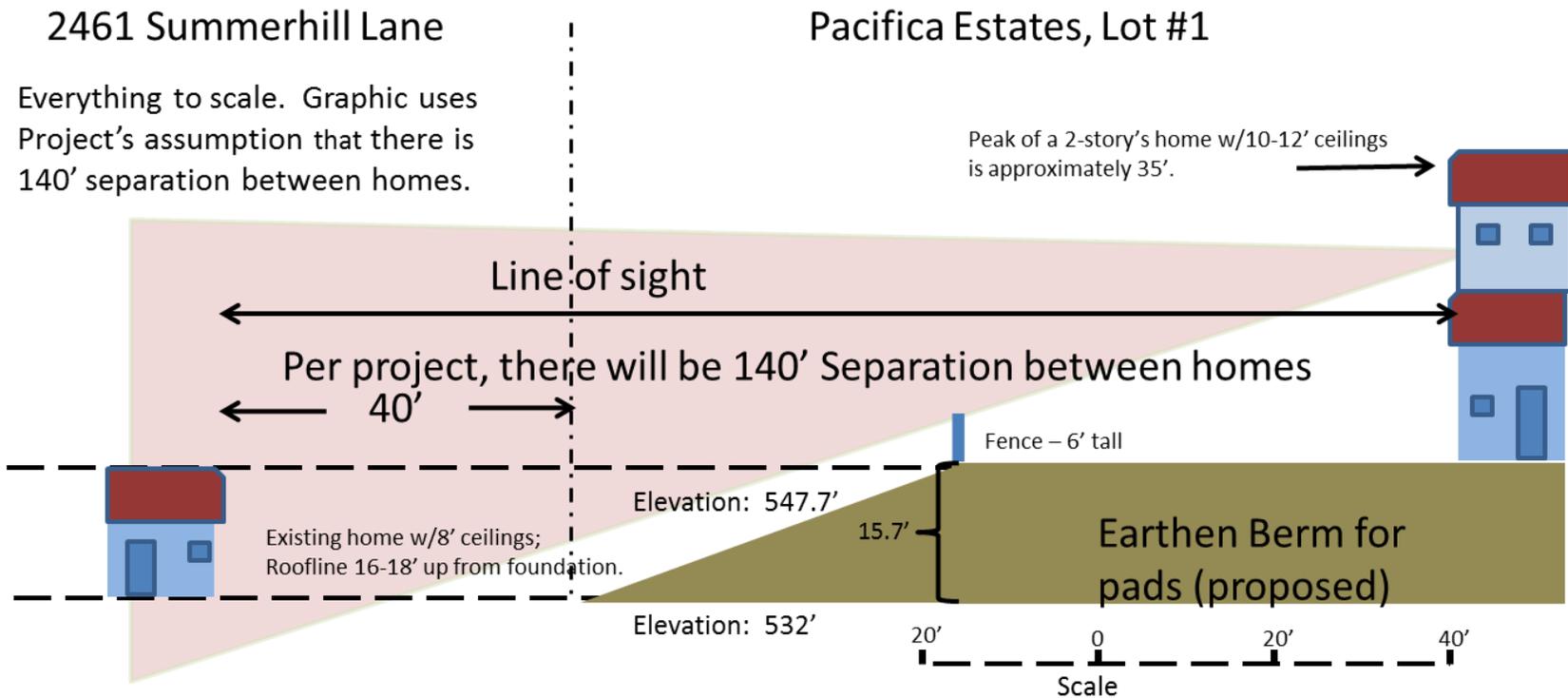


Image 2. Starting from a position approximately 10 feet back from the intersection of Air Park Road and South Mission Road, the line-of-sight measurement using Google Maps is a generous 623 feet to view traffic in the right-most lane.

