



The County of San Diego

Planning Commission Hearing Report

Date:	April 16, 2021	Case/File No.:	Dougherty Grove Reversion to Acreage; PDS2020-TM-5642
Place:	No In-Person Attendance Allowed – Teleconference Only County Operations Center 5520 Overland Avenue San Diego, CA 92123	Project:	Tentative Map for Reversion to Acreage (Revert subdivided property to one lot)
Time:	9:00 a.m.	Location:	420 West Dougherty Street, Fallbrook
Agenda Item:	#1	General Plan:	Village Residential (VR-2) and Village Residential (VR-20)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Rural Residential (RR) and Urban Residential (RU)
Applicant/Owner:	Dougherty Citrus, Inc.	Community:	Fallbrook Community Plan Area
Environmental:	15164 Addendum to a Mitigated Negative Declaration	APN:	103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to approve or deny the proposed Dougherty Grove Reversion to Acreage Tentative Map project (Project), which proposes to revert the 34 lots created by Final Map 16088 in 2016 to a single lot. Discretionary actions required for the Project consist of a Tentative Map (TM). If the reversion to acreage TM is approved, the existing Major Use Permit will no longer be applicable to the Project site and will be terminated by the Director of Planning & Development Services (PDS).

The approximately 22-acre Project site currently consists of 34 lots created by Final Map 16088, recorded on January 19, 2016. The property owner has determined that the subdivision is not financially feasible and would like to sell the property as a single parcel, which would no longer have the obligations of the existing subdivision improvement agreement and associated bonds. The subdivision currently has three bonds for grading, drainage, retaining walls and landscaping, and for streets, sewer, and water. These bonds must be renewed every two years. Additionally, the U. S. Army Corps of Engineers, California Department of Fish and Wildlife and Regional Water Quality Control Board permits (Agency Permits) for the Project site have expired. The property owner does not want to continue to pay for the bond renewals and replace the Agency permits for a subdivision they believe is not financially feasible.

With an approved reversion to acreage, the existing Major Use Permit would become null and void after one year of discontinuance per Section 7372 of the Zoning Ordinance. For this reason, in addition to the reversion to acreage TM, the applicant is also requesting to terminate the associated Major Use Permit per Section 7357 of the Zoning Ordinance so the property would not be encumbered by a Major Use Permit that is no longer applicable. No changes to the General Plan are proposed with the Project. The Project is consistent with the density allowed by the Village Residential VR-2 and VR-20 Land Use Designations as the Project would result in a single, approximately 22-acre lot with an existing single-family residence.

This report describes the PDS recommendation, proposed reversion to acreage, analysis and discussion, and public comments. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, Subdivision Ordinance, and other applicable regulations, policies, and ordinances, and reviewed the Project's potential impacts on the environment in accordance with CEQA. Based on staff's analysis, as further described in this report, PDS recommends approval of the reversion to acreage TM, with the conditions and notices noted in the attached Resolution.

B. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings included in Attachment A, which conclude that an addendum to the previously adopted Mitigated Negative Declaration has been prepared as only minor technical changes or changes that would not result in new significant impacts are proposed in the Project, according to Section 15164 of the California Environmental Quality Act guidelines.
2. Adopt the Resolution of Approval for Tentative Map PDS2020-TM-5642, which includes those requirements and conditions necessary to ensure that the Project is implemented in a manner consistent with State law and County of San Diego (County) Regulations (Attachment B).

C. PROJECT BACKGROUND

Tentative Map 5339-1 and Major Use Permit P03-112 for a planned development were concurrently approved by the Planning Commission on December 16, 2005 for the Dougherty Grove project. The Tentative Map proposed to subdivide the site into 34 lots consisting of 28 residential lots, three open space lots and three private street lots. The Major Use Permit established setbacks for the 28 future homes pursuant to the "V" variable setback development regulation and authorized a planned development which provided for a maximum of 28 dwelling units and related recreation facilities.

Tentative Map 5339-1 required certain subdivision improvements to be made, or agreements to make the subdivision improvements, prior to recordation of the Final Map. On January 6, 2016 the property owner and the County of San Diego entered into an improvement agreement (Agreement to Improve Major Subdivision County of San Diego Tract No. 5339-1) for the purpose of assuring the construction of certain subdivision improvements. The Final Map, Map 16088, was then filed on January 19, 2016 with the County Recorder.

Prior to approval of Tentative Map 5339-1 and Major Use Permit P03-112, a previous Tentative Map and Major Use Permit for a planned development for the Project site were approved in 1994 (Tigerwood Tentative Map 4968 and Major Use Permit P92-004). A final map was never recorded and Tentative Map 4968 and Major Use Permit P92-004 expired in 1997.

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located at 420 West Dougherty Street in the Fallbrook Community Plan area (Figures 1 and 2). Single-family residential development surrounds the Project site to the east and south, with vacant land to the north and the Fallbrook Naval Weapons Station to the west, as described in Table D-1. The site is comprised of 34 lots totaling approximately 22 acres in size, and contains an existing single-family residence, storage shed and citrus grove, all of which will remain after the completion of the reversion to acreage. No structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map. Please refer to Attachment C – 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	Village Residential (VR-2)	A70	Shady Lane	Vacant
East	Village Residential (VR-2 and VR-20)	RR and RU	West Dougherty Street	Single-Family Residential
South	Village Residential (VR-20)	RU	West Alvarado Street	Single-Family Residential / Agricultural
West	Public Agency Lands	RR	N/A	Fallbrook Naval Weapons Station

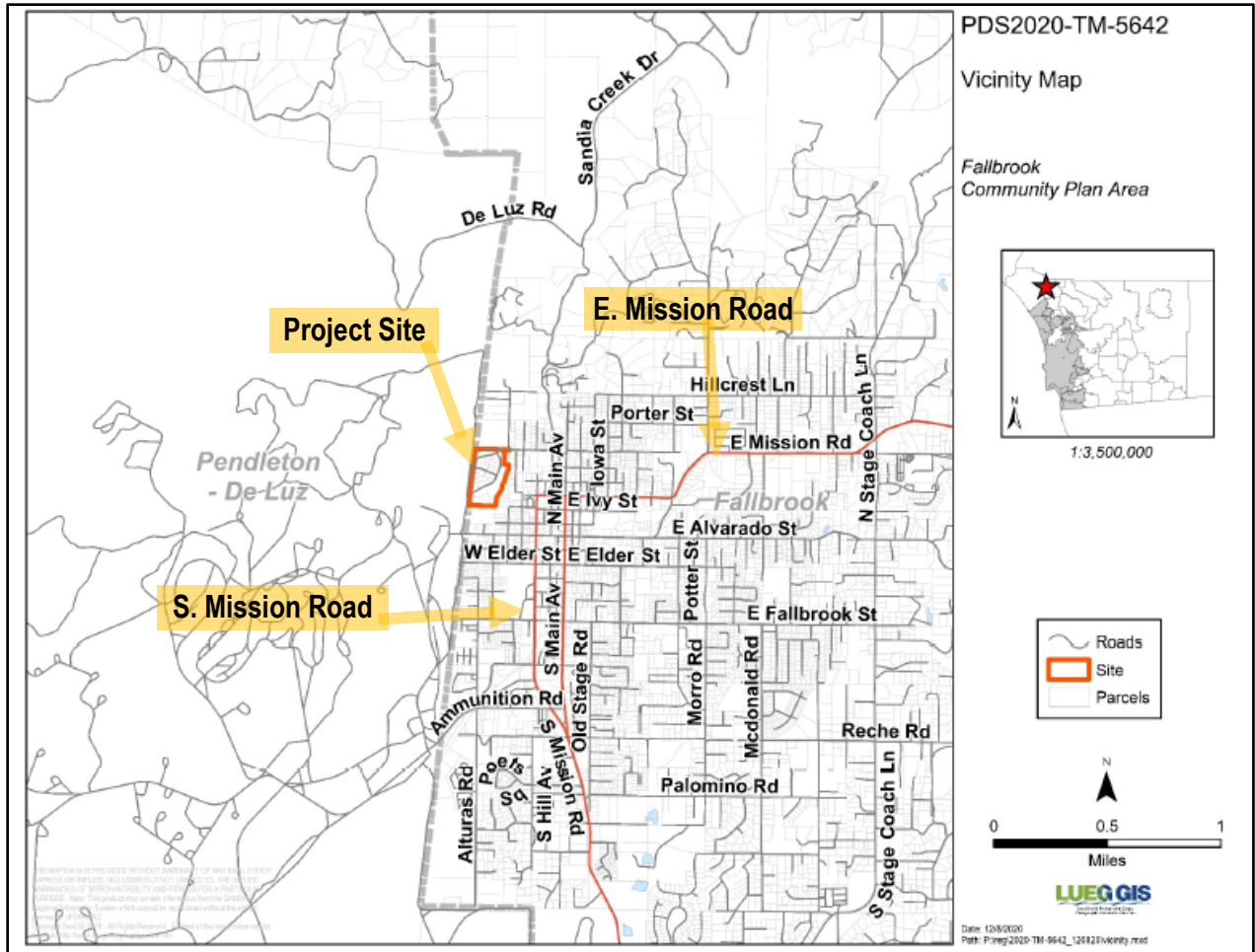


Figure 1: Vicinity Map

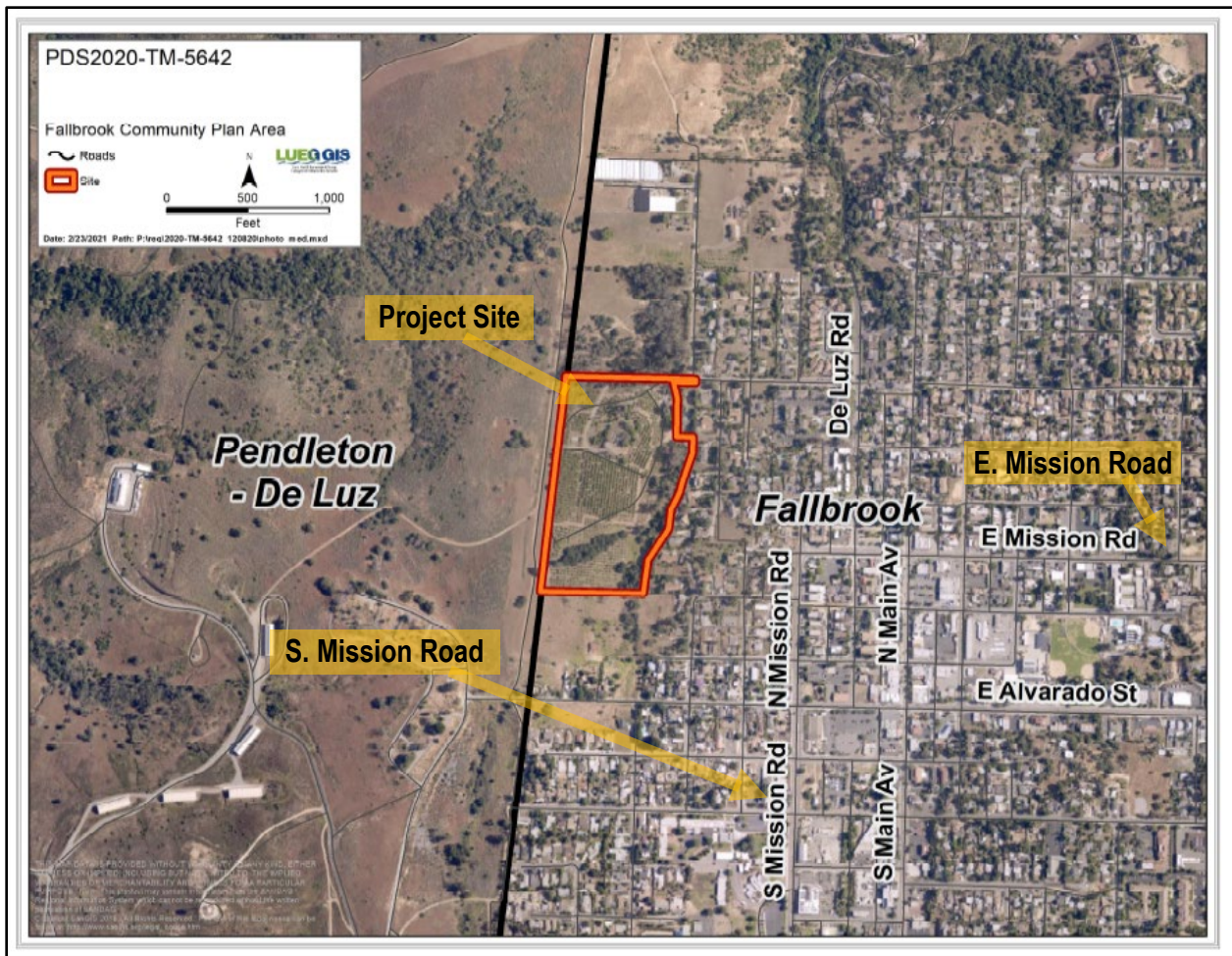


Figure 2: Aerial of Existing Site

E. DEVELOPMENT PROPOSAL

1. Project Description

The Project is a request to revert existing Lots 1 to 34 from Final Map 16088 to acreage, which would return the existing subdivision to a single lot. Figure 3 shows the existing lots and subdivision design per Final Map 16088. These lots are currently subject to an improvement agreement and conditions for the completion of improvements required for the Dougherty Grove project by Tentative Map 5339-1, which was approved by the Planning Commission on December 16, 2005 along with Major Use Permit P03-112 for a planned residential development. Tentative Map 5339-1 required certain subdivision improvements to be made, or agreements to make the subdivision improvements, prior to recordation of Final Map 16088. The property owner and the County of San Diego entered into an improvement agreement (Agreement to Improve Major Subdivision County of San Diego Tract No. 5339-1) for the purpose of assuring the construction of subdivision improvements prior to recordation of Final Map 16088. These improvements consist of streets, water, and sewer facilities, and surveying for the subdivision. None of these required improvements have been made and bonds for these improvements are in place. The property owner has determined that the subdivision is not financially feasible and would like to sell the property as one parcel, which would no longer have the obligations of the existing subdivision improvement agreement and bonds. The subdivision currently has three bonds for grading, drainage, retaining walls and landscaping, and for streets, sewer and

water. These bonds must be renewed every two years. Additionally, the U. S. Army Corps of Engineers, California Department of Fish and Wildlife and Regional Water Quality Control Board permits (Agency Permits) for the Project site have expired. The property owner does not want to continue to pay for the bond renewals and replace the Agency permits for a subdivision they believe is not financially feasible and not sellable.

The Project site currently contains an existing single-family residence, storage shed and citrus grove. No new structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map and the existing structures and citrus grove will remain Figure 4 shows the proposed Lot 1. A new Tentative Map and Final Map must be approved to revert the 34 lots from Final Map 16088 back into a single lot, and to allow for the termination of the improvement agreement and release of the bonds

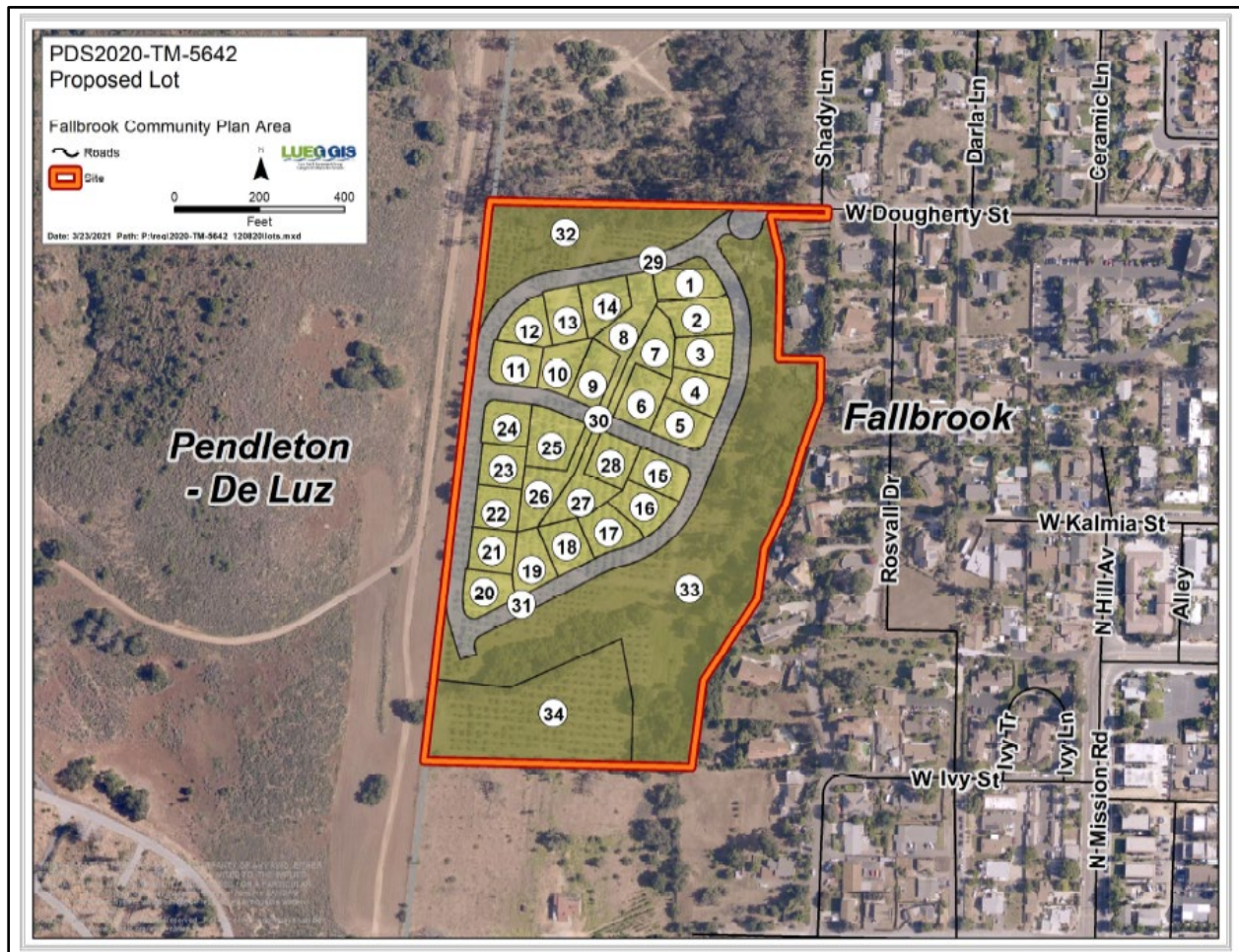


Figure 3: Existing 34 Lots per Map 16088

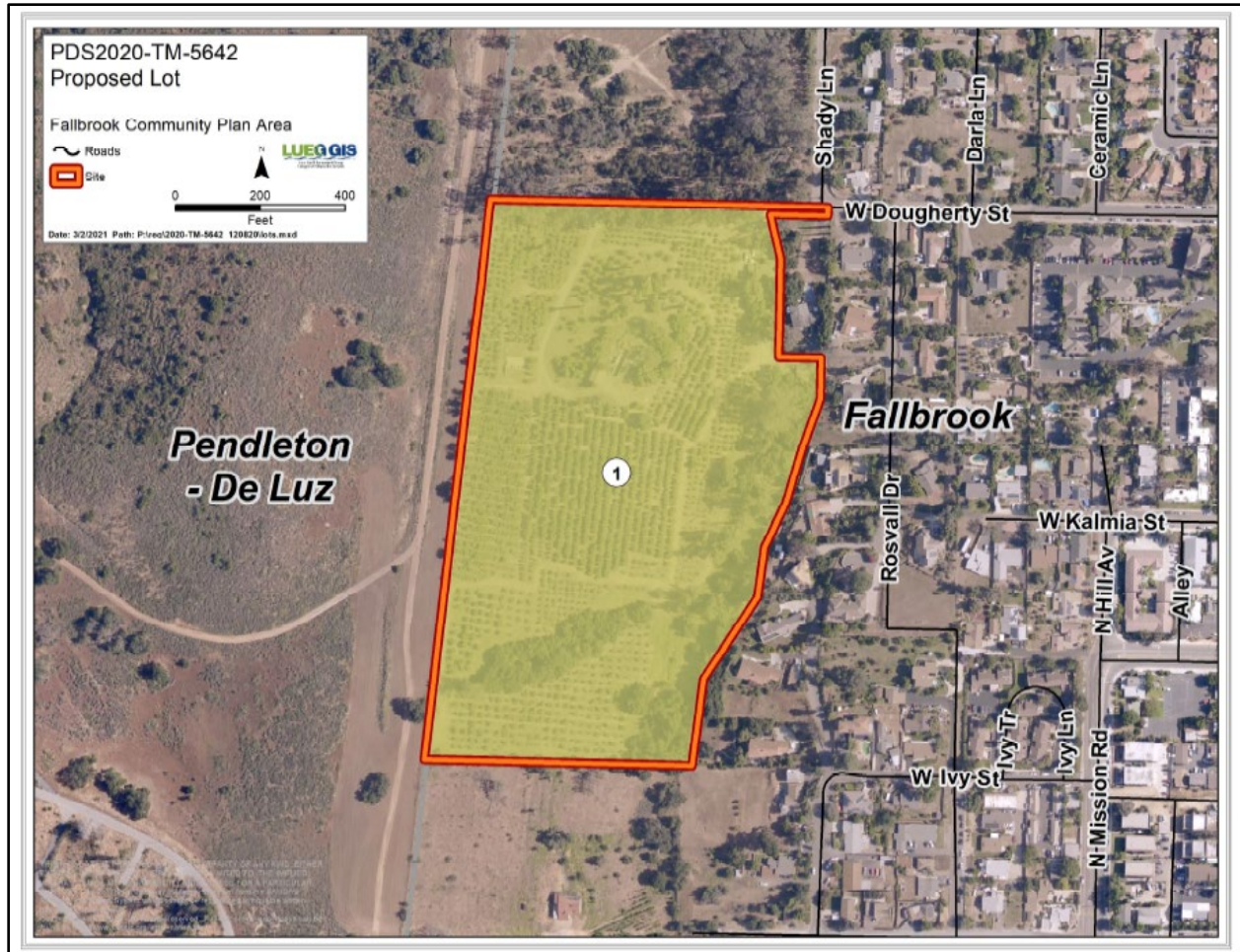


Figure 4: Proposed 1 Lot

Access

Access to proposed Lot 1 will continue through the existing connection to West Dougherty Street. Since no new structures, earthwork or improvements are proposed with the reversion to acreage, there are no new access or road improvement requirements.

