

ERRATA

For Item

#2

Friday February 19, 2021

ERRATA NO. 1
PLANNING COMMISSION HEARING
FEBRUARY 19, 2021
ITEM NO. 3

SUBJECT: LEMON CREST TENTATIVE MAP

This errata is submitted to the Planning Commission to modify the Attachment B –Tentative Map Resolution PDS2014-TM-5582.

Standard Condition A1(4), has been revise to clarify that the Final Map for this Project is to be filed as a single unit. Please see attached, in ~~strikeout~~-underline, for the changes to the condition.

Condition 36 Road #2 – Private Road Improvements, has been revised to clarify that the access to Lots 12, 13, 15 and 16 will be improved to Section 3.13 (D) of the Private Road Standards and will not require securities. Please see attached, in ~~strikeout~~-underline, for the changes to the condition.

Condition 42 Road #8 – Relinquish Access, has been revised to clarify that the access rights along Lemon Crest Drive for the entire project frontage will be relinquished, except at the proposed private road easement and along the remainder lot. Please see attached, in ~~strikeout~~-underline, for the changes to the condition.

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 (Attached Herein as Exhibit A), 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 hereby waived:

a. Standard Conditions for Tentative Maps:

- (1) 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 LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 22: Said conditions apply to private subsurface sewage disposal system. The project proposes a public sewer system.
- (4) Standard Condition 27.1: Said condition states that the Final Map may not be filed as units or groups of units. The Final Map ~~for this Tentative Map is proposed to be filed in three units.~~ 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.

36. ROADS#2-PRIVATE ROAD IMPROVEMENTS

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

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the private easement road, *Private Road A*, from Lemon Crest Drive southerly to the terminus at Lot 14, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.
- b. *Private Road A* shall terminate with a cul-de-sac at Lot 14 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with

face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the Lakeside Fire Protection District.

- c. ~~Improve or agree to improve and provide security for the private road easement road~~ from Private Road A easterly to Lot 12, to a graded width of twenty-four feet (24') with twenty feet (20') of asphalt concrete pavement over approved base with asphalt concrete dike at ten feet (10') from centerline on the north side. The private easement road shall terminate with a hammerhead turnaround at Lot 12. To the satisfaction of the Director of PDS and the Lakeside Fire Protection District. **NOTE: This access will serve lots 12 and 13, and will be improved per Section 3.13 (D) of the Private Road Standards to reduce the improvement width to the above.**
- d. ~~Improve or agree to improve and provide security for the private road easement road~~ from Private Road A westerly to Lot 16, to a graded width of twenty-four feet (24') with twenty feet (20') of asphalt concrete pavement over approved base with asphalt concrete dike at ten feet (10') from centerline on the north side. The private easement road shall terminate with a hammerhead turnaround at Lot 16. To the satisfaction of the Director of PDS and the Lakeside Fire Protection District. **NOTE: This access will serve lots 15 and 16, and will be improved per Section 3.13 (D) of the Private Road Standards to reduce the improvement width to the above.**
- 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 Private Road Standards](#), and the [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- f. Process and obtain approval of Improvement Plans to construct ***Private Road A, and all private easement roads.*** **NOTE: The access serving Lots 12, 13, 15 and 16 do not require securities.**
- g. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- h. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].

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

TIMING: Prior to the approval of the Final Map the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [PDS, LDR] shall request the required posted securities and executed improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

42. **ROADS#8–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 *Lemon Crest Drive* along the project frontage except for the proposed onsite private road easement for ***Private Road A*** and the Remainder Lot, as shown on the approved Tentative Map.

~~**NOTE:** The Remainder Lot will be required to relinquish access rights onto **Lemon Crest Drive**, except for a single access, as a condition of the Certificate of Compliance for the lot when processed.~~

- b. 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 show the Relinquishment on the Final Map. **TIMING:** Concurrently with the approval of the Final Map, the access shall be relinquished. **MONITORING:** The applicant shall show the relinquishment of access rights on the Final Map and forward a copy to [PDS, LDR] for preapproval. The [PDS, LDR] shall review the Final Map for compliance with this condition.