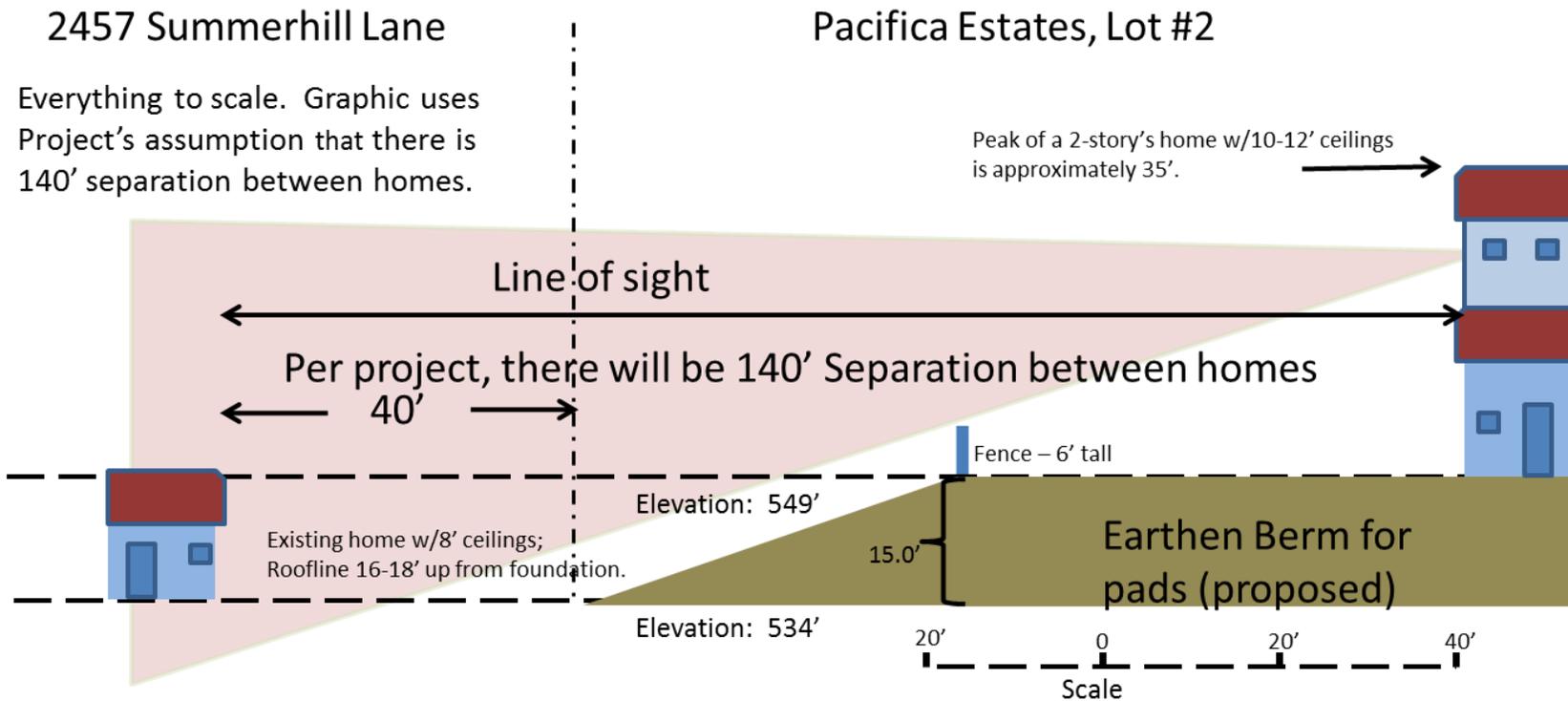
## Profile of relationship between 2461 Summerhill Lane and Lot #1 of the proposed development.