Municipal Services

The existing single-family residence on proposed Lot 1 will continue to be served water by the Fallbrook Public Utility District; fire service will be provided by the North County Fire Protection District; and school services by the Fallbrook Union Elementary School District and the Fallbrook Union High School District. Sewer services are not required as the existing single-family residence will continue to use an onsite wastewater treatment system.

The Project has demonstrated that all necessary services and facilities are available as required by the General Plan and Board of Supervisors Policy I-84 (Project Facility Availability Forms for Water, School, and Fire Services). Project Facility Availability Forms have been provided for all services and are included in Attachment F.

F. ANALYSIS AND DISCUSSION

The Project has been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, the Fallbrook Community Plan, the County Zoning Ordinance, the County Subdivision Ordinance, and CEQA Guidelines. A discussion of the Project's consistency with applicable codes, policies, and ordinances is described on the following pages.

1. Key Requirements

- a. Is the proposed 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 proposed 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. Project Analysis

Consistency with Applicable County Plans and Ordinances

The Project is consistent with the Zoning Ordinance Use Regulations and General Plan Land Use Designations. The Project site has two zoning use regulations: Rural Residential (RR) and Urban Residential (RU). Both use regulations allow for the Family Residential use type by right for the existing single-family residence and both also allow for agriculture, including the existing citrus grove.

The General Plan Land Use Designations for the Project site are Village Residential (VR-2) and Village Residential (VR-20). These designations allow for two dwelling units per gross acre and 20 dwelling units per gross acre, respectfully. The existing single-family residence is one dwelling unit on the approximately 22-acre site and will therefore comply with the General Plan density requirements.

3. General Plan Consistency

The site is subject to the General Plan Regional Category Village and Land Use Designation VR-2 and VR-20. The proposed Project is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1.

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-4.4 Development Compatibility with Military Facilities. Ensure compatibility of new development with the current and planned mission and operations of U.S. government military installations.	The Project site is located adjacent to the Fallbrook Naval Weapons Station. The Project site's existing single-family residence and citrus grove will remain with the proposed Project.
LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical	The Project site's existing single-family residence and citrus grove will remain with the proposed Project. The Project

characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	site's topography will not change and the natural drainage system will remain.
COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	The Project site's existing single-family residence and citrus grove will remain with the proposed Project. No new impervious surfaces are proposed.
COS-6.1 Economic Diversity. Support the economic competitiveness of agriculture and encourage the diversification of potential sources of farm income, including value added products, agricultural tourism, roadside stands, organic farming, and farmers markets.	The Project site's existing citrus grove will remain with the proposed Project.

4. Fallbrook Community Plan Consistency

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

Table F-2: Fallbrook Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Policy LU 2.1.3 Prohibit grading for residential development from unduly disrupting the natural terrain, or causing problems associated with runoff, drainage, erosion, or siltation.	No grading is proposed for this Project.
Policy LU 2.1.4 Encourage country estates which combine residential and light agricultural uses, especially groves.	The existing single-family residence and citrus grove will remain with the proposed Project.
Policy COS 1.1.1 Encourage development of combined agriculture and residential uses.	The existing single-family residence and citrus grove will remain with the proposed Project.

5. Zoning Ordinance Consistency

The Project site is zoned Rural Residential (RR) and Urban Residential (RU), both of which will be retained. If the reversion to acreage is approved, proposed Lot 1 will continue to be subject to the "P" Special Area Designator for planned development. The existing single-family residence and citrus grove are permitted uses and structures per the planned development regulations.

The Project site will also continue to be subject to the "V" Setback Designator, where setbacks will be established in the future by a site plan if any new structures are proposed on the property, or by a new major use permit if required for a proposed project.

The proposed Project will not change the existing General Plan Land Use Designation and will continue to be consistent pursuant to the Zoning Use Regulations Compatibility Matrix (Zoning Ordinance Section 2050).

Table F-3: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	PROPOSED	CONSISTENT?
Use Regulation:	RR / RU	RR / RU	Yes
Animal Regulation:	J	J	Yes
Density:	-	-	Yes
Lot Size:	0.5 AC	0.5 AC	Yes
Building Type:	C / L	C / L	Yes
Height:	G (35')	G (35')	Yes
Lot Coverage:	-	-	Yes
Setback:	V	V	Yes
Open Space:	V	V	Yes
Special Area Regulations:	B / C / D / P	B / C / D / P	Yes

6. Subdivision Ordinance Consistency

The Project 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). The Project includes requirements and conditions of approval necessary to ensure it is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

7. California Environmental Quality Act (CEQA) Compliance

The Project has been reviewed for compliance with CEQA. An addendum to the previous Mitigated Negative Declaration dated April 16, 2021 (Log No. PDS2020-ER-91-02-004C) as well as a copy of the previous Mitigated Negative Declaration dated July 6, 1993 are on file with PDS. Staff has determined that the Project, as proposed, will not cause any significant impacts to the environment which require mitigation measures that were not previously analyzed in the Mitigated Negative Declaration. There are no substantial changes to the Project, changes in circumstances, or new information that would result in new significant environmental effects or a substantial increase in the severity of previously identified effects from what was analyzed in the Mitigated Negative Declaration. The Addendum is included in Attachment D.

8. Applicable County Regulations

Table F-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1. Resource Protection Ordinance (RPO)	This Project consists of the reversion to acreage of 34 lots created by Final Map 16088 into a single lot. The Project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue, and no new structures, earthwork or improvements are proposed with the reversion to acreage. Therefore, conformance to the Resource Protection Ordinance is not required. Any future discretionary applications for the Project site will be subject to additional review to demonstrate conformance to the Resource Protection Ordinance.
2. County Consolidated Fire Code	The Project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue, and no new structures, earthwork or improvements are proposed with the reversion to acreage. The North County Fire Protection District reviewed the proposed Project and had no concerns.
3. Noise Ordinance	The Project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue, and no new structures, earthwork or improvements are proposed with the reversion to acreage. The existing uses would not generate any new 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. Therefore, the Project complies with the Noise Ordinance. Any future discretionary applications for the Project site will be subject to additional review to demonstrate conformance to the Noise Ordinance.
4. Light Pollution Code	The Project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue, and no new structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map. Therefore, conformance to the Light Pollution Code is not required. Any future discretionary applications for the Project site will be subject to additional review to demonstrate conformance to the Light Pollution Code.

5. Watershed Protection Ordinance (WPO)	This Project consists of the reversion to acreage of 34 lots created by Final Map 16088 into one lot. The Project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue, and no new structures, earthwork or improvements are proposed with the reversion to acreage and no new impervious surfaces are proposed.
6. Park Lands Dedication Ordinance (PLDO)	Any future discretionary applications for the Project site will be subject to additional review to demonstrate conformance to the Park Lands Dedication Ordinance.
7. Multiple Species Conservation Program (MSCP)	The Project site is located outside the boundaries of the County's Multiple Species Conservation Program (MSCP). Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

G. COMMUNITY PLANNING GROUP

On July 20, 2020, the Fallbrook Community Planning Group (CPG) heard the Project at their regular meeting. The CPG passed a motion to recommend approval of the proposed reversion to acreage by a vote of 11-0-1-3 (11-Ayes, 0-Noes, 1-Abstain, 3-Vacant/Absent).

H. PUBLIC INPUT

The Project was noticed to 59 surrounding property owners located within 300 feet of the Project site upon application submittal on June 12, 2020. The County received two emails from interested parties which requested information about the Project. Information regarding the project was provided as requested and no further comments were received.

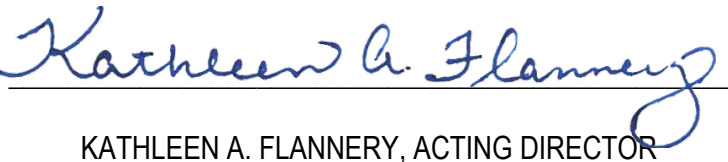
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AUTHORIZED REPRESENTATIVE.


KATHLEEN A. FLANNERY, ACTING DIRECTOR

ATTACHMENTS:

Attachment A – Environmental Findings
Attachment B – Tentative Map Resolution; PDS2020-TM-5642
Attachment C – Planning Documentation
Attachment D – Environmental Documentation
Attachment E – Public Documentation
Attachment F – Service Availability Forms
Attachment G – Ownership Disclosure

Attachment A – Environmental Findings

DOUGHERTY GROVE REVERSION TO ACREAGE TENTATIVE MAP

PDS2020-TM-5642

ENVIRONMENTAL FINDINGS

April 16, 2021

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

1. Find that the Planning Commission has reviewed and considered the information contained in the Addendum to the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2020-ER-91-02-004C before making its decision on the proposed project.

**Attachment B – Tentative Map Resolution;
PDS2020-TM-5642**

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2020-TM-5642)

WHEREAS, Tentative Map No. 5642 proposing the division of property located at 420 West Dougherty Street and generally described as:

LOTS 1 THROUGH 34, COUNTY OF SAN DIEGO TRACT NO. 5339-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16088, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 19, 2016.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on November 20, 2020; and

WHEREAS, on April 16, 2021, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

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

Standard Conditions 1-29 are waived, with the exception of conditions 25, 27, 28(b), 28(f) and 29 which are not waived. All other conditions besides conditions 25, 27, 28(b), 28(f)

and 29 are waived as they are not applicable to the proposed reversion to acreage Tentative Map.

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. GEN#1–COST RECOVERY

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

31. GEN#2–FILING OF NOTICE OF DETERMINATION (NOD)

INTENT: In order to comply with CEQA and State law, the permit NOD shall be filed at the recorder’s office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOD and required fees to the San Diego County Recorder’s Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOD form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOD form and required filing fees to the San Diego County Recorder’s Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOD was filed and that a copy of the document is on file at PDS.

32. PLN#1–RECORDATION OF FALLBROOK PUBLIC UTILITIES DISTRICT EASEMENT QUITCLAIM

INTENT: To ensure the existing Public Utilities and Ingress and Egress Easement granted to the Fallbrook Public Utilities District by Document No. 2008-0306324 is quitclaimed by the Fallbrook Public Utility District by a separate document prior to recordation of the reversion to acreage Final Map. **DESCRIPTION OF REQUIREMENT:** For this reversion to acreage Tentative Map project the applicant proposes to vacate the Public Utilities and Ingress and Egress Easement granted to the Fallbrook Public Utilities District by Document No. 2008-0306324. The

Fallbrook Public Utilities District has an approval process by which District easements can be quitclaimed. The applicant will need to complete this approval process and the easement must be quitclaimed by the Fallbrook Public Utility District by a separate document prior to recordation of the reversion to acreage Final Map in order for the Fallbrook Public Utility District easement to be vacated on the reversion to acreage Final Map. If the Public Utilities and Ingress and Egress Easement granted to the Fallbrook Public Utilities District by Document No. 2008-0306324 is not quitclaimed by the Fallbrook Public Utility District by a separate document prior to recordation of the reversion to acreage Final Map, the Fallbrook Public Utilities District easement will be shown as an existing easement on the reversion to acreage Final Map and the Documentation for this condition will not be required. **DOCUMENTATION:** The applicant must provide a separate recorded document which indicates the Fallbrook Public Utilities District quitclaims their Public Utilities and Ingress and Egress Easement previously granted by Document No. 2008-0306324. **TIMING:** Prior to the recordation of the reversion to acreage Final Map, the applicant must provide a separate recorded document which indicates the Fallbrook Public Utilities District quitclaims their Public Utilities and Ingress and Egress Easement previously granted by Document No. 2008-0306324. **MONITORING:** PDS Land Development staff processing the reversion to acreage Final Map will verify that the separate recorded document which indicates the Fallbrook Public Utilities District quitclaims their Public Utilities and Ingress and Egress Easement previously granted by Document No. 2008-0306324 is sufficient. If the Fallbrook Public Utilities District easement is not quitclaimed prior to recordation of the reversion to acreage Final Map, the Fallbrook Public Utilities District easement will be shown as an existing easement on the reversion to acreage Final Map.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential VR-2 and VR-20 Land Use Designations of the Fallbrook Community Plan because it proposes a reversion to acreage 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 reversion to acreage with a minimum net lot size of 0.5 acres in the RR (Rural Residential) and RU (Urban Residential) Use Regulations;
3. The design of the proposed subdivision is 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 proposed reversion to acreage because the project site currently contains an existing single-family residence, storage shed and citrus grove, and no new structures, earthwork or improvements are proposed with the reversion to acreage;
5. The site is physically suitable for the proposed density of development because the project site currently contains an existing single-family residence, storage shed and citrus grove, and no new structures, earthwork or improvements are proposed with the reversion to acreage, and no new public facilities are required to service the existing uses;
6. The design of the subdivision 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 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the finding that CEQA Section 15164 applies to the project and an Addendum to the previously adopted Mitigated Negative Declaration dated April 16, 2021 has been prepared;
8. The design of the subdivision does 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 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 existing individual private subsurface 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. Determinations and findings pursuant to the California Environmental Quality Act have been made by the Planning Commission.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the [Sections 81.501 through 81.517 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- ☐ The Final map shall show an accurate and detailed vicinity map.

- ☐ The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- ☐ Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- ☐ The following notes shall appear on the Final Map:
 - ☐ All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - ☐ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - ☐ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
- ☐ The Zoning regulations require that each parcel shall contain a minimum net area of 0.5 acres. 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 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:

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 APPLICANT SHALL PROCESS AND PAY ALL FEES TO DRAFT, APPROVE AND RECORD A RESOLUTION WHICH EXTINGUISHES BOTH THE STORMWATER FACILITIES MAINTENANCE AND ACCESS EASEMENT PER DOCUMENT NO. 2015-0610547 AND THE PRIVATE ROAD MAINTENANCE AGREEMENT PER DOCUMENT NO. 2015-0452823 FOR TENTATIVE MAP 5339-1.

NOTICE: THE APPLICANT SHALL PROCESS AND PAY ALL FEES TO TERMINATE THE SUBDIVISION IMPROVEMENT AGREEMENT FOR TENTATIVE MAP 5339-1.

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

NOTICE: To comply with State law, the applicant/owner must file the Notice of Determination (NOD)/Notice of Exemption (NOE) signed by the lead agency and remit required fees to the County Clerk's Office within five (5) working days of the date of project approval. Payment or sufficient proof of prior payment to the County Clerk is required at the time of filing. The filing of a NOD or NOE reduces the period of time the CEQA document can be challenged to **35 days**. However, if the NOD/NOE is not filed, this period is extended to **180 days**. The CDFW adjusts fees annually based on inflation. You must pay the amount effective January 1 of the year of the project decision.

NOTICE: The project relies on CEQA 15164 Findings and the previous Fish and Wildlife Fees paid in the amount of \$1275.00 for the review of the Mitigated Negative Declaration, Receipt number 238783 dated 11/14/2005.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA

Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

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

ON MOTION of Commissioner _____, seconded by Commissioner _____, 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 _____ day of _____, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

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

cc: Dougherty Citrus, Inc., 2784 James Drive, Carlsbad, CA 92008

Ronald Holloway, BHA, Inc., 5115 Avenida Encinas, Suite L, Carlsbad, CA
92008

email cc:

Bronwyn Brown, Planning Manager, Planning & Development Services
Edwin Sinsay, Land Development, Team Leader, Planning & Development
Services
Jennilyn Gonzales, Land Development, Planning & Development Services
Greg Anderson, Land Development, Planning & Development Services
Fallbrook Community Planning Group

Attachment C –Planning Documentation

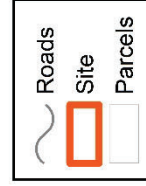
PDS2020-TM-5642

Vicinity Map

Fallbrook
Community Plan Area

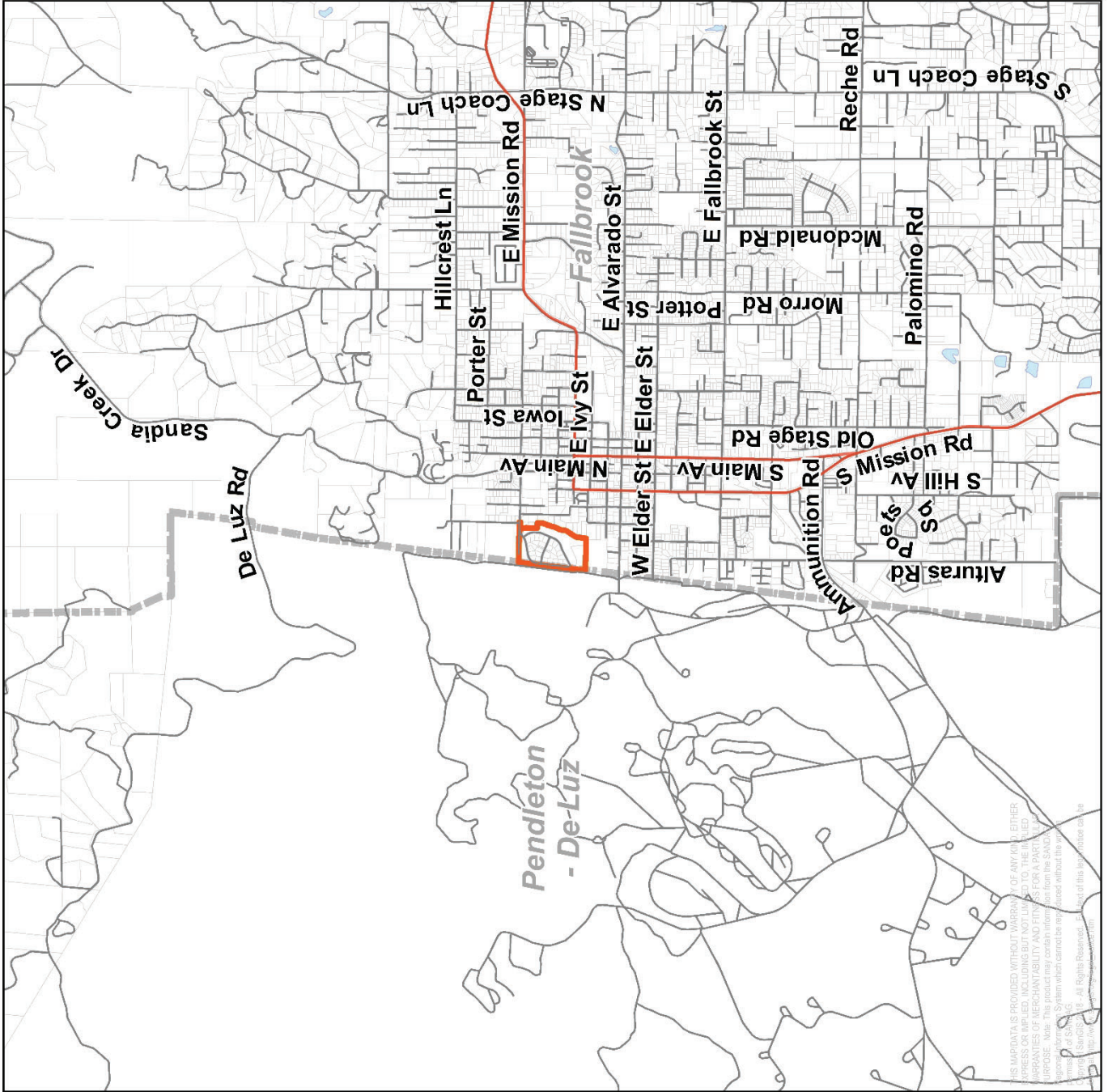


1:3,500,000



LUEGGIS
COMMUNITY DEVELOPMENT

Date: 12/8/2020
Path: P:\reg2020-TM-5642_120820\vicinity.mxd



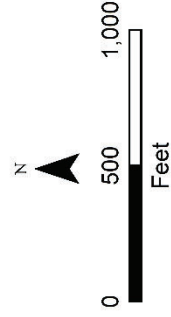
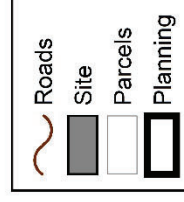
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PDS2020-TM-5642

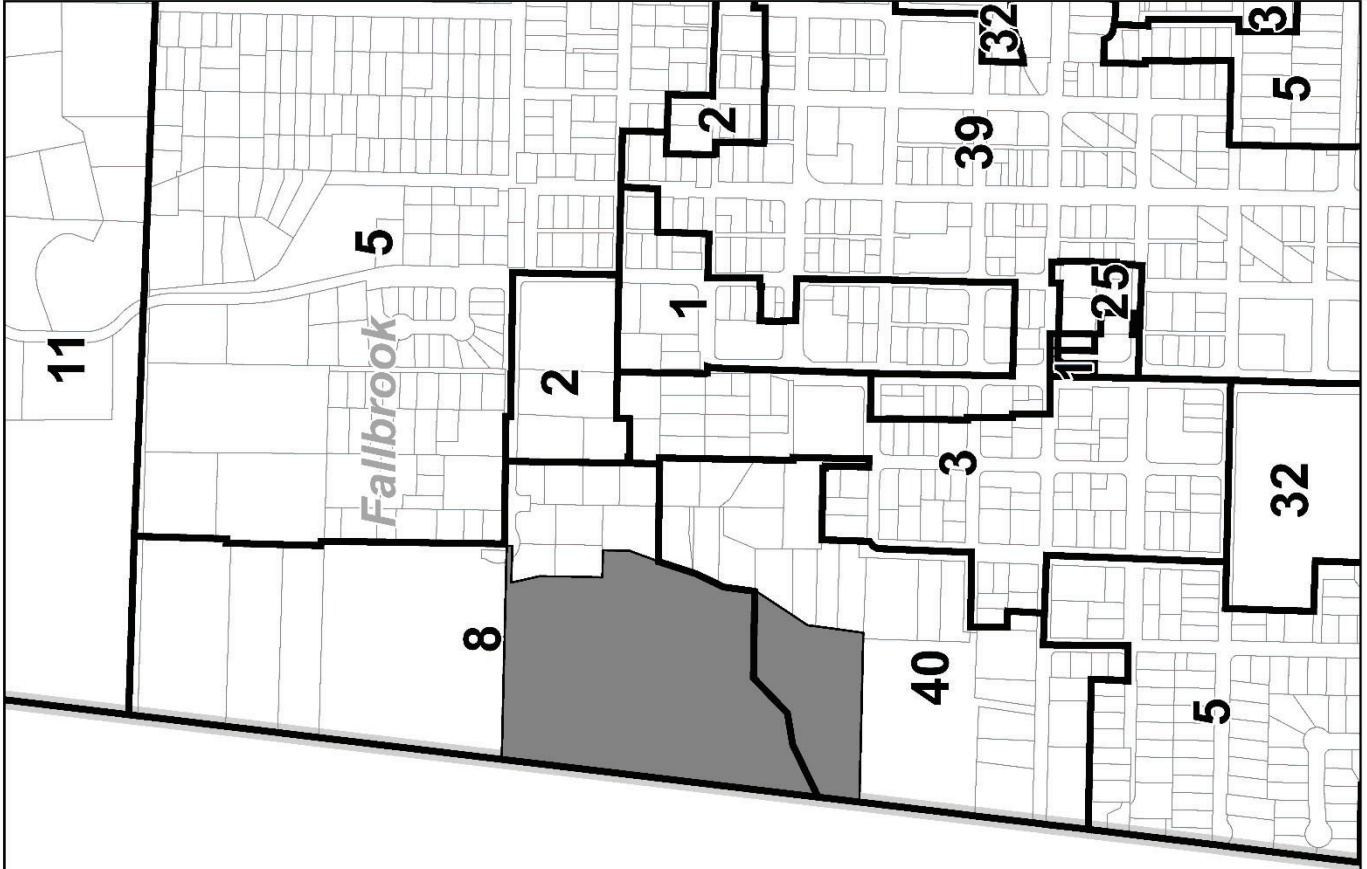
General Plan

Fallbrook
Community Plan Area

- (1) Village Residential (VR-30)
- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (25) General Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (39) Village Core Mixed Use
- (40) Village Residential (VR-20)



Date: 12/8/2020
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Pendleton
- De Luz

33

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PDS2020-TM-5642

Zoning

Fallbrook
Community Plan Area

A70 - Limited Agricultural

FBV1 - Fallbrook Village 1

FBV2 - Fallbrook Village 2

FBV3 - Fallbrook Village 3

FBV4 - Fallbrook Village 4

FBV5 - Fallbrook Village 5

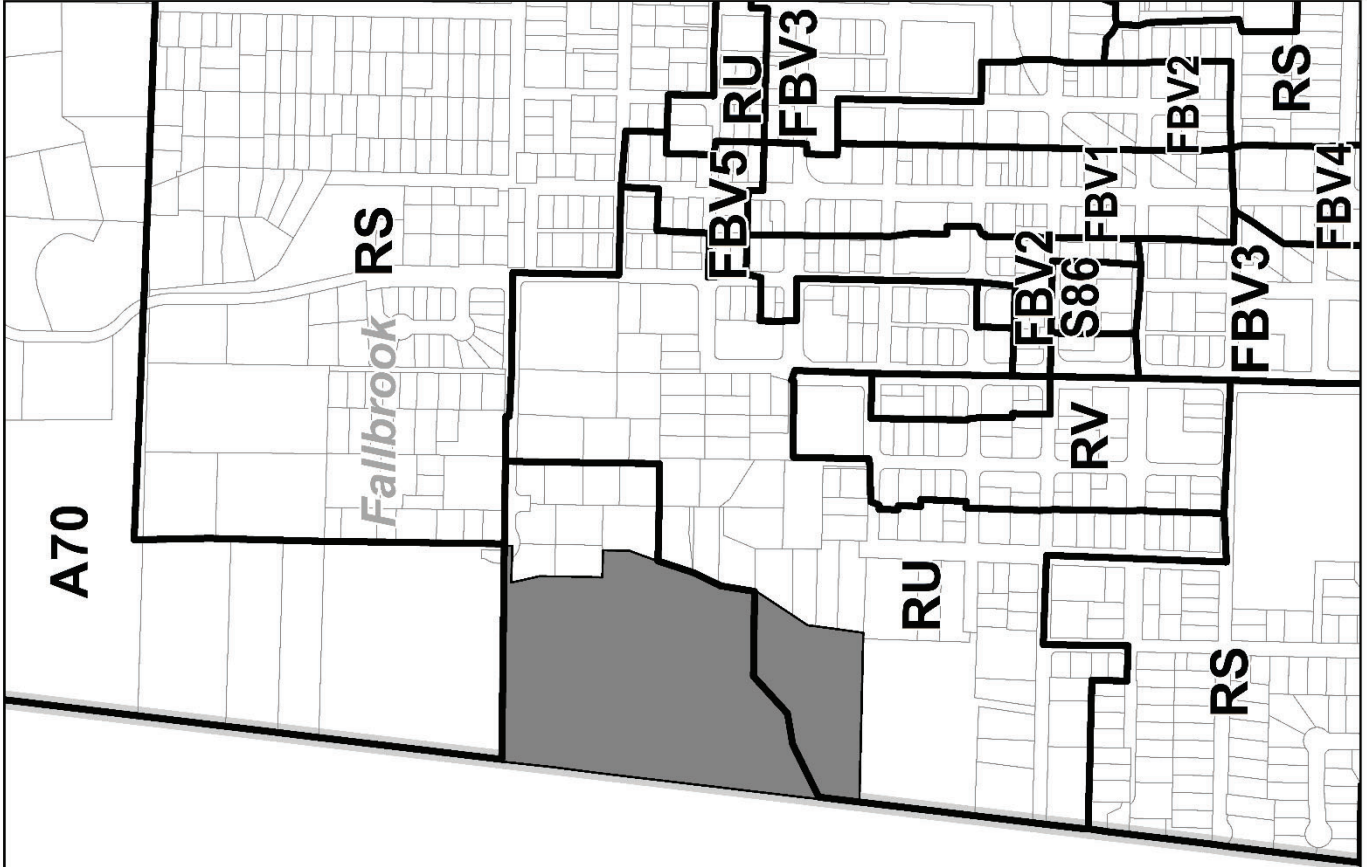
RR - Rural Residential

RS - Single Family Residential

RU - Urban Residential

RV - Variable Family Residential

S86 - Parking



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LUEGGIS
Landscape Architecture & Engineering, Inc.

Date: 12/8/2020
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Pendleton - De Luz



PDS2020-TM-5642

Fallbrook Community Plan Area



Date: 2/23/2021 Path: P:\reg\2020-TM-5642_120820\photo_mxd.mxd

Pendleton
- De Luz

Fallbrook

De Luz Rd

E Mission Rd

E Alvarado St

N Main Av

S Main Av

N Mission Rd

S Mission Rd

1 - 30

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PDS2020-TM-5642

Fallbrook Community Plan Area



Date: 2/23/2021 Path: P:\reg\2020-TM-5642_120820\photo_sm.mxd

Pendleton
- De Luz

Fallbrook

E Mission Rd

E Fallbrook St

S Mission Rd
S Main Av

S Stage Coach Ln

COUNTY OF SAN DIEGO TRACT NO. 5339-1

BEING A SUBDIVISION OF THOSE PORTIONS OF RANCHO MARGARITA Y LAS FLORES, ACCORDING TO THE MAP THEREOF IN BOOK 7, PAGE 39 OF PATENTS AND SHOWN BY RECORD OF SURVEY MAPS 704 AND 811, AND THOSE PORTIONS OF LOT 1, SECTION 24, TOWNSHIP 9 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SEE BOUNDARY ADJUSTMENT PLAT 91-0015 FILED UNDER CERTIFICATE OF COMPLIANCE RECORDED 4-19-91 AS DOC. NO. 1981-0177724, O.R. SEE BOUNDARY ADJUSTMENT PLAT 84-0083 FILED UNDER CERTIFICATE OF COMPLIANCE RECORDED 2-22-85 AS DOC. NO. 1985-059144, O.R.

SUBDIVISION GUARANTEE FOR THIS SUBDIVISION IS FURNISHED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. 2754138.

THE COUNTY OF SAN DIEGO SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE LAND SUBJECT TO THESE EASEMENTS AND REMOVE ANY MATERIAL, STRUCTURE OR OTHER THINGS PLACED OR MAINTAINED CONTRARY TO THE TERMS OF THESE EASEMENTS, AND TO DO ANY WORK NECESSARY TO ELIMINATE THE EFFECTS OF ANY VIOLATION OF THESE EASEMENTS. THESE EASEMENTS SHALL NOT AUTHORIZE ANY MEMBER OF THE PUBLIC TO USE OR ENTER UPON THE LAND SUBJECT TO THESE EASEMENTS, IT BEING UNDERSTOOD THAT THE PURPOSE OF THESE EASEMENTS IS SOLELY TO RESTRICT THE USE OF SAID LAND. THE EASEMENTS OF THESE EASEMENTS MAY BE SPECIFICALLY MODIFIED, EXTENDED, OR OTHERWISE ALTERED BY THE GRANTOR(S) AND ITS OR THEIR SUCCESSORS AND ASSIGNS.

THIS SUBDIVISION IS FILED PURSUANT TO THE SUBDIVISION MAP ACT AND MAJOR USE PERMIT NO. 03-112 GRANTED BY ORDER OF THE SAN DIEGO COUNTY PLANNING COMMISSION ON DECEMBER 16, 2005.

DOUGHERTY CITRUS, INC., A CALIFORNIA CORPORATION, AS OWNER.
BY: Paul W. Dooley
PAUL W. DOOLEY, PRESIDENT

THE SOLE EXCEPTIONS TO THIS PROHIBITION FOR AREA "A" ONLY ARE:

1. 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 TO MAINTAIN THE PROPERTY 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.

2. ACTIVITIES CONDUCTED PURSUANT TO A REVEGETATION OR HABITAT MANAGEMENT PLAN APPROVED BY THE DIRECTOR OF PLANNING AND LAND USE.

3. PASSIVE RECREATION LIMITED TO 5 FOOT WIDE FOOTPATH AND FENCING AS SHOWN ON THE LANDSCAPE PLAN TO BE APPROVED PURSUANT TO THE MAJOR USE PERMIT AS CONSISTENT WITH THE APPROVED CONCEPTUAL LANDSCAPE PLAN THEREOF.

WE HEREBY GRANT TO THE COUNTY OF SAN DIEGO A PERPETUAL EASEMENT FOR OPEN SPACE FOR THAT AREA SHOWN AS OPEN SPACE EASEMENT AREA "B" FOR A LIMITED BUILDING ZONE EASEMENT OVER A PORTION OF LOT 1, LOT 8, LOTS 11 THROUGH LOT 14 INCLUSIVE, LOTS 20 THROUGH LOT 24 INCLUSIVE, AND LOT 32 THROUGH LOT 33 INCLUSIVE. THE PURPOSE OF THIS EASEMENT IS TO LIMIT THE NEED TO CLEAR OR MODIFY VEGETATION FOR FIRE PROTECTION PURPOSES WITHIN THE EASEMENT AREA. THE EASEMENT IS NOT TO BE USED FOR ANY CONSTRUCTION OR OCCUPANCY OF ANY STRUCTURE DESIGNED OR INTENDED FOR OCCUPANCY BY HUMANS OR ANIMALS. THE ONLY EXCEPTIONS TO THIS PROHIBITION ARE:

- (1) DECKING, FENCES AND SIMILAR FACILITIES.
- (2) 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.

(CONTINUED NEXT COLUMN)

A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

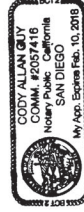
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO
ON 10/09/15, 2015 BEFORE ME,
Cody Alan Guly
A NOTARY PUBLIC, PERSONALLY APPEARED
Paul W. Dooley

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE(SHE) THEY EXECUTED THE SAME IN HIS/HER THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Cody Alan Guly
PLEASE PRINT NAME Cody Alan Guly
MY PRINCIPAL PLACE OF BUSINESS IS IN San Diego
COUNTY.
MY COMMISSION EXPIRES: 2/10/2015



I, DAVID HALL, CLERK OF THE BOARD OF SUPERVISORS OF SAN DIEGO COUNTY, HEREBY CERTIFY THAT THIS MAP WAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS A PORTION OF WEST DOUGHERTY STREET TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMIT OF SAID RIGHT OF WAY ALL AS DEDICATED ON SAID MAP AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS FOR OPEN SPACE OVER THE PORTIONS OF LOT 1, LOT 8, LOTS 11 THROUGH LOT 14, INCLUSIVE, LOTS 20 THROUGH LOT 24, INCLUSIVE AND LOTS 32 THROUGH LOT 34, INCLUSIVE ALL AS GRANTED ON SAID MAP, AND HAS ACCEPTED ON BEHALF OF THE COUNTY THE ACCESS RESTRICTION EASEMENTS AS GRANTED ON SAID MAP.

DAVID HALL
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature] DATE 10/15/2016
DEPUTY



Armand A. Marois
ARMAND A. MAROIS,
PROFESSIONAL LAND SURVEYOR
DATED: 10/12/2015

COUNTY SURVEYOR'S STATEMENT

I, TERENCE T. CONNORS, HEREBY STATE THAT I HAVE EXAMINED THIS MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT WAS SHOWN ON THE PREVIOUS MAP. THERE ARE NO CHANGES OR ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT TOGETHER WITH ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

[Signature]
TERENCE T. CONNORS, P.L.S. 5099
SAN DIEGO COUNTY SURVEYOR

DATE: OCTOBER 24, 2015



I, DAVID HALL, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES AND (B) CERTIFICATION OF THE ABSENCE OF DEBTS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED BY TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

DAVID HALL
CLERK OF THE BOARD OF SUPERVISORS

DATE: 01/15/2016
BY: [Signature]
DEPUTY

FILE NO. 2016-7000037

FILED THIS 19th DAY OF JANUARY 2016,
AT 3:57 O'CLOCK, P.M. IN BOOK OF MAPS AT PAGE
AT THE REQUEST OF ARMAND A. MAROIS.