- Pad still 15.7’ higher than 2461 Summerhill after revising Grading Plan!
- Rooftop of new home 32.7’ higher than rooftop of 2461 Summerhill Lane after revising Grading Plan



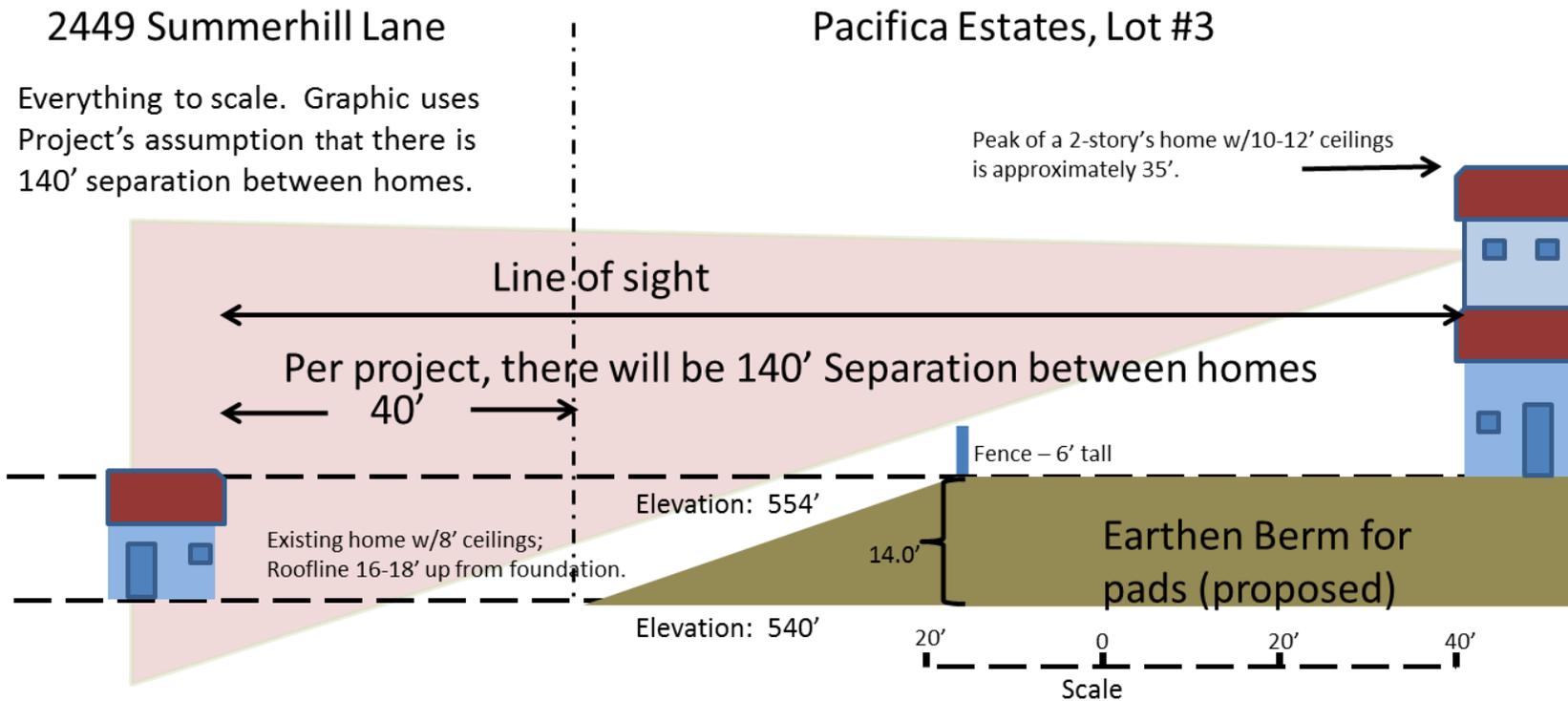
## Profile of relationship between 2457 Summerhill Lane and Lot #2 of the proposed development.