ERNEST J. DRONENBURG, JR.
COUNTY RECORDER

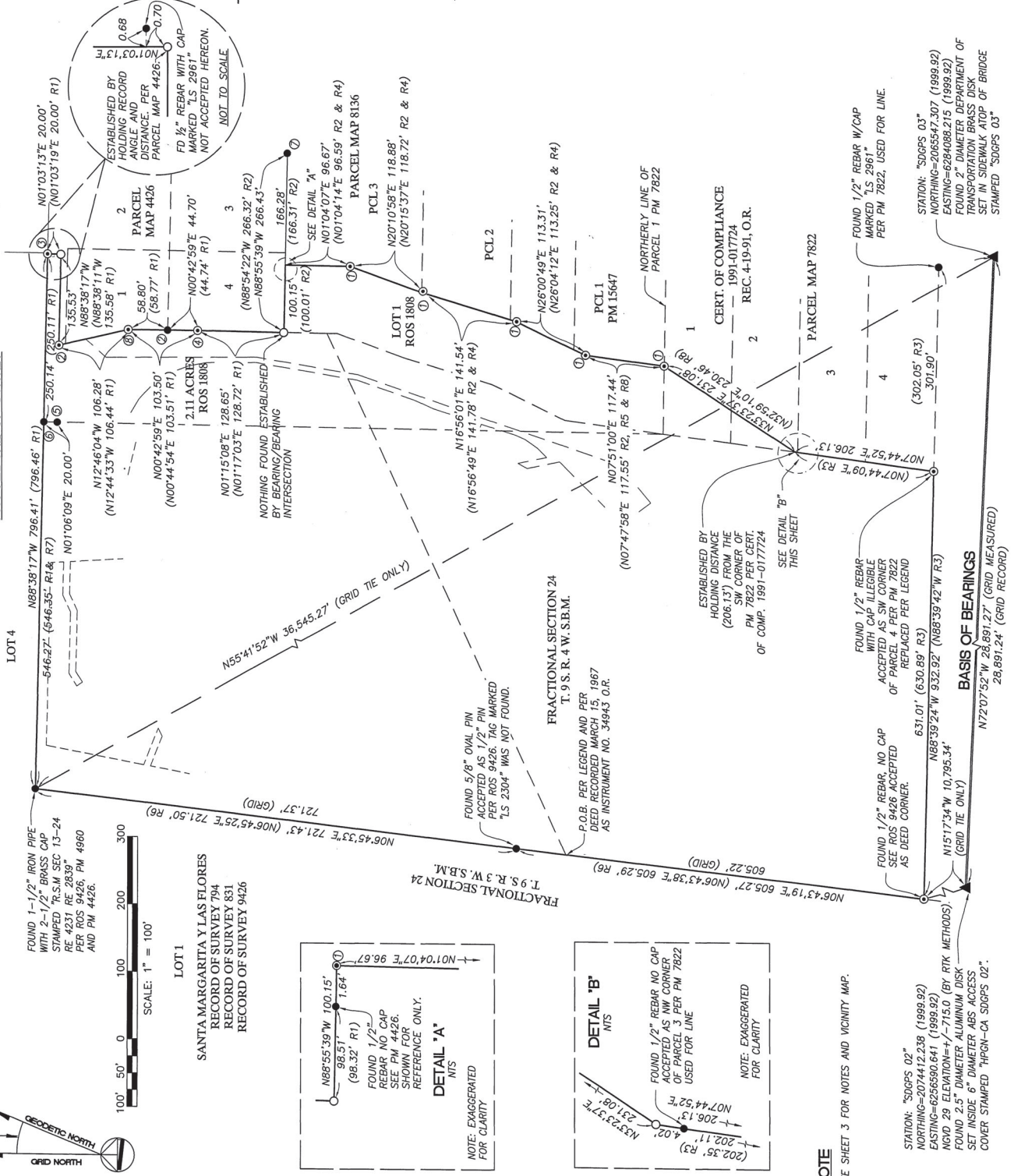
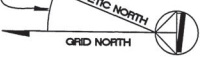
BY: [Signature]
DEPUTY

FEE \$30.00

COUNTY OF SAN DIEGO TRACT NO. 5339-1

PROCEDURE OF SURVEY

AT STATION "SDGPS 02"
MAPPING ANGLE = -00°32'57"



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, EPOCH 1989.92, BASED ON THE GRID BEARING BETWEEN STATION "SDGPS 02" AND STATION "SDGPS 03" (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER OR BETTER) AS PER RECORD OF SURVEY 16810 AND PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK, I.E. N720752"W. THE COMBINED SCALE FACTOR AT STATION "SDGPS 02" IS 0.99992534. GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR. QUOTED BEARINGS FROM SAID REFERENCE MAPS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. ALL DISTANCES SHOWN ON MAP ARE GROUND DISTANCES UNLESS LISTED OTHERWISE.

LEGEND

SUBDIVISION MAP BOUNDARY LINE

- ▲ INDICATES FOUND HORIZONTAL CONTROL MONUMENT AS NOTED HEREON, PER RECORD OF SURVEY 16810.
- INDICATES SET 2" X 24" IRON PIPE WITH DISK STAMPED "LS 5941".
- INDICATES FOUND MONUMENT AS NOTED REPLACED WITH 2" X 24" IRON PIPE WITH DISK STAMPED "LS 5941".
- INDICATES FOUND MONUMENT AS NOTED.
- () INDICATES RECORD DATA PER REFERENCE NOTED.
- (R) INDICATES RADIAL BEARING.
- P.O.B. INDICATES POINT OF BEGINNING OF CERTIFIED METES AND BOUNDS LEGAL DESCRIPTION.
- /// INDICATES 1.00' ACCESS RESTRICTION EASEMENT GRANTED AND ACCEPTED HEREON.

- ① FOUND 1/2" REBAR WITH CAP STAMPED "LS 2961" SEE PM 8136, REPLACED PER LEGEND.
- ② FOUND 1/2" REBAR WITH CAP STAMPED "LS 2961" PER PM 4426, UNLESS OTHERWISE NOTED.
- ③ FOUND 5/8" SQUARE STEEL PIN SEE PM 4426, REPLACED PER LEGEND.
- ④ FOUND 5/8" SQUARE STEEL PIN, STAMPED LS 2961, PER PM 4426, REPLACED PER LEGEND.
- ⑤ FOUND 3/4" IRON PIPE OPEN SEE ROS 1808 SHOWN FOR REFERENCE ONLY.
- ⑥ FOUND 1" IRON PIPE WITH DISK STAMPED "LS 1953" PER PM 4426.
- ⑦ FOUND 3/4" PIN WITH CAP STAMPING ILLEGIBLE USED FOR LINE, ACCEPTED AS SOUTHEAST CORNER OF PARCEL 3, PM 4426.
- ⑧ FOUND 3/4" OPEN IRON PIPE, NO TAG, ACCEPTED AS BOUNDARY ANGLE POINT, SEE PM 4426 AND ROS 1808, REPLACED PER LEGEND.

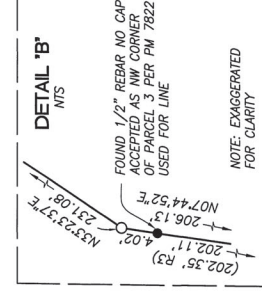
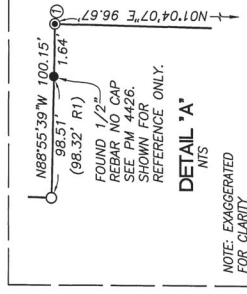
RECORD DATA

- R1=INDICATES RECORD DATA PER PARCEL MAP 4426
- R2=INDICATES RECORD DATA PER PARCEL MAP 8136
- R3=INDICATES RECORD DATA PER PARCEL MAP 7822
- R4=INDICATES RECORD DATA PER PARCEL MAP 15623
- R5=INDICATES RECORD DATA PER PARCEL MAP 15647
- R6=INDICATES RECORD DATA PER RECORD OF SURVEY 9426
- R7=INDICATES RECORD DATA PER PARCEL MAP 4960
- R8=INDICATES RECORD DATA PER CERTIFICATE OF COMPLIANCE RECORDED APRIL 19, 1991 PER DOC. NO. 1991-0177724 O.R.

NOTE

SEE SHEET 3 FOR NOTES AND MONUMENT MAP.

STATION: "SDGPS 02"
NORTHING=2074412.238 (1999.92)
EASTING=6256590.641 (1999.92)
NGVD 29 ELEVATION=+/-715.0 (BY RTK METHODS)
FOUND 2.5" DIAMETER ALUMINUM DISK
SET INSIDE 6" DIAMETER ABS ACCESS
COVER STAMPED "HPON-CA SDGPS 02".



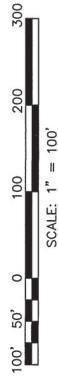
BASIS OF BEARINGS

N720752"W 28.891.27' (GRID MEASURED)
28.891.24' (GRID RECORD)

COUNTY OF SAN DIEGO TRACT NO. 5339-1

LOT 33 AND INDEX SHEET

AT STATION "SDGPS 02"
MAPPING ANGLE = -00°32'57"

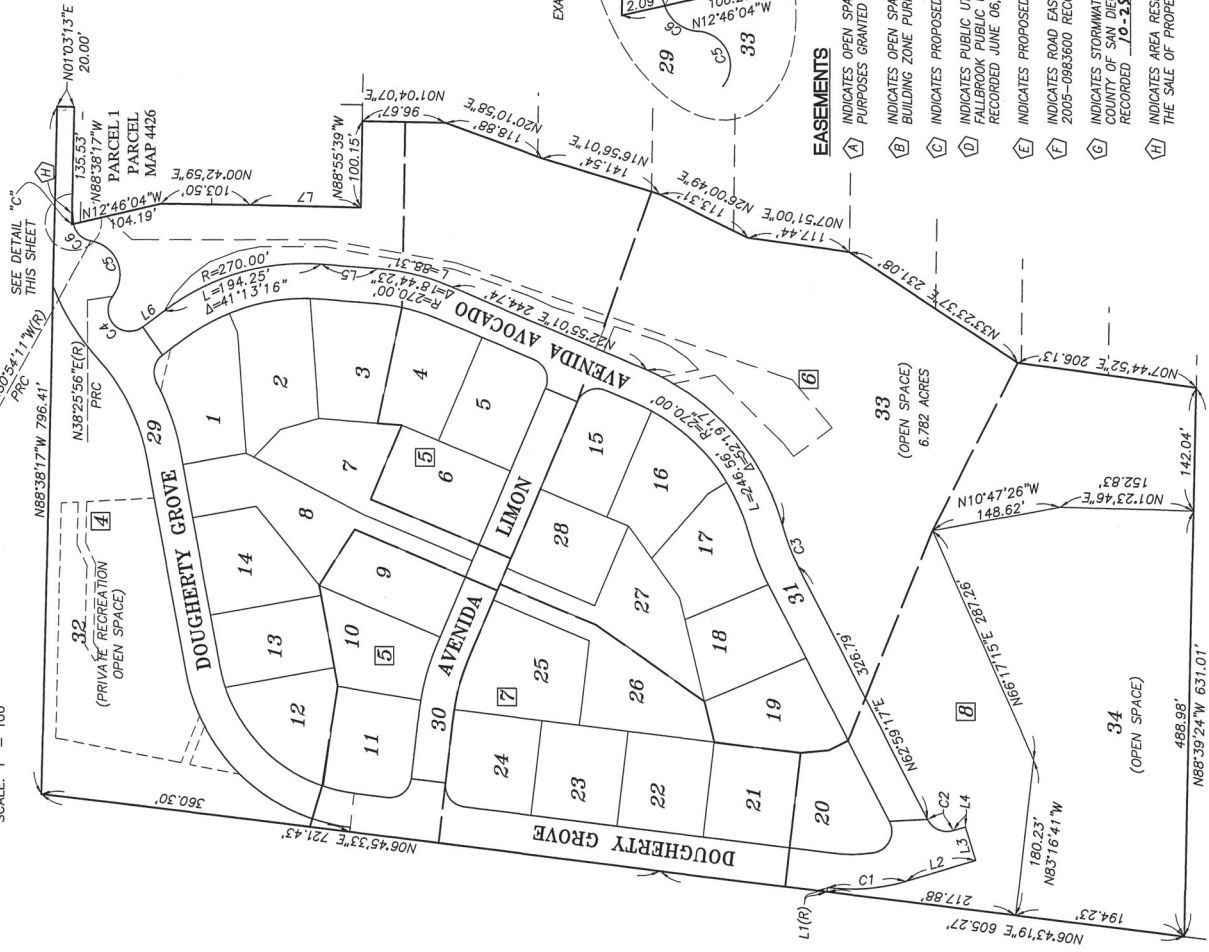


100' 50' 0' 100' 200' 300'

SCALE: 1" = 100'

GRID NORTH

GEODETIC NORTH



NOTES

THE TOTAL NUMBER OF LOTS - 34
RESIDENTIAL LOTS - 28 (LOTS 1 THROUGH 28)
PRIVATE STREET LOTS - 3 (LOT 29 THROUGH 31)
OPEN SPACE LOTS - 3 (LOTS 32 THROUGH 34)
TOTAL GROSS AREA IS 22.023 ACRES
THE BEGINNING AND ENDING LOT NUMBERS ARE 1 AND 34 RESPECTIVELY.

UNLESS OTHERWISE SHOWN ON THIS MAP, A 3/4" X 18" IRON PIPE WITH DISC STAMPED "L.S. 5941" WILL BE SET AT ALL REAR CORNERS, ALL FRONT CORNERS AND ALL POINTS OF CURVATURE ALONG SIDELINES OF PRIVATE STREETS (SEE DEFERRED MONUMENTATION STATEMENT ON SHEET 1).

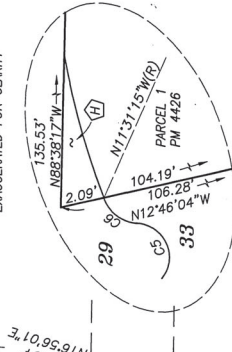
ALL DISTANCES AND/OR STREET WIDTHS SHOWN WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDRETHS.
ANY CURVE SHOWN IN THIS MAP IS TANGENT TO ITS ADJACENT COURSES, UNLESS A RADIAL BEARING IS SHOWN AT ITS POINT-OF-CURVATURE.
THE SIDELINES OF ALL PRIVATE STREETS ARE CONCENTRIC AND PARALLEL TO THE CENTERLINE OF THAT STREET UNLESS OTHERWISE SHOWN.
UNDERLYING FEE OWNERSHIP TO STREET LOTS 29, 30 AND 31 WILL BE VESTED IN THE HOMEOWNER'S ASSOCIATION, A CALIFORNIA NON-PROFIT CORPORATION. ALL LOT OWNERS WILL BE GRANTED A NON-EXCLUSIVE EASEMENT OVER SAID STREET.
PRIVATE STREET LOTS 29, 30 AND 31 AND PRIVATE DRAINAGE EASEMENT ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED 8-26-2015 AS DOCUMENT NO. 2015-0451823.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	91.27'	220.00'	23°46'16"
C2	34.91'	23.00'	80°02'00"
C3	49.18'	23.00'	12°15'01"
C4	72.20'	25.00'	165°28'35"
C5	83.31'	40.00'	119°20'07"
C6	30.27'	25.00'	69°22'56"

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N83°14'27"W(R)	4.92'	
L2	S17°00'43"E	83.62'	
L3	N2°59'17"E	40.00'	
L4	N17°00'43"W	14.46'	
L5	N04°10'38"E	65.83'	
L6	N37°02'39"W	31.64'	
L7	S01°15'08"W	128.65'	

DETAIL 'C'

NTS
EXAGGERATED FOR CLARITY



EASEMENTS

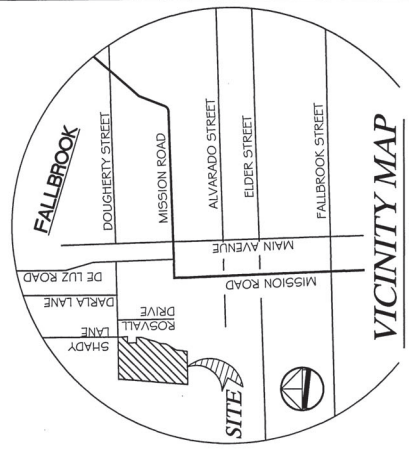
- A INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.
- B INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.
- C INDICATES PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- D INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT BY DOCUMENT NO. 2008-0306324 RECORDED JUNE 06, 2008 OFFICIAL RECORDS.
- E INDICATES PROPOSED PRIVATE DRAINAGE EASEMENT TO BE MAINTAINED BY HOA.
- F INDICATES ROAD EASEMENT TO RAINBOW 60 PER INSTRUMENT NO. 2005-0883600 RECORDED NOVEMBER 14, 2005 O.R.
- G INDICATES STORMWATER FACILITIES MAINTENANCE AND ACCESS EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT NO. 2015-0610547 RECORDED 10-31-2015 OF OFFICIAL RECORDS.
- H INDICATES AREA RESERVED FOR ACCESS EASEMENT TO BE GRANTED PRIOR TO THE SALE OF PROPERTY. SAME OWNERSHIP-- PARCEL 1 OF PM 4426

EASEMENT NOTE

THE FOLLOWING EASEMENT HAS NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED.
INDICATES PIPE LINES AND CROSS-ARMS AND INCIDENTAL PURPOSES EASEMENT GRANTED TO CHRISTIAN A. TRAUB RECORDED JULY 3, 1928 IN BOOK 1495, PAGE 260 OF DEEDS.

INDEX LEGEND

- INDICATES SHEET LIMITS (INDEX SHEET ONLY)
- 6 INDICATES SHEET NO. (INDEX SHEET ONLY)



VICINITY MAP

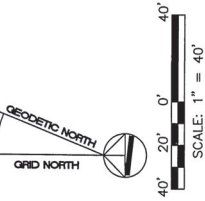
NTS

COUNTY OF SAN DIEGO TRACT NO. 5339-1

1 - 35

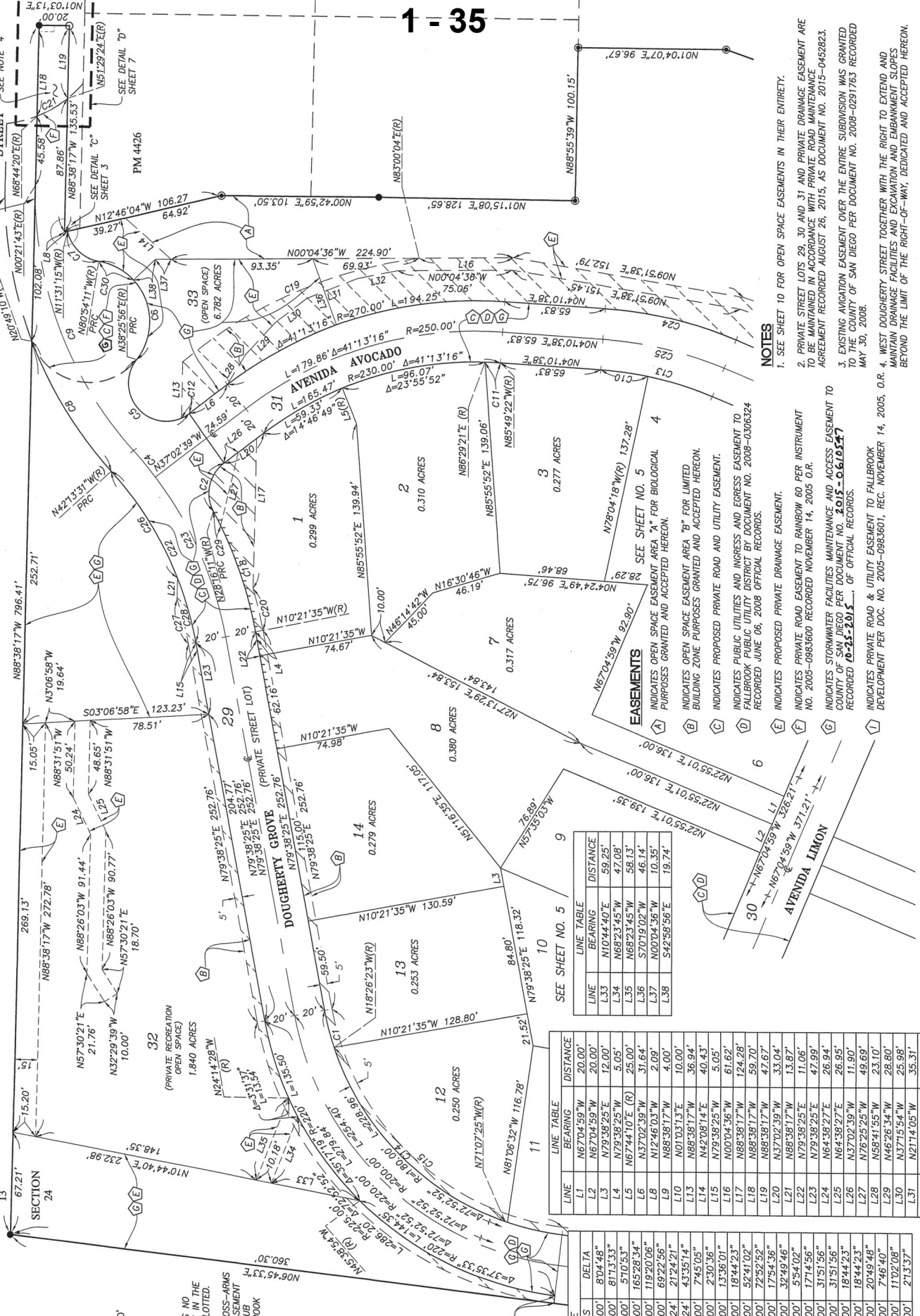
SHEET 4 OF 11 SHEETS
WEST DOUGHERTY STREET
SEE NOTE "4"

AT STATION "SCOPS 02"
MAPPING ANGLE = -00°32'57"



EASEMENT NOTE

THE FOLLOWING EASEMENT HAS NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED. INDICATES PIPE LINES AND CROSS-ARMS AND INCIDENTAL PURPOSES EASEMENT GRANTED TO CHRISTIAN A. TRAUB RECORDED JULY 3, 1928 IN BOOK 1495, PAGE 260 OF DEEDS.



SEE SHEET NO. 5

LINE	BEARING	DISTANCE
L33	N10°44'40"E	59.25'
L34	N68°23'45"W	47.08'
L35	N68°23'45"W	58.13'
L36	S70°19'02"W	46.14'
L37	N00°04'36"W	10.35'
L38	S42°58'56"E	19.74'

LINE	BEARING	DISTANCE
L1	N67°04'59"W	20.00'
L2	N67°04'59"W	20.00'
L3	N79°38'25"E	12.00'
L4	N79°38'25"E	5.05'
L5	N67°44'10"E (R)	25.00'
L6	N37°02'39"W	31.64'
L8	N12°46'03"W	2.09'
L9	N88°38'17"W	4.00'
L10	N01°03'13"E	10.00'
L11	N88°38'17"W	36.94'
L13	N79°38'25"W	5.05'
L14	N42°08'14"E	40.43'
L15	N79°38'25"W	5.05'
L16	N00°04'36"W	61.62'
L17	N88°38'17"W	124.28'
L18	N88°38'17"W	59.70'
L19	N88°38'17"W	47.67'
L20	N37°02'39"W	33.04'
L21	N88°38'17"W	13.87'
L22	N79°38'25"E	11.06'
L23	N79°38'25"E	47.99'
L24	N64°38'27"E	26.84'
L25	N64°38'27"E	26.95'
L26	N37°02'39"W	11.90'
L27	N76°25'25"W	49.69'
L28	N58°41'55"W	23.10'
L29	N46°26'34"W	26.80'
L30	N37°15'54"W	25.98'
L31	N21°14'05"W	35.31'
L32	N10°53'09"W	27.03'

CURVE	LENGTH	RADIUS	DELTA
C1	25.38'	180.00'	87°04'48"
C2	35.44'	25.00'	81°13'33"
C4	22.61'	250.00'	51°05'33"
C5	72.20'	25.00'	165°28'34"
C6	83.31'	40.00'	119°20'06"
C7	30.27'	25.00'	69°22'56"
C8	100.96'	270.24'	21°24'21"
C9	190.37'	230.00'	43°35'14"
C10	31.12'	230.00'	7°45'05"
C11	10.08'	230.00'	2°30'36"
C12	5.93'	25.00'	13°36'01"
C13	75.23'	230.00'	18°44'23"
C14	165.51'	180.00'	52°41'02"
C15	222.60'	175.00'	75°52'52"
C16	84.40'	270.00'	17°54'36"
C18	171.90'	300.00'	32°49'46"
C19	28.38'	275.00'	5°54'02"
C20	28.38'	275.00'	17°14'56"
C21	23.42'	78.00'	31°51'56"
C22	127.92'	230.00'	31°51'56"
C23	139.04'	250.00'	31°51'56"
C24	88.31'	270.00'	18°44'23"
C25	81.77'	250.00'	18°44'23"
C26	83.62'	230.00'	20°49'48"
C27	30.54'	225.00'	7°46'40"
C28	44.30'	230.00'	17°02'08"
C29	10.49'	270.00'	21°13'37"

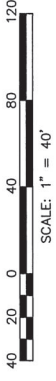
NOTES

- SEE SHEET 10 FOR OPEN SPACE EASEMENTS IN THEIR ENTIRETY.
- PRIVATE STREET LOTS 29, 30 AND 31 AND PRIVATE DRAINAGE EASEMENT ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 26, 2015, AS DOCUMENT NO. 2015-0452823.
- EXISTING AVIGATION EASEMENT OVER THE ENTIRE SUBDIVISION WAS GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO. 2008-0291763 RECORDED MAY 30, 2008.
- WEST DOUGHERTY STREET TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMIT OF THE RIGHT-OF-WAY, DEDICATED AND ACCEPTED HEREON.

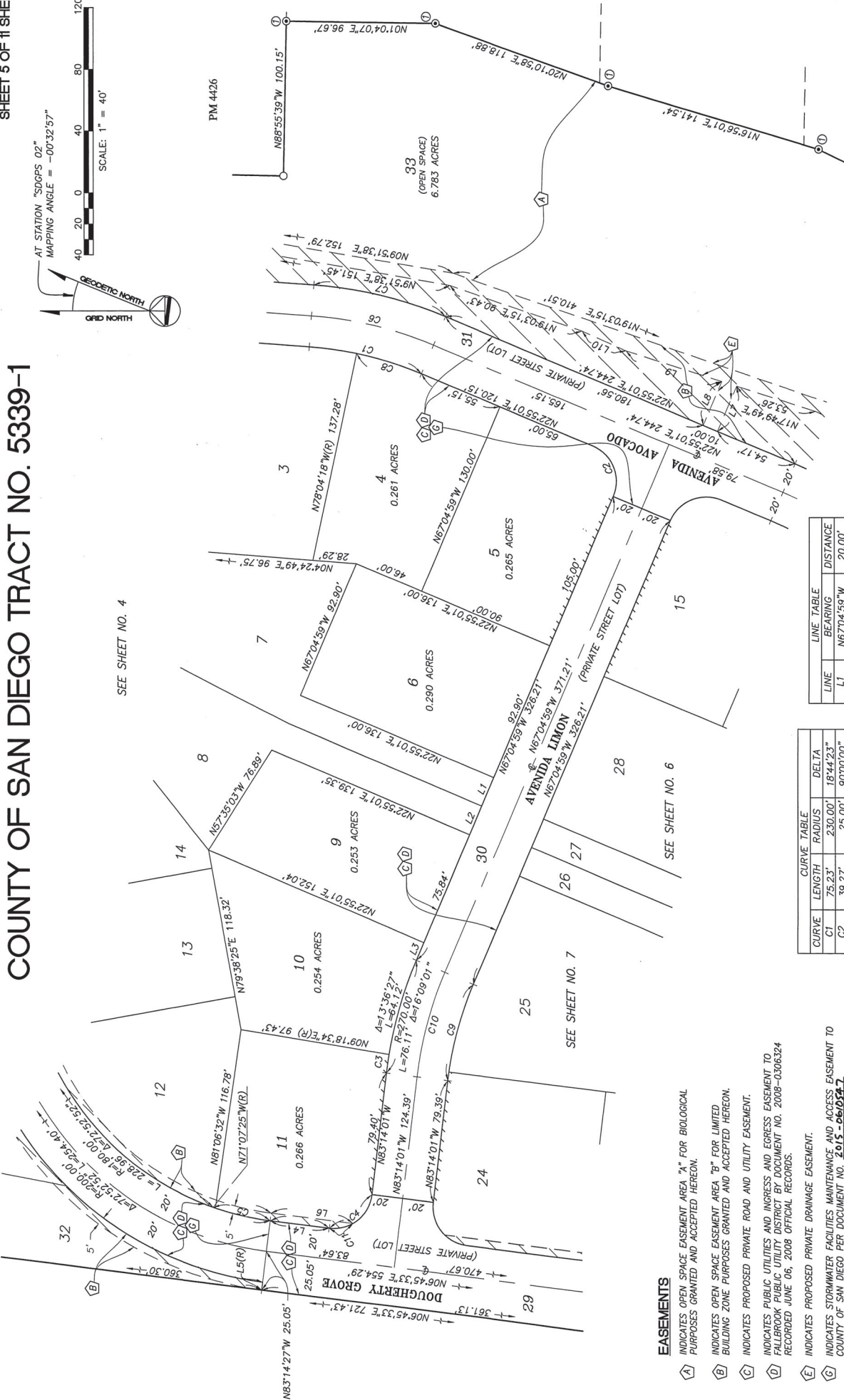
EASEMENTS

- A INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.
- B INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.
- C INDICATES PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- D INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT DOCUMENT NO. 2008-0306324 RECORDED JUNE 06, 2008 OFFICIAL RECORDS.
- E INDICATES PROPOSED PRIVATE DRAINAGE EASEMENT.
- F INDICATES PRIVATE ROAD EASEMENT TO RANBOW 60 PER INSTRUMENT NO. 2005-0983600 RECORDED NOVEMBER 14, 2005 O.R.
- G INDICATES STORMWATER FACILITIES MAINTENANCE AND ACCESS EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT NO. 2015-0618317 RECORDED 02-23-2015, OF OFFICIAL RECORDS.
- H INDICATES PRIVATE ROAD & UTILITY EASEMENT TO FALLBROOK DEVELOPMENT PER DOC. NO. 2005-0983601, REC. NOVEMBER 14, 2005, O.R.
- I INDICATES PRIVATE ROAD & UTILITY EASEMENT TO FALLBROOK DEVELOPMENT PER DOC. NO. 2005-0983601, REC. NOVEMBER 14, 2005, O.R.

AT STATION "SCOPS 02"
MAPPING ANGLE = -00°32'57"



SEE SHEET NO. 4



EASEMENTS

- (A) INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.
- (B) INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.
- (C) INDICATES PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- (D) INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT BY DOCUMENT NO. 2008-0306324 RECORDED JUNE 06, 2008 OFFICIAL RECORDS.
- (E) INDICATES PROPOSED PRIVATE DRAINAGE EASEMENT.
- (G) INDICATES STORMWATER FACILITIES MAINTENANCE AND ACCESS EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT NO. 2015-0610247 RECORDED 20-11-2015, OF OFFICIAL RECORDS.

EASEMENT NOTE

THE FOLLOWING EASEMENT HAS NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED.
INDICATES PIPE LINES AND CROSS ARMS AND INCIDENTAL PURPOSES EASEMENT GRANTED TO CHRISTIAN A. TRAUB RECORDED JULY 3, 1928 IN BOOK 1495, PAGE 260 OF DEEDS.

CURVE TABLE		CURVE TABLE	
CURVE	LENGTH	RADIUS	DELTA
C1	75.23'	230.00'	18°44'23"
C2	39.27'	25.00'	90°00'00"
C3	11.98'	270.00'	2°32'34"
C4	39.27'	25.00'	89°59'34"
C5	38.07'	180.00'	120°7'02"
C6	81.77'	250.00'	18°44'23"
C7	88.31'	270.00'	18°44'23"
C8	44.11'	230.00'	10°59'16"
C9	64.83'	230.00'	16°09'01"
C10	70.47'	250.00'	16°09'01"
C11	16.09'	25.00'	36°52'12"

CURVE TABLE			DELTA
CURVE	LENGTH	RADIUS	
C1	75.23'	230.00'	1844'23"
C2	39.27'	250.00'	9070'23"
C3	11.98'	270.00'	2'32.34"
C4	39.27'	250.00'	69'50'34"
C5	38.07'	180.00'	1207'02"
C6	81.77'	250.00'	1844'23"
C7	88.31'	270.00'	1844'23"
C8	44.11'	1059'18"	1059'18"
C9	64.83'	230.00'	1609'01"
C10	70.47'	250.00'	1609'01"
C11	16.09'	25.00'	56'51'12"

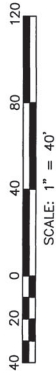
NOTES

SEE SHEET 10 FOR OPEN SPACE AREAS IN THEIR ENTIRETY.

PRIVATE STREET LOTS 29, 30 AND 31 AND PRIVATE DRAINAGE EASEMENT ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 26, 2015, AS DOCUMENT NO. 2015-0452823.

EXISTING AVIGATION EASEMENT OVER THE ENTIRE SUBDIVISION WAS GRANTED BY THE JUDICIAL OFFICE OF SAN DIEGO PER DOCUMENT NO. 2008-0291763 RECORDED MAY 30, 2008.

COUNTY OF SAN DIEGO TRACT NO. 5339-1



EASEMENTS

- (A) INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.
- (B) INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.
- (C) INDICATES PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- (D) INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT BY DOCUMENT NO. 2008-0306324 RECORDED JUNE 06, 2008 OFFICIAL RECORDS.
- (E) INDICATES PROPOSED PRIVATE DRAINAGE EASEMENT TO BE MAINTAINED BY HOA.
- (F) INDICATES STORMWATER FACILITIES MAINTENANCE AND ACCESS EASEMENT TO COUNTY OF SAN DIEGO PER DOCUMENT NO. 2015-0610157 RECORDED 10-25-2015, OF OFFICIAL RECORDS.

NOTES

SEE SHEET 10 FOR OPEN SPACE AREAS IN THEIR ENTIRETY.

PRIVATE STREET LOTS 29, 30 AND 31 AND PRIVATE DRAINAGE EASEMENT ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 26, 2015, AS DOCUMENT NO. 2015-0452823. EXISTING AVIGATION EASEMENT OVER THE ENTIRE SUBDIVISION WAS GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO. 2008-0291765 RECORDED MAY 30, 2008.

EASEMENT NOTE

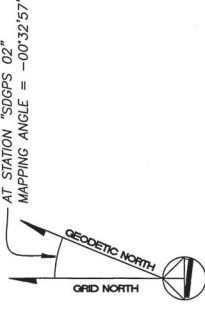
THE FOLLOWING EASEMENT HAS NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED.

INDICATES PIPE LINES AND CROSS-ARMS AND INCIDENTAL PURPOSES. EASEMENT GRANTED TO CHRISTIAN A. TRAUB RECORDED JULY 3, 1928 IN BOOK 1495, PAGE 260 OF DEEDS.

LINE	BEARING	DISTANCE
L1	N67°04'59"W	20.00'
L2	N67°04'59"W	20.00'
L3	N05°22'19"W	32.58'
L4	N27°00'43"W	25.00'
L5	N62°59'17"E	3.78'
L6	N22°55'01"E	34.58'
L7(R)	N31°14'25"W	25.00'
L8	N78°30'31"E	57.74'
L9	N52°29'54"E	19.96'
L10	N45°01'09"E	110.41'
L11	N11°29'00"W	48.73'
L12	N11°29'00"W	43.22'
L13	N45°01'09"E	19.81'
L14	N35°01'50"E	21.97'
L15	N24°45'29"E	15.73'
L16	N17°49'49"E	53.26'
L17	N67°01'40"W	31.61'
L18	N22°55'01"E	10.00'
L19	N67°01'40"W	30.72'
L20	N78°37'03"W	59.30'
L21	N36°59'24"W	42.30'
L22	N36°59'24"W	97.87'
L23	N81°51'12"W	34.14'
L24	S56°29'34"E(R)	37.61'

SEE SHEET NO. 8

CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	90°00'00"
C2	23.46'	230.00'	5°50'40"
C3	57.73'	270.00'	12°15'01"
C4	53.45'	250.00'	12°15'01"
C5	49.18'	230.00'	12°15'01"
C6	31.60'	230.00'	7°52'23"
C7	40.19'	270.00'	8°31'46"
C8	17.57'	230.00'	4°22'38"
C9	15.55'	270.00'	3°17'56"



COUNTY OF SAN DIEGO TRACT NO. 5339-1

SHEET 7 OF 11 SHEETS

EASEMENTS

- INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.
- INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.
- INDICATES PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT TO PALMBAK PUBLIC UTILITY DISTRICT DOCUMENT NO. 2008-0306324 RECORDED JUNE 06, 2008 OFFICIAL RECORDS.
- INDICATES EASEMENT FOR PUBLIC UTILITIES, INGRESS AND EGRESS TO SAN DIEGO CONSOLIDATED GAS AND ELECTRIC COMPANY PER BOOK 1626 OF DEEDS, PAGE 331, RECORDED MAY 14, 1929.

NOTES

SEE SHEET 10 FOR OPEN SPACE AREAS IN THEIR ENTIRETY.

PRIVATE STREET LOTS 29, 30 AND 31 AND PRIVATE DRAINAGE EASEMENT ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 26, 2015, AS DOCUMENT NO. 2015-0452823.

EXISTING AVIATION EASEMENT OVER THE ENTIRE SUBDIVISION WAS GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO. 2008-0291763 RECORDED MAY 30, 2008.

EASEMENT NOTE

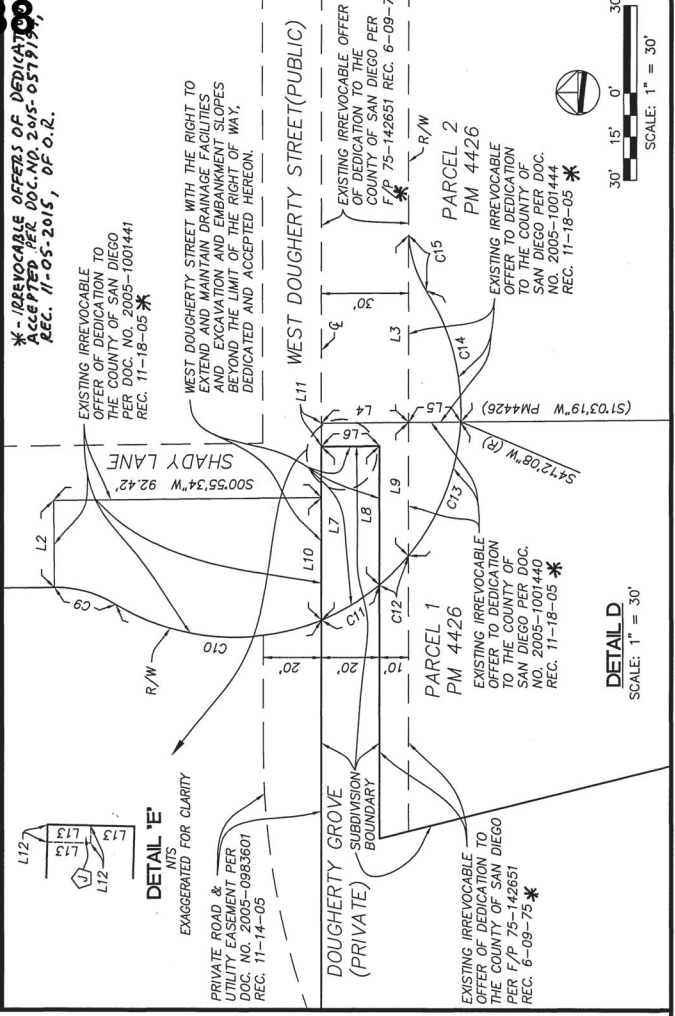
THE FOLLOWING EASEMENT HAS NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED.

INDICATES PIPE LINES AND CROSS-ARMS AND INCIDENTAL PURPOSES EASEMENT GRANTED TO CHRISTIAN A. TRAUB RECORDED JULY 3, 1928 IN BOOK 1495, PAGE 280 OF DEEDS.