- Pad still 15’ higher than 2457 Summerhill after revising Grading Plan!
- Rooftop of new home 31’ higher than rooftop of 2457 Summerhill Lane after revising Grading Plan



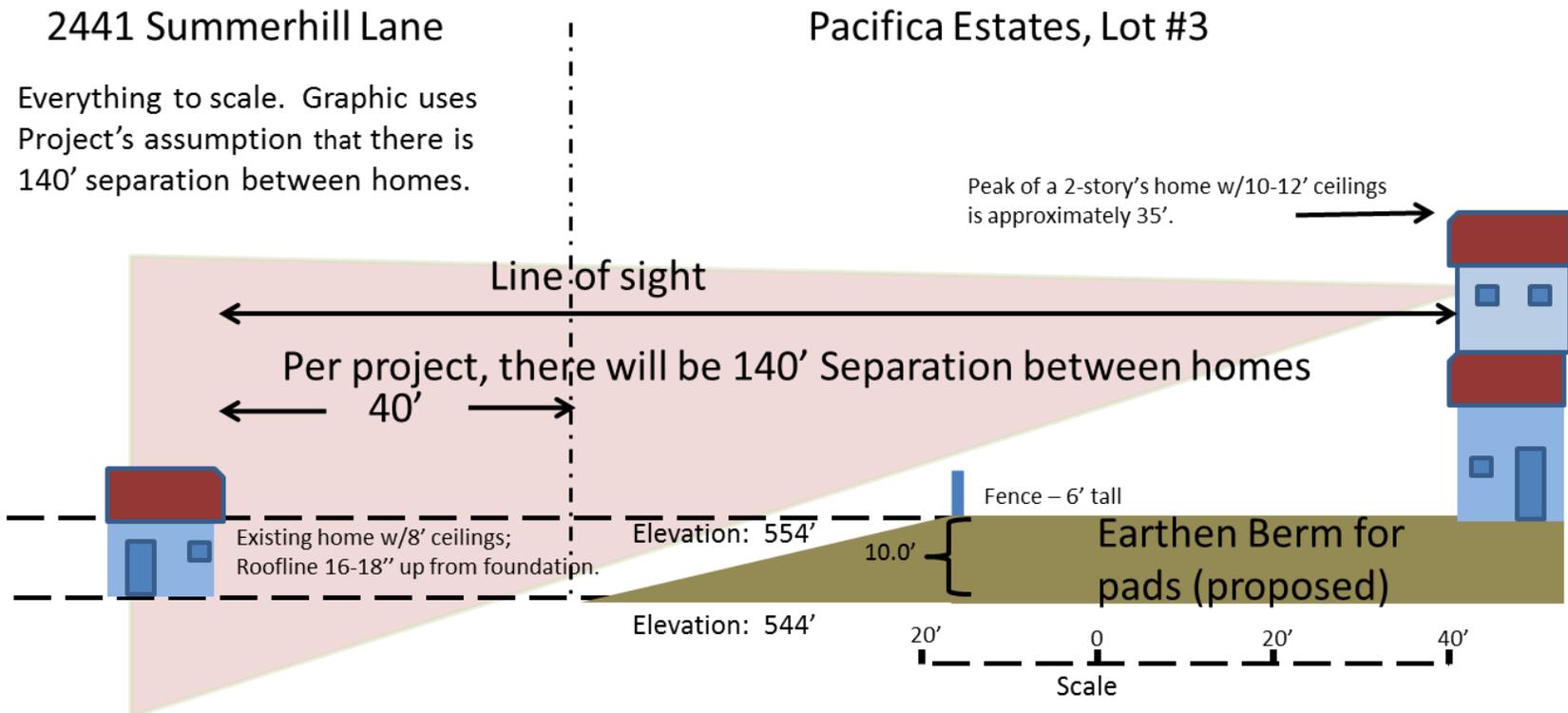
## Profile of relationship between 2449 Summerhill Lane and Lot #3 of the proposed development.