LINE	BEARING	DISTANCE
L1	N67°04'59"W	20.00'
L2	(S89°04'26"E PER 100)	(30.00' PER 100)
L3	(N88°37'57"W PER 100)	(64.44' PER 100)
L4	(S102°30'00"W PER 100)	(30.00' PER 100)
L5	(S102°30'00"W PER 100)	(17.90' PER 100)
L6	N01°03'13"E	20.00'
L7	N88°38'17"W	59.70'
L8	(N88°37'57"W PER 100)	(39.70' PER 100)
L9	(N88°37'57"W PER 100)	(47.67' PER 100)
L10	(N88°38'17"W PER 100)	(42.23' PER 100)
L11	(N88°37'57"W PER 100)	(8.17' PER 100)
L12	N88°38'17"W	4.00'
L13	N01°03'13"E	10.00'

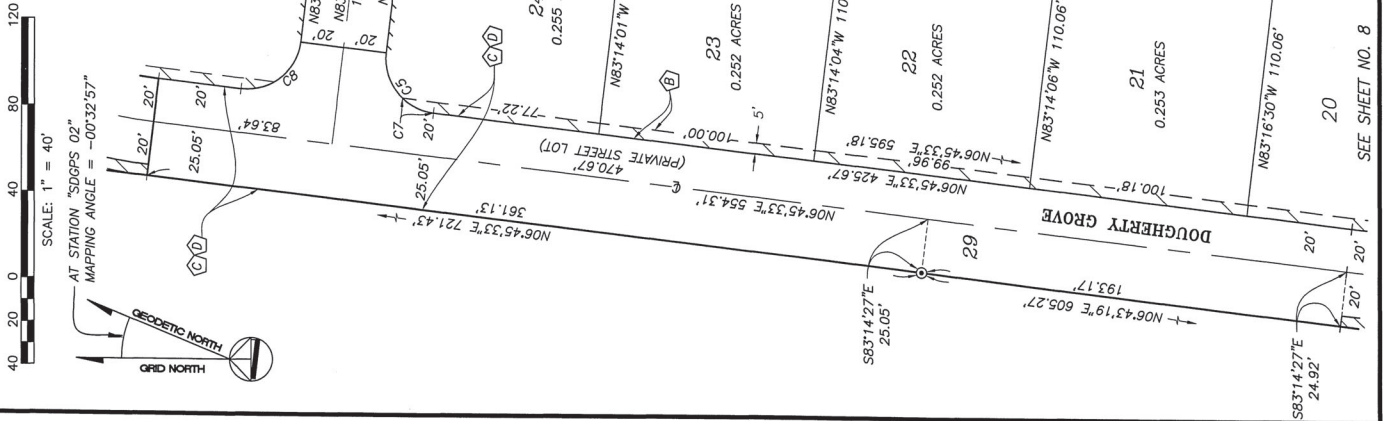
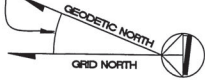
CURVE	LENGTH	RADIUS	DELTA
C1	70.47'	250.00'	16°09'01"
C2	64.83'	230.00'	16°09'01"
C3	59.16'	230.00'	14°44'17"
C4	5.67'	230.00'	17°44'14"
C5	39.27'	25.00'	90°00'28"
C6	76.11'	270.00'	16°09'01"
C7	16.09'	25.00'	36°52'12"
C8	39.27'	25.00'	89°59'34"
C9	(22.38')	(40.00')	(32°03'50" PER 100)
C10	(73.85')	(78.00')	(54°14'43" PER 100)
C11	23.48'	78.00'	17°14'56"
C12	14.18'	78.00'	10°24'55"
C13	(50.20')	(78.00')	(36°52'33" PER 100)
C14	(47.58')	(78.00')	(34°57'10" PER 100)
C15	(20.17')	(40.00')	(28°53'27" PER 100)

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3
*- IRREVOCABLE OFFERS OF DEDICATION ACCEPTED PER DOC. NO. 2015-0519159, REC. 11-05-2015, OF O.R.



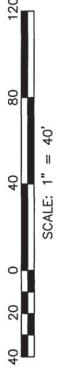
SCALE: 1" = 40'

AT STATION "SDGPS 02" MAPPING ANGLE = -0°03'25.7"



COUNTY OF SAN DIEGO TRACT NO. 5339-1

SHEET 8 OF 11 SHEETS



EASEMENTS

- (A) INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.
- (B) INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.
- (C) INDICATES PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- (D) INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT BY DOCUMENT NO. 2008-0306324 RECORDED JUNE 06, 2008 OFFICIAL RECORDS.

NOTES

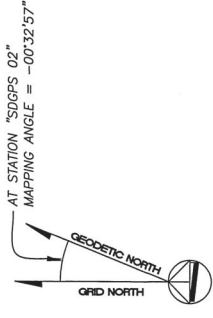
SEE SHEET 10 FOR OPEN SPACE AREAS IN THEIR ENTIRETY.
PRIVATE ROAD LOTS 29, 30 AND 31 AND PRIVATE DRAINAGE EASEMENT ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 26, 2015, AS DOCUMENT NO. 2015-0458823.

EXISTING AVIGATION EASEMENT OVER THE ENTIRE SUBDIVISION WAS GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO. 2008-0291763 RECORDED MAY 30, 2008.

EASEMENT NOTE

THE FOLLOWING EASEMENT HAS NO SPECIFIC LOCATION SET FORTH IN THE DOCUMENT AND CANNOT BE PLOTTED.

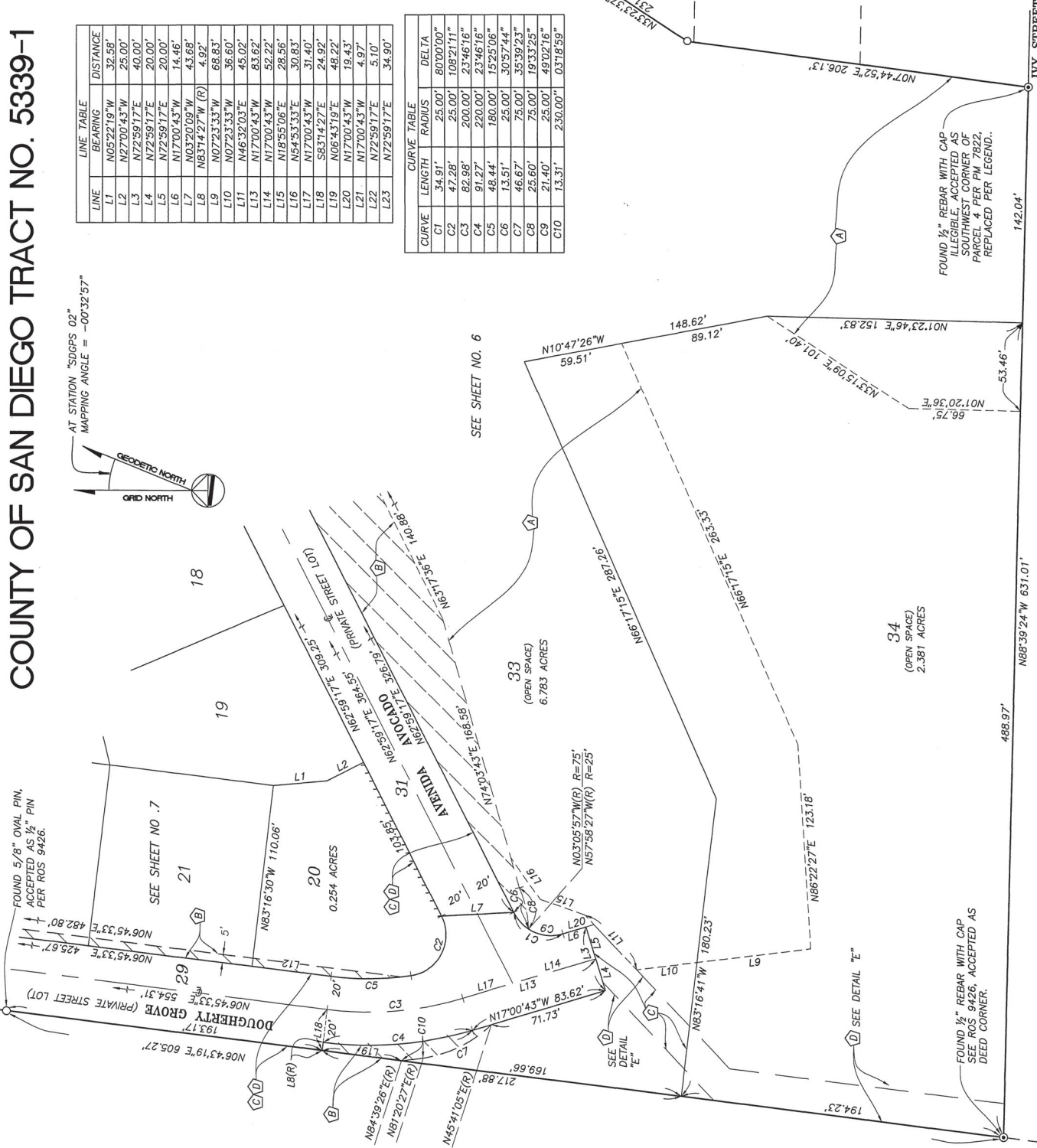
INDICATES PIPE LINES AND CROSS-ARMS AND INCIDENTAL PURPOSES EASEMENT GRANTED TO CHRISTIAN A. TRAUB RECORDED JULY 3, 1928 IN BOOK 1495, PAGE 260 OF DEEDS.



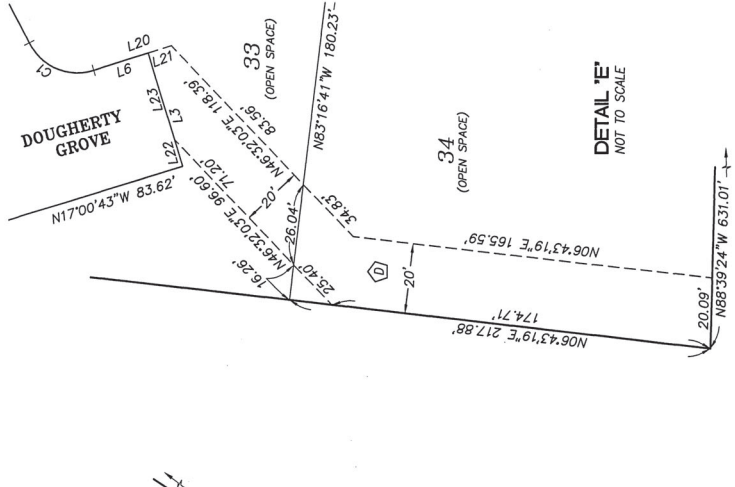
LINE	BEARING	DISTANCE
L1	N05°22'19"W	32.58'
L2	N27°00'43"W	25.00'
L3	N27°59'17"E	40.00'
L4	N72°59'17"E	20.00'
L5	N72°59'17"E	20.00'
L6	N17°00'43"W	14.46'
L7	N03°20'09"W	43.68'
L8	N83°14'27"W (R)	4.92'
L9	N07°23'33"W	68.83'
L10	N07°23'33"W	36.60'
L11	N48°32'03"E	45.02'
L12	N17°00'43"W	83.62'
L13	N17°00'43"W	52.22'
L14	N18°55'06"E	28.56'
L15	N54°53'33"E	30.83'
L16	N54°53'33"E	30.83'
L17	N17°00'43"W	31.40'
L18	S83°14'27"E	24.92'
L19	N08°43'19"E	48.22'
L20	N17°00'43"W	19.43'
L21	N17°00'43"W	4.97'
L22	N72°59'17"E	5.10'
L23	N72°59'17"E	34.90'

CURVE	LENGTH	RADIUS	DELTA
C1	34.91'	8000.00"	80°00'00"
C2	47.28'	25.00'	108°21'11"
C3	82.98'	200.00'	23°46'16"
C4	91.27'	220.00'	23°46'16"
C5	48.44'	180.00'	15°25'06"
C6	13.51'	25.00'	30°57'44"
C7	46.67'	25.00'	35°39'23"
C8	25.60'	25.00'	19°33'29"
C9	21.40'	25.00'	49°02'16"
C10	13.31'	230.00'	03°18'59"

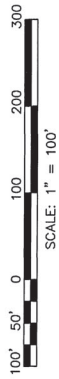
SEE SHEET NO. 6



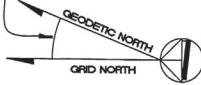
1 - 39




COUNTY OF SAN DIEGO TRACT NO. 5339-1 OPEN SPACE EASEMENTS FOR CLARIFICATION PURPOSES ONLY

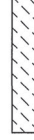


AT STATION "SDGPS 02"
MAPPING ANGLE = -00°32'57"



LEGEND

 INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.

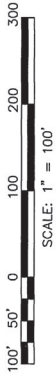
 INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.

 INDICATES SHEET LIMITS (INDEX SHEET ONLY)

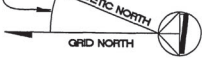
 INDICATES SHEET NO. (INDEX SHEET ONLY)



COUNTY OF SAN DIEGO TRACT NO. 5339-1
OPEN SPACE EASEMENTS



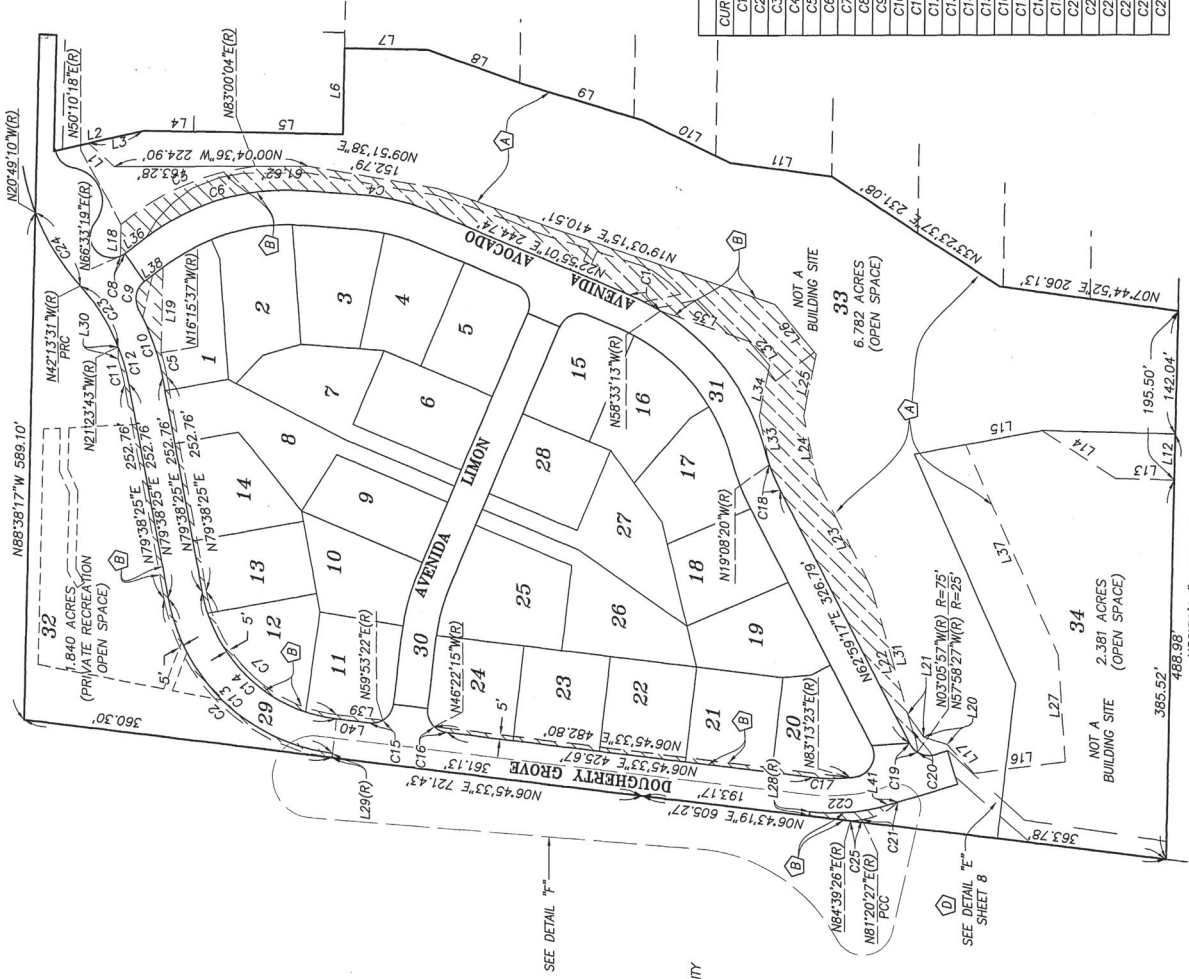
AT STATION "SDGPS 02"
MAPPING ANGLE = -00°32'57"



EASEMENTS

- (A) INDICATES OPEN SPACE EASEMENT AREA "A" FOR BIOLOGICAL PURPOSES GRANTED AND ACCEPTED HEREON.
- (B) INDICATES OPEN SPACE EASEMENT AREA "B" FOR LIMITED BUILDING ZONE PURPOSES GRANTED AND ACCEPTED HEREON.
- (D) INDICATES PUBLIC UTILITIES AND INGRESS AND EGRESS EASEMENT TO FALLBROOK PUBLIC UTILITY DISTRICT BY DOCUMENT NO. 2008-0306324 RECORDED JUNE 06, 2008 OFFICIAL RECORDS.

NOTE: ROAD WIDTHS LESS THAN THIRTY-SIX FEET (36') IMPROVED WIDTHS MAY REQUIRE POSTING AND RED STRIPING TO THE SATISFACTION OF THE NORTH COUNTY FIRE PROTECTION DISTRICT.

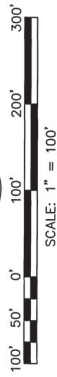


EXAGGERATED FOR CLARITY

CURVE	LENGTH	RADIUS	DELTA
C1	40.18'	270.00'	83°14'6"
C2	279.84'	220.00'	72°52'52"
C3	171.90'	360.00'	32°49'46"
C4	154.42'	360.00'	24°34'15"
C5	28.32'	275.00'	5°54'02"
C6	194.24'	270.00'	41°13'16"
C7	216.24'	170.00'	72°52'52"
C8	5.93'	25.00'	13°36'00"
C9	35.44'	25.00'	81°13'33"
C10	84.40'	270.00'	17°54'36"
C11	30.54'	225.00'	7°46'40"
C12	44.30'	230.00'	11°02'08"
C13	279.84'	220.00'	72°52'52"
C14	228.96'	180.00'	72°52'52"
C15	16.09'	25.00'	36°52'12"
C16	16.09'	25.00'	36°52'12"
C17	42.53'	180.00'	13°32'10"
C18	31.60'	230.00'	7°52'23"
C19	13.51'	25.00'	30°57'44"
C20	25.60'	75.00'	19°33'25"
C21	46.67'	75.00'	35°39'23"
C22	91.27'	220.00'	23°46'16"
C23	83.62'	230.00'	20°49'48"
C24	100.96'	270.24'	21°24'21"
C25	13.31'	230.00'	03°18'59"

LINE	BEARING	DISTANCE
L1	N42°08'14"E	40.43'
L2	N12°46'04"W	106.28'
L3	N12°46'04"W	64.92'
L4	N00°42'59"E	103.50'
L5	N01°15'08"E	128.65'
L6	N88°55'39"W	100.15'
L7	N01°04'07"E	96.67'
L8	N20°10'58"E	118.88'
L9	N16°56'01"E	141.54'
L10	N26°00'49"E	113.31'
L11	N07°51'00"E	117.44'
L12	N88°39'24"W	53.46'
L13	N01°20'36"E	66.75'
L14	N33°15'09"E	101.40'
L15	N10°47'26"W	89.12'
L16	N07°23'33"W	105.43'
L17	N46°32'03"E	45.02'
L18	N88°38'17"W	36.94'
L19	N88°38'17"W	99.00'
L20	N18°55'06"E	28.56'
L21	N54°53'33"E	30.83'
L22	N74°03'43"E	168.58'
L23	N64°45'51"E	130.31'
L24	N74°24'30"E	84.91'
L25	N78°37'03"W	73.01'
L26	N50°25'13"E	74.68'
L27	N86°22'27"E	123.18'
L28	N83°14'27"W(R)	4.92'
L29	N83°14'27"W	5.05'
L30	N88°38'17"W	13.87'
L31	N74°03'43"E	148.67'
L32	N50°25'13"E	36.82'
L33	N78°30'31"E	57.74'
L34	N78°37'03"W	59.30'
L35	N19°03'15"E	108.01'
L36	N37°02'39"W	31.64'
L37	N66°17'15"E	263.33'
L38	N37°02'39"W	27.06'
L39	N06°45'33"E	53.62'
L40	N06°45'33"E	38.62'
L41	N17°00'43"W	11.80'
L42	N83°14'27"W(R)	0.05'
L43	N83°14'27"W(R)	5.00'
L44	N06°43'19"E	48.22'

COUNTY OF SAN DIEGO TRACT NO. 5339-1
NON-TITLE INFORMATION SHEET



LEGEND



APPROXIMATE AREA SUBJECT TO
INUNDATION BY 100 YEAR FLOOD.