- Pad still 14’ higher than 2449 Summerhill after revising Grading Plan!
- Rooftop of new home 31’ higher than rooftop of 2449 Summerhill Lane after revising Grading Plan



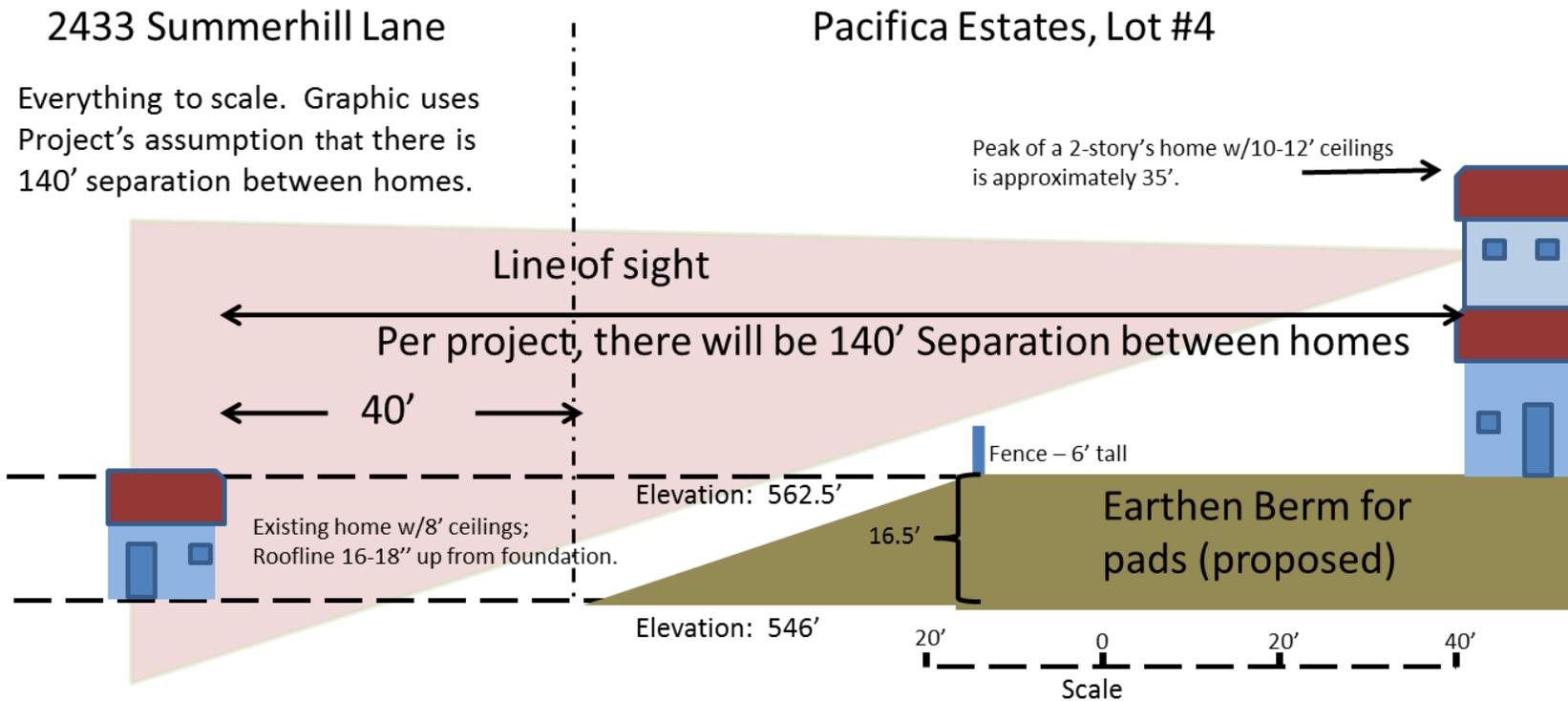
## Profile of relationship between 2441 Summerhill Lane and Lot #3 of the proposed development.