NOTE A:

INFORMATION SHOWN ON THIS SHEET IS ADVISORY ONLY AND IS
NOT INTENDED TO AFFECT RECORD TITLE INTEREST.

NOTE B:

INFORMATION SHOWN HEREON IS COMPILED FROM PUBLIC RECORDS
OR REPORTS AND ITS INCLUSION IN THIS MAP DOES NOT IMPLY
THE CORRECTNESS OR SUFFICIENCY OF THESE RECORDS OR
REPORTS BY THE PREPARER OF THIS MAP.

NOTE C:

ROAD WIDTHS LESS THAN THIRTY-SIX FEET (36'), IMPROVED WIDTHS
MAY REQUIRE POSTING AND RED STRIPING TO THE SATISFACTION
OF THE NORTH COUNTY FIRE PROTECTION DISTRICT.

SOLAR NOTE

THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FOOT OF SOLAR
ACCESS FOR EACH PROPOSED DWELLING UNIT AS REQUIRED BY SECTION
81.40 (M) OF THE SUBDIVISION ORDINANCE.

**AGREEMENT TO IMPROVE MAJOR SUBDIVISION
COUNTY OF SAN DIEGO TRACT NO. 5339-1**

This Agreement, made and entered into this ____ day of _____, 20____, between the County of San Diego, State of California (hereinafter referred to as County) and Dougherty Citrus, Inc., a California Corporation (hereinafter referred to as Owner).

WITNESSETH:

WHEREAS, in the near future, the Owner will file with the Board of Supervisors of the County (hereinafter referred to as Board) a Final Map of Subdivision of County of San Diego Tract No. 5339-1 (hereinafter referred to as Final Map) for the Board's approval and for recording; and,

WHEREAS, pursuant to Section 66462 of the Subdivision Map Act and Section 81.407 of the San Diego County Code, the Board requires Owner to make or agree to make certain subdivision improvements; **NOW, THEREFORE**

FIRST: IMPROVEMENTS. Owner agrees at his own cost and expense to furnish all the labor, equipment and material to perform and complete, and within 730 days from the date of the approval of the Final Map by the Board to perform and complete, in a good, workmanlike manner, according to the plans and specifications referred to below, the following improvements:

1. The improvement of the streets and/or easements within the subdivision as shown on the attached plans and specifications as Exhibit 1 and incorporated into this Agreement by reference, together with the improvement of any other streets and/or easements specifically designated by the plans and specifications to be improved.

2. The setting by a licensed surveyor or engineer of all monuments and stakes not installed on the date of recording of the Final Map, and the setting of all monuments and stakes previously installed, but which were removed, altered or destroyed prior to the completion of the improvements and their acceptance by the Board, within 30 days after acceptance of improvements by the Board. Owner hereby further agrees to pay the engineer or surveyor for setting the monuments, and to secure the obligation to pay the engineer or surveyor by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security", subject to the following:

(a) Notice of Setting. Pursuant to Section 66497 of the Subdivision Map Act, within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to Owner and the Director of Public Works (hereinafter referred to as Director) that final monuments have been set.

(b) Payment of Engineer. Upon payment to the engineer or surveyor for setting the final monuments, Owner shall present to the Director evidence of such payment and receipt thereof by the engineer or surveyor. In this event, Owner's security obligations conditioned on payment to the engineer or surveyor, as required by this Paragraph, shall terminate. Where a cash deposit is given by the Owner as security for faithful performance, the Clerk of the Board may pay the engineer or surveyor for setting the final monuments from the cash deposit if so directed by the Director upon the request of Owner.

(c) Nonpayment. If Owner does not present evidence to the Director that he has paid the engineer or surveyor for setting the final monuments, and if the engineer or surveyor notifies the Director that he has not been paid by Owner for setting the final monuments, the County may, within three months from the date of said notification, pay the engineer or surveyor from any deposit the amount due.

(d) Death or Disability of Engineer. Pursuant to Section 66498 of the Subdivision Map Act, in the event of death, disability or retirement from practice of the engineer or surveyor charged with the responsibility for setting monuments, or in the event of his refusal to set such monuments, the County may direct the Director, or such engineer or surveyor as it may select, to set the monuments. If the original engineer or surveyor is replaced by another, the former may, by letter to the Director, release his right to set the final monuments to the surveyor or engineer who replaced him. When the monuments are so set, the substitute engineer shall amend any Final Map in accordance with the correction and amendment provisions of Sections 66469 through 66472 of the Subdivision Map Act. All provisions of this Agreement relating to payment shall apply to the service performed by the substitute engineer or surveyor.

3. () If preceding blank is checked, erosion control work as shown on the attached plans and specifications as Exhibit 2 and incorporated into this Agreement by reference, is required subject to the following:

(a) The tops of all slopes shall be diked to prevent water from flowing over the edge of the slope.

(b) All driveways shall be paved not later than November 1, where their slopes exceed 2 percent.

(c) As soon as grading is completed, but not later than November 1, the entire area not to be paved immediately will be treated with two to four tons per acre straw mulch, 50 lbs. per acre annual rye grass seed or equivalent as determined by the Director at the time of planting, and 100 lbs. per acre actual nitrogen and phosphate (ammonia phosphate 16-20-0). The mulch shall be tacked in place with a sheepsfoot roller and lightly irrigated. On cut and fill slopes, jute matting shall be installed over the mulch to hold it in place and cuttings from small leaf ice plants, or approved equivalent ground cover, shall be planted with spacing approved by the Director prior to November 15.

(d) An irrigation system shall be installed in accordance with the County's standard drawings for irrigation systems and approved by the Director not later than May 15 following the planting of the slopes.

(e) Sandbags shall be placed in gutters as approved by the Director.

(f) Catch basins, desilting basins and storm drain system as approved by the Director shall be installed.

(g) Owner shall maintain the plantings and erosion control measures described herein until release from such obligation by the Director. Owner shall pick up and replace on the slopes all sand intercepted by the sandbags, catch basins and desilting basins after each runoff-producing rainfall.

(h) For purposes of providing for the performance of emergency erosion control work which the Director, in his sole discretion, deems necessary, Owner shall deposit with the Director the sum of \$ N/A, which sum is independent of any other improvement security required by the terms of this Agreement.

4. Incomplete Offsite Street and Utility Improvements.

(a) In the event this unit or subsequent units of this project require access across streets that have not been improved and accepted into the public maintained road system, and to the extent that utilities such as sewer and water to serve this unit or subsequent units are required, the Owner agrees to complete said improvements to the satisfaction of the Director prior to requesting acceptance of the improvements secured under this Agreement.

(b) Owner agrees that his or her obligation under this Agreement shall continue in the event of a transfer or sale of this unit or subsequent units to a person or persons who are not parties to this Agreement.

SECOND: INSPECTION, ACCEPTANCE AND COST ESTIMATE. Owner agrees that the work and improvements required in the first Paragraph above shall be done subject to inspection by and to the satisfaction of the Director, and the improvements shall not be deemed completed until approved and accepted as completed by the Board. The estimated costs of the work and improvements specified in the First Paragraph are itemized as follows:

Improvement of the Streets and/or Easements	\$1,000,800.00
Improvement of the Sewer Facilities	\$418,600.00
Improvement of the Water Facilities	\$432,700.00

Setting of Monuments	\$16,000.00
Erosion Control Work, if required	\$ N/A
Total Estimated Amount	\$1,868,100.00

Owner agrees that his or her obligation under this Agreement extends to the completion of the designated improvements, and that this obligation is not limited by the amount of these cost estimates. Owner further agrees that these cost estimates are estimates only and are not intended to constitute liquidated damages.

THIRD: PARK LAND AND FEES. () If the preceding blank is checked, dedication of land or payment of fees for park or recreational purposes is required for this project. Section 66477 of the Subdivision Map Act and Section 810.103 of the San Diego County Code require the dedication of land, the payment of fees in lieu thereof, or a combination of both, for park or recreational purposes. Owner hereby agrees to dedicate land and/or pay the County the sum of \$ N/A in satisfaction of these requirements.

If land is to be dedicated, pursuant to Section 810.107(b) of the San Diego County Code, Owner agrees to offer the land for dedication prior to the approval of the Final Map by the Board.

If fees alone are to be paid, or fees are to be paid in combination with the dedication of land, pursuant to Section 810.107(c) of the San Diego County Code, Owner agrees to pay the full amount specified above prior to the issuance of any building permit or prior to the date upon which all subdivision improvements are to be completed, whichever occurs first. Owner further agrees to secure the obligation to pay the amount required by this Paragraph, by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security" below, at the time of submitting this Agreement and Final Map for approval by the Board.

FOURTH: DRAINAGE FEES. () If the preceding blank is checked, drainage fees are required for this project. Government Code Section 66483 and Section 810.208 of the San Diego County Code require the payment of drainage fees. Owner agrees to pay drainage fees to the County in the amount of \$ N/A in satisfaction of these requirements.

Owner agrees to pay the full amount specified prior to approval of the Final Map if a reimbursement agreement exists for the Local Drainage Area. If no reimbursement agreement exists, Owner agrees to pay the fees prior to the earliest of the following:

(a) the date of issuance of any building permit except for building permits for model houses;

(b) the date all subdivision improvements are completed and accepted by the County;

(c) the date construction commences of any portion of a master planned flood control facility within the Local Drainage Area;

(d) the date of execution of a reimbursement agreement for facilities constructed within the Local Drainage Area.

Owner further agrees to secure the obligation to pay the amount required by this paragraph, by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security" below, at the time of submitting this Agreement and Final Map for approval by the Board.

FIFTH: TAX AND ASSESSMENT LIENS. (X) If the preceding blank is checked, security for payment of taxes and assessments is required for this project. Section 66493 of the Subdivision Map Act requires Owner to post security whenever any part of the subdivision is subject to a lien for taxes or special assessments collected as taxes which are not yet payable. Owner hereby agrees to pay, or causes to be paid, when due, all State, County, municipal and local taxes, and the current installment of principal and interest of all special assessments collected as taxes which at the time the Final Map is recorded are a lien against such subdivision, or any part thereof, but which are not yet payable. Owner further agrees to secure the obligation to pay such taxes and assessment liens by providing security for faithful performance, as set forth in the section herein entitled "Amounts of Security", at the time of submitting this Agreement and Final Map for approval by the Board.

In accordance with Section 81.104 of the San Diego County Code, whenever security pursuant to this Paragraph is filed with the Board, the Clerk of the Board, upon written notification by the Tax Collector that the total amount of such taxes or special assessments has been paid in full, may release the security.

In the event that the taxes or special assessments are allowed to become delinquent, pursuant to Section 66494 of the Subdivision Map Act, the Clerk of the Board shall apply the proceeds of the security required by this Paragraph to the payment of any such taxes or special assessments, including penalties and costs.

SIXTH: OWNER'S LIABILITY FOR DAMAGES. Neither the County, its officers or employees shall be liable or responsible for any accident, loss or damage happening or occurring to the work or improvements specified in this Agreement prior to their completion and acceptance. Nor shall the County, its officers or employees be liable for any person or property injured by reason of the work or improvements. All of the aforesaid liability shall be assumed by Owner. Owner further agrees to protect the County, its officers and employees from all liability or claim because of, or arising out of, the use of any patent or patented article in conjunction with the construction of the improvements required by this Agreement.

SEVENTH: OWNER'S LIABILITY FOR EXPENSES. Neither the County, its
CCSF 84.85 Rev. 10-8-15

officers or employees shall be liable for any portion of the expense of the work or improvements specified in this Agreement, or for the payment for any labor or materials furnished in connection with such work or improvements.

EIGHTH: OWNER'S DUTY TO PROTECT PUBLIC. Owner further agrees that, at all times from the acceptance by the Board of the streets and/or easements offered for dedication in this subdivision up to the completion and acceptance of the improvements by the Board, he will give good and adequate warning to the public of each and every dangerous condition existing on the property being improved, and he will protect the public from any and all such defective or dangerous conditions. It is understood and agreed that, until completion of all improvements to be performed under this Agreement, those improvements to be located in the streets and/or easements not accepted as improved shall be under the charge of Owner for the purposes of this Agreement, and Owner, upon receipt of a street closure permit issued by the Director, may close all or any portion of any specified street whenever it is necessary to protect the traveling public during the construction of improvements required by this Agreement. Owner further agrees to pay for the inspection of streets and/or easements as may be required by the Director.

NINTH: TYPES OF IMPROVEMENT SECURITY. Pursuant to Sections 66462 and 66499 of the Subdivision Map Act, it is further agreed that Owner shall file security with the Clerk of the Board at the time of submitting this Agreement and Final Map for approval by the Board. The security shall consist of one of the following types:

1. Bond or bonds by one or more duly authorized corporate sureties;
2. A deposit with the Clerk of the Board of money or negotiable bonds of the kind approved for securing deposits of public moneys;
3. An instrument of credit from one or more financial institutions subject to regulation by the state or federal government and pledging that the funds necessary to carry out the obligations of this Agreement are on deposit and guaranteed for payment;
4. An irrevocable standby letter of credit from one or more financial institutions subject to regulation by the state or federal government.

TENTH: AMOUNTS OF SECURITY. Security shall be in the following amounts and shall fulfill the following purposes:

1. **Security for Faithful Performance.** Security given for the faithful performance of all acts and improvements required by this Agreement in amounts not less than 100 percent of the total estimated costs of the improvements or of the acts to be performed, which amounts with the acts or improvements to which they apply are more specifically described as follows:

Work and Improvements
CCSF 84.85 Rev. 10-8-15

\$1,868,100.00

Park Land and/or Dedication Fees, if required	\$ N/A
Drainage Fees, if required	\$ N/A
Tax and Assessment Liens, if required	by separate security
Total Estimated Amount	\$ \$1,868,100.00

(a) Partial Release of Security for Work and Improvements in the First Paragraph. Pursuant to Section 66499.7 of the Subdivision Map Act and upon the partial performance of the work as it progresses, Owner may be entitled to partial releases of the security for work and improvements specified in the First Paragraph. However, no reduction in such security will be authorized (1) where the Director determines that more than 50 percent of the amount of work remains to be completed; (2) where the reduction results in a remaining security of less than 5 percent of the original security; (3) where the Director has been twice previously processed partial releases of such security in conjunction with this Agreement.

No reduction in security for the work and improvements specified in the First Paragraph will apply to the required warranty period described below, to the 5 percent determined necessary for such warranty, or to costs, fees, and reasonable expenses, including attorney's fees.

(b) Completion of Work and Improvements Specified in the First Paragraph. Pursuant to Section 81.408 of the San Diego County Code, in the event that the work and improvements specified in the First Paragraph are completed within the time and upon the terms and conditions of this Agreement, Owner is entitled to a release of the security in a sum equal to 95 percent of the value of such security originally pledged, less previous payments advanced.

(c) Release of Security for Performance of Acts Not Involving Work and Improvements. Owner is entitled to a release of 100 percent of the security posted for performance of acts or contractual obligations which do not involve the performance of the work and improvements specified in the First Paragraph upon completion of such acts and/or contractual obligations.

(d) Owner's Failure of Performance. In the event that the acts, improvements, or contractual obligations specified herein are not completed within the time and upon the terms and conditions of this Agreement, the Director may pursue any or all of the following remedies:

(1) Cause such portions of the work to be done and take such protective measures as he deems necessary to complete the work.

Accordingly, Owner agrees that the Director, his agents, employees or
CCSF 84.85 Rev. 10-8-15

representatives may enter upon Owner's property to effect the appropriate work and necessary measures.

(2) May apply the security for faithful performance, or any balance thereof, to the construction or completion of the work or installation of improvements or the satisfying of any contractual obligation remaining pursuant to this Agreement.

(3) Pursue legal remedies in any court of competent jurisdiction for damages not covered by the security or to seek specific performance of the terms and conditions of this Agreement.

2. Security for Payment. Good and sufficient security in an amount not less than 50 percent (50%) of the estimated costs specified in the Second Paragraph of the work and improvements required in the First Paragraph, securing payment to contractors, subcontractors, and persons renting equipment or furnishing labor or materials to the contractors or subcontractors for the improvements. This security shall inure to the benefit of any and all persons, companies, and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this security. This section shall, after passage of the time within which claims of lien are required to be recorded pursuant to Article 3 (commencing with Section 3114) of Chapter 2 of Title 15 of Part 4 of Division 3 of the Civil Code and after acceptance of the work, be reduced to an amount not less than the total claimed by all claimants for whom claims of lien have been recorded and notice thereof given in writing to the County, and if no such claims have been recorded, the security shall be released in full.

The security for payment may, after passage of the time within which claims of lien are required to be recorded pursuant to Article 2 (commencing with Section 8410) of Chapter 4 of Title 2 of Part 6 of Division 4 of the Civil Code and after acceptance of the work by the County, be reduced to an amount not less than the total claimed by all claimants for whom claims of lien have been recorded and notice thereof given in writing to the Board, and if no such claims have been recorded, the security may be released in full.

3. Warranty. A one-year warranty of the work and improvements specified in the First Paragraph secured by continuing in effect for a period of one year 5 percent of the security for faithful performance for such work and improvements following completion and acceptance of the work and improvements by the Board. Pursuant to this warranty, Owner, at his sole expense, agrees to repair or replace any and all work required under this Agreement that may prove defective in workmanship and/or materials, together with any other work which may be affected by this repair, within a one-year period from the date of acceptance of the work and improvements by the Board. Work necessitated, however, by ordinary wear and tear, or unusual abuse or neglect, shall not be included in this warranty.

The Director shall give Owner notice of the existence of such defects with reasonable promptness. Owner shall notify the Director upon completion of repairs. Should Owner fail to comply with the County's request for repairs within one week of receiving the Director's written notification, the County is authorized to have the defects repaired and made good at the expense of Owner who hereby agrees to pay the cost for such work immediately upon demand. County's decision to repair defects in no way relieves Owner of the warranties given in this provision.

ELEVENTH: CHANGES. Upon mutual consent of the Owner and Director, the Director may make such changes, alterations, or additions to the plans and specifications for the work and improvements specified in the First Paragraph which do not exceed 5 percent of the original estimated cost of the work and improvements and which the Director determines to be necessary and desirable for the proper completion of the improvements. No changes, alterations, or additions shall relieve any security obligations given for the faithful performance of this Agreement.

TWELFTH: EXTENSION OF TIME. It is further agreed by and between the parties that in the event it is deemed necessary to extend the time of completion of the work and improvements or the performance of acts or contractual obligations contemplated under this Agreement, said extension may be granted by the Board upon the Owner's request or by the Board unilaterally and shall in no way affect the validity of this Agreement or release any security obligations given for the faithful performance of this Agreement.

THIRTEENTH: COSTS OF ENFORCING JUDGMENT. As part of the security given for the faithful performance of this Agreement and in addition to the face amount specified therefor, there shall be included costs and reasonable fees, including reasonable attorney's fees, incurred by County in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed the date first above written.