- Pad still 10.5’ higher than 2441 Summerhill after revising Grading Plan!
- Rooftop of new home 27’ higher than rooftop of 2441 Summerhill Lane after revising Grading Plan



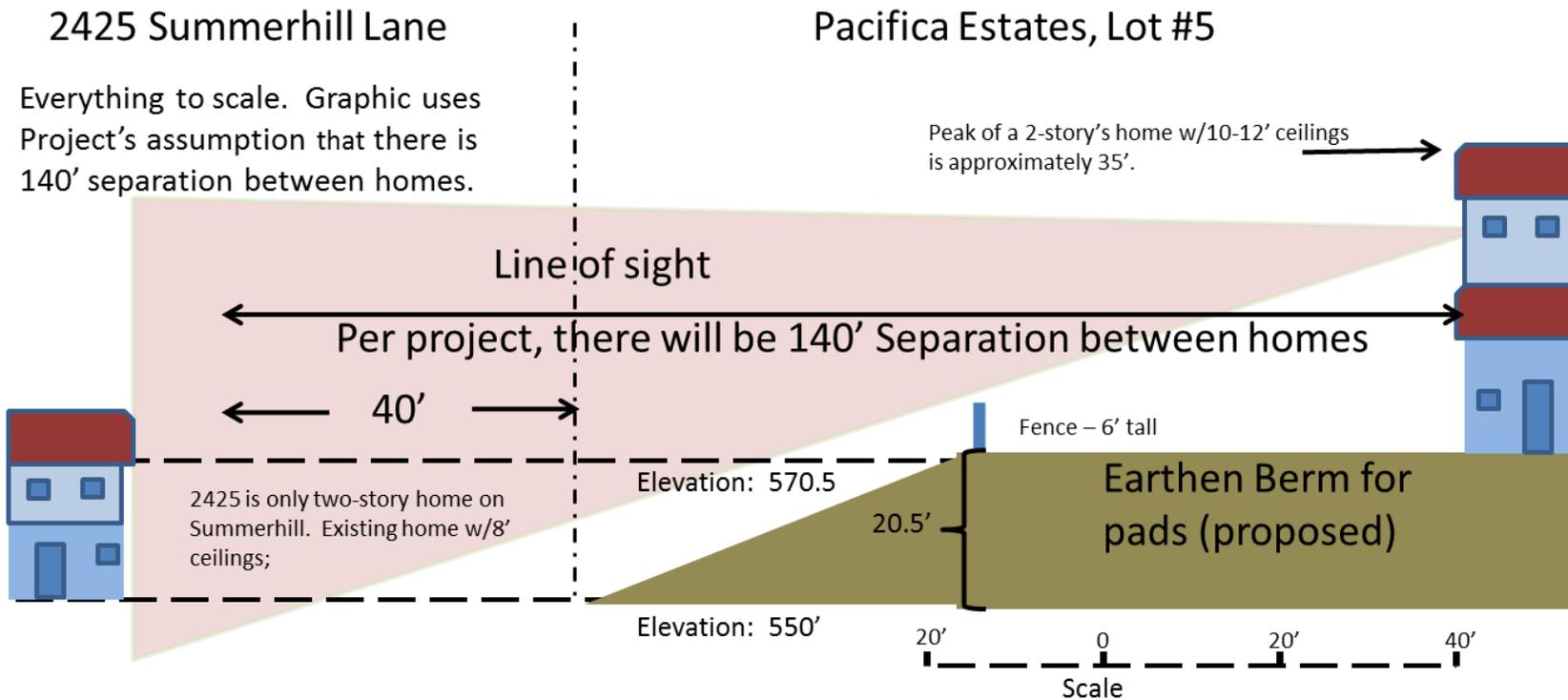
## Profile of relationship between 2433 Summerhill Lane and Lot #4 of the proposed development.

- Pad still 16.5’ higher than 2433 Summerhill after revising Grading Plan!
- Rooftop of new home 33’ higher than rooftop of 2433 Summerhill Lane after revising Grading Plan



## Profile of relationship between 2425 Summerhill Lane and Lot #5 of the proposed development.

- Pad still 20.5’ higher than 2425 Summerhill after revising Grading Plan!
- Rooftop of new home 30’ higher than rooftop of 2425 Summerhill Lane after revising Grading Plan



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**Attachment G – 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