COUNTY OF SAN DIEGO

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

By [Signature]
Clerk, Board of Supervisors

BY Thomas L. Bate
SENIOR DEPUTY

Date: 1/11/16

DOUGHERTY CITRUS, INC., a California corporation, Owner

Approved and/or authorized by the Board of Supervisors of the County of San Diego.	
Meeting Date: <u>1/11/16</u>	Minute Order No <u>6</u>
By: <u>[Signature]</u>	Date <u>1/11/16</u>
Clerk of the Board Supervisors	

By: Paul W. Doherty PRESIDENT
Name Title

NOTE: (1) Signatures must be acknowledged; and
(2) Appropriate security must be attached.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Diego)
 On January 11, 2016 before me, E. Miller, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared David Christopher Hall
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Agreement Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

☐ Corporate Officer — Title(s): _____ ☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: _____ ☐ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____

EXISTING CSP _____

EXISTING SEWER _____

EXISTING WATER LINE _____

EXISTING CONTOURS _____

EXISTING GAS _____

EXISTING FORCE MAIN _____

EXISTING EASEMENT _____

EXISTING LOT NUMBER _____

PROPOSED LOT NUMBER _____

9

101

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS OUR ENTIRE CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS, HIGHWAYS-OF-WAY.

NAME DOUGHERTY CITRUS, INC.,
A CALIFORNIA CORPORATION
ADDRESS 2784 JAMES DRIVE
CARLSBAD, CA 92008
(760)846-2154
Paul W. Doherty

bha, Inc.
land planning, civil engineering, surveying

5115 AVENIDA ENCINAS
SUITE "L"
CARLSBAD, CA, 92008-4387

REGISTERED PROFESSIONAL ENGINEER - CIVIL
RONALD L. HOLLOWAY
NO. 99271

RONALD L. HOLLOWAY	RCE 29271	EXP. 3-31-21	DATE
11-18-20			

FLOWN BY: SAN LO AERIALS
DATED: JUNE 6, 1990

NO GRADING PROPOSED.
ASSESSOR'S PARCEL NUMBERS

103-102-01 TO 18	
103-103-01 TO 16	

LOTS 1 THROUGH 34, COUNTY OF SAN DIEGO TRACT NO. 5339-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 160688, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 19, 2016.

NO PARKLAND DEDICATION IS BEING PROPOSED

1. NO PROPOSED GRADING OR IMPROVEMENTS

1. NO PROPOSED GRADING OR IMPROVEMENTS
2. ADDRESS 420 WEST DOUGHERTY STREET
FALLBROOK, CA 92028

[illegible]

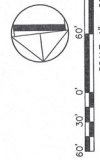
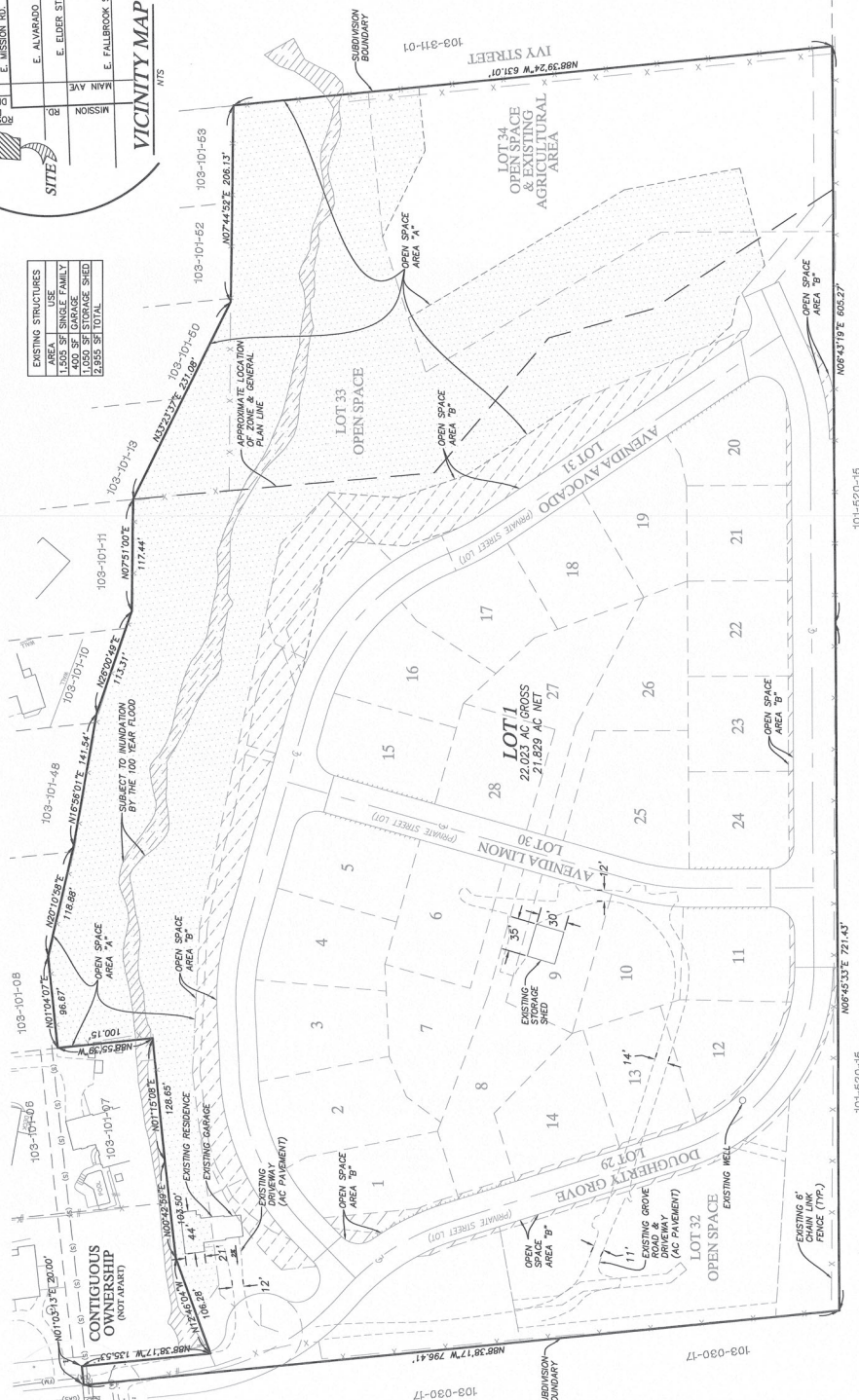
ACREAGE: 22.023 AC
LOTS: 1
LOT SIZE: 0.5 AC MIN.
NO. DWELLING UNITS: 1
GENERAL PLAN: VILLAGE RESIDENTIAL (VR-2) (VR-20)
REGIONAL CATEGORY: VILLAGE
COMMUNITY PLAN: FALLBROOK

SEWER: ONSITE WASTEWATER TREATMENT SYSTEM
WATER: FALLBROOK PUBLIC UTILITY DISTRICT
SCHOOLS: FALLBROOK ELEMENTARY SCHOOL DISTRICT
FALLBROOK HIGH SCHOOL DISTRICT
FIRE: NORTH COUNTY FIRE PROTECTION DISTRICT
TELEPHONE: AT&T
GAS & ELECTRIC: SAN DIEGO GAS & ELECTRIC CO.

STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED



EXISTING STRUCTURES	
AREA	USE
1,505 SF	SINGLE FAMILY
400 SF	GARAGE
1,050 SF	STORAGE SHED
2,955 SF	TOTAL



SHEET 1 OF 2

[illegible]SDC PDS RCVD 11-20-20
TM5642

EASEMENT NOTES

SEE SHEET 2.

SPECIAL ASSESSMENT STATEMENT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT

NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS

SOLAR ACCESS STATEMENT

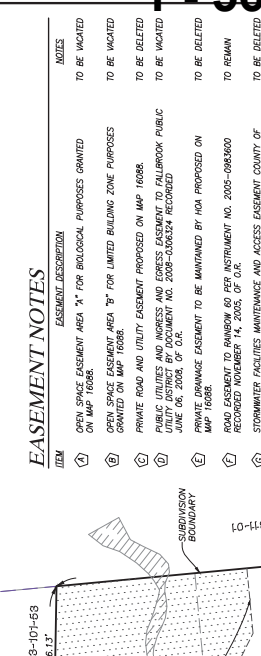
THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (m) OF THE SUBDIVISION MAP ACT. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE

Lot.
STREET LIGHTING STATEMENT

NO STREET LIGHTS ARE PROPOSED

ACCESS

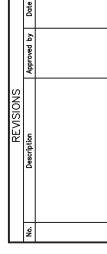
ACCESS IS FROM DOUGHERTY ST., WHICH IS A PUBLICLY MAINTAINED ROAD, TO THE BOUNDARY OF THE SUBJECT PROPERTY.

[illegible]

NOTES

PRIVATE DRAINAGE EASEMENT ARE TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AUGUST 26, 2015 AS DOCUMENT NO. 2015-0452823. OF O.R. - TO BE DELETED

ENTIRE DOCUMENT - NOT FOR RECORD



Attachment D – Environmental Documentation



County of San Diego

KATHLEEN A. FLANNERY
ACTING DIRECTOR

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

VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

Date: April 16, 2021

To: Decision-makers

From: John Leavitt
Project Manager

RE: **California Environmental Quality Act (CEQA) Guidelines Section 15164
Addendum to Tigerwood Tentative Map (TM 4968RPL4)**

Dougherty Grove Reversion to Acreage Tentative Map; PDS2020-TM-5642,
APNs 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00

Finding that CEQA Section 15164 applies to Dougherty Grove Reversion to Acreage Tentative Map; PDS2020-TM-5642. CEQA Section 15164 allows an addendum to a previously certified or adopted environmental document to be prepared when only minor technical changes or changes that would not result in new significant impacts are proposed in a project. The original Mitigated Negative Declaration for the Tigerwood Tentative Map (AP91-001, R91-001, P92-005, TM4968RPL4, Log No. 91-02-004) is hereby amended by this 15164 letter for Dougherty Grove Reversion to Acreage Tentative Map; PDS2020-TM-5642.

Location: The project is located on Assessor's Parcel Numbers 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00, west of Dougherty Street and north of Alvarado Street in the Fallbrook Community Plan Area, Fifth Supervisorial District.

Background: A Mitigated Negative Declaration for Tigerwood Tentative Map was adopted by the Planning and Environmental Review Board on July 6, 1993, revised February 11, 1994. The adopted Mitigated Negative Declaration found the project would have potentially significant effects to biological resources, which were mitigated.

Changes in project impacts: The applicant for this Tentative Map project is proposing to revert Lots 1 to 34 from Map 16088 to acreage. Parcels 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00 are subject to an improvement agreement and conditions for the completion of improvements required by Tentative Map 5339-1. The current owner of the parcels does not wish to proceed with the improvements and would like to revert the parcels to acreage, consisting of one lot. The project site currently consists of a single-family residence, storage shed and citrus grove. No structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map.

These modifications would not involve substantial changes in the magnitude of impacts identified in the Mitigated Negative Declaration for the Tigerwood Tentative Map, Log No. 91-02-004 and would not create new potential significant impacts that would require mitigation. This conclusion is based on the following analysis:

This Tentative Map project consists of the reversion to acreage of Lots 1 to 34 from Map 16088 (Parcels 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00) into one lot. A reversion to acreage is the process by which a property owner, who determines it is not feasible or desirable to proceed with subdivision improvements required as conditions of approval for a prior tentative map, can combine the existing legal lots created by a recorded final map back into one lot in order to remove the prior conditions of approval and any associated prior subdivision improvement agreement that the owner entered into with the County of San Diego.

Tentative Map 5339-1 required certain subdivision improvements to be made, or agreements to make the subdivision improvements, prior to recordation of Map 16088. The property owner and the County of San Diego entered into an improvement agreement (Agreement to Improve Major Subdivision County of San Diego Tract No. 5339-1) for the purpose of assuring the construction of certain subdivision improvements, prior to recordation of Map 16088. A new Tentative Map which reverts Lots 1 to 34 from Map 16088 to acreage must be approved to facilitate the termination of the improvement agreement. Upon approval of Tentative Map PDS2020-TM-5642 and after recordation of a Final Map to revert Lots 1 to 34 from Map 16088 into new Lot 1, the prior improvement agreement will be terminated. The property owner and the County of San Diego are amenable to the termination of the improvement agreement as none of the improvements required by the improvement agreement will, at that point, be necessary.

The project site currently consists of a single-family residence, storage shed and citrus grove, and the improvements required in the improvement agreement and in the conditions of approval for Tentative Map 5339-1 have never been made. No structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map. Once the reversion to acreage Tentative Map is approved and a new Final Map for proposed Lot 1 is recorded, any future proposal for development on, or a subdivision of, Lot 1 will be subject to The County of San Diego General Plan and Zoning Ordinance, and will require further environmental review and project conditioning at that time.

Finding: It is the finding of Planning & Development Services that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR is not required. Discretionary processing of Dougherty Grove Reversion to Acreage Tentative Map; PDS2020-TM-5642 may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Dougherty Grove Reversion to Acreage Tentative Map PDS2020-TM-5642

April 16, 2021

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:

This Reversion to Acreage Tentative Map project consists of the reversion to acreage of Lots 1 to 34 from Map 16088 (Parcels 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00) into one lot. The project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue and no new structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required. Any future discretionary applications for the project site will be subject to additional review to demonstrate conformance to the Habitat Loss Permit Ordinance.

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

YES

☐

NO

☐

NOT APPLICABLE/EXEMPT

☒

Discussion:

This Reversion to Acreage Tentative Map project is 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

☒

Discussion:

This Reversion to Acreage Tentative Map project consists of the reversion to acreage of Lots 1 to 34 from Map 16088 (Parcels 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00) into one lot. The project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue and no new structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map. Therefore, conformance to the Groundwater Ordinance is not required. Any future discretionary applications for the project site will be subject to additional review to demonstrate conformance to the Groundwater Ordinance.

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 Steep Slope 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"/>

Discussion:

This Reversion to Acreage Tentative Map project consists of the reversion to acreage of Lots 1 to 34 from Map 16088 (Parcels 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00) into one lot. The project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue and no new structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map. Therefore, conformance to the Resource Protection Ordinance is not required. Any future discretionary applications for the project site will be subject to additional review to demonstrate conformance to the Resource Protection Ordinance.

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

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

Discussion:

A Standard Development Project Stormwater Quality Management Plan (SWQMP) was prepared by Ron Holloway for this Reversion to Acreage Tentative Map project on 3/30/2020. This Reversion to Acreage Tentative Map project consists of the reversion to acreage of Lots 1 to 34 from Map 16088 (Parcels 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00) into one lot. The project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue and no new structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map and no new impervious surfaces are proposed. Therefore, the project complies with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance. Any future discretionary applications for the project site will be subject to additional review to demonstrate conformance to the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance.

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:

This Reversion to Acreage Tentative Map project consists of the reversion to acreage of Lots 1 to 34 from Map 16088 (Parcels 103-102-01-00 to 103-102-18-00 and 103-103-01-00 to 103-103-16-00) into one lot. The project site currently contains an existing single-family residence, storage shed and citrus grove. These existing uses will continue and no new structures, earthwork or improvements are proposed with the reversion to acreage Tentative Map. The existing uses would not generate any new 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. Therefore, the project complies with the Noise Ordinance. Any future discretionary applications for the project site will be subject to additional review to demonstrate conformance to the Noise Ordinance.

Attachment E – Public Documentation

**FALLBROOK COMMUNITY PLANNING GROUP
And
DESIGN REVIEW BOARD**

Regular Meeting

Monday 20 July 2020, 7:00 PM, ONLINE: www.zoom.us. Log-in information is below.

Approved Minutes

The meeting was called to order at 7:00PM by Chairman Jack Wood.

Twelve members were in attendance: Jack Wood, chair; Eileen Delaney and Roy Moosa, vice chairs; Jerry Kalman, secretary, and Jim Loge, Lee DeMeo, Stephani Baxter, Michele McCaffery, Mark Mervich, Bill O'Connor and Kim Murphy. Steve Brown and Victoria Stover were excused.

NOTE: Seat # 15 is open on the Fallbrook Community Planning Group. Interested individuals should contact the chair to receive an application.

In keeping with San Diego County Board of Supervisors Guidelines, the Fallbrook Community Planning Group conducted the July committee and full Planning Group meetings using the online meeting site: Zoom.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three-minute limitation. **Non-discussion and Non-voting item.**

Eileen Delaney reiterated the opportunity for community participation in the forthcoming (29 July) meeting at 10AM to discuss community revitalization using the Form Based Code process and/or options to that process. The meeting will be held online using Microsoft Teams.

Sean Oberbauer reported that the Fallbrook Regional Health District is moving forward on the change-over of the facility on East Mission, which was approved by the Planning Group several months ago. Eileen Delaney asked for any updates that might be of pertinence be sent to the Planning Group. Mr. Oberbauer reported that there will be a minor use clinic on the premises. He also reported that the Monserate Winery will probably file for a grading permit later this summer.

Jack Wood said that we are in the filing period for those seeking election/re-election to a seat on the Planning Group. The filing period ends August 7, 2020. Mr. Wood also introduced Collin Stephens, a member of the community who is interested in running for a seat.

Bill O'Connor reported he will not be seeking a re-election this fall, vacating seat #7; and he expressed his appreciation for the opportunity to serve.

2. Approval of the minutes for the meeting of 15 June 2020. **Voting Item.**

Eileen Delaney moved to approve the minutes and the motion carried unanimously.

3. PDS 2020-TM-5642 Reversion to acreage of 34 parcels (Assessor's Parcel Numbers 103-102-01 to 103-102-18 and 103-103-01 to 103-103-16 that consists of 28 residential lots, three private street lots and three open space lots) on 22 acres of land located at 420 West Dougherty in the vicinity of Shady Lane that was TM 5339-1. Reversion will remove the subdivision and replace it with one lot in Fallbrook. The project was originally proposed in 2003 and modified in 2005. The applicant is Dougherty Citrus, P.W. Dooley, pwdoolley@att.net, 760-846-2154; Engineer is Ronald Holloway, rholloway@bhaincsd.com 760-931-8700 ext. 226. County Planner: John Leavitt john.leavitt@sdcounty.ca.gov 858-895-5448. **Land Use Committee. Community input. Voting item. (06/17)**

Eileen Delaney reported in the absence of the applicant appearing that the applicant appeared before the Land Use committee this month. He wants to revert the site from 34 parcels to one, preliminary to selling the parcels to a buyer. Jack Wood reported that this is the third project requesting reversion from many parcels to one. Ms. Delaney moved to approve the application as presented, and the motion was approved with Bill O'Connor abstaining.

4. Presentation by Stephanie Kopplin, San Diego County Parks and Recreation planner on the proposed park on East Fallbrook Street. This will be an update following the County's presentation of preliminary plans in June when the park was first announced. Stephanie Kopplin, Stephanie.kopplin@sdcounty.ca.gov, 858-966-1344. **Parks and Recreation Committee. Community Input. Voting Item (6/26)**

The County asked for the opportunity to wait and make a more complete presentation at the August meeting after a public/online session with the community takes place 22 July. Jim Loge moved to continue project consideration until the August meeting and it was approved unanimously.

5. Waiver of B Designator for a site plan for design and modifications to an outdoor patio for La Cucina Restaurant, 1415 S. Mission Rd., APN 105-200-76. Owner is Rajesh Patel, 310-462-6411. Representing the applicant is Sachin Parlakar, designink@yahoo.com, 760-685-1807. County planner: Vanessa Pash, vanessa.pash@sdcounty.ca.gov, 858-694-3291. **Design Review Committee. Community input. Voting Item. (2/3)**

The applicant was not present.

Eileen Delaney reported that the applicant requested design approval for several features pertaining to the facility primarily involving the patio dining area. She noted that the applicant submitted design elements to her via email after the Design Review meeting. She said that some of the requested changes were consistent with design guidelines for Fallbrook; however, she asked for authorization to review the designs with the applicant outside the meeting and discuss aspects that were unclear. She wanted to review the landscaping aspect with the applicant separately and approve the project then. Roy

Moosa moved to approve subject to Ms. Delaney's review with the applicant. The motion passed unanimously.

6. TM5354R Pardee Homes APN: 108-120-52,53,54; 108-122-03,08,09,15,19; 125-061-04,07; 125-062-07 in the Horse Creek Ranch development. Application for a Revised Tentative Map to modify a condition related to the original Tentative Resolution dated January 11, 2012. The applicant proposes to change condition 1.g. as part of the road construction related to that condition that is not on property owned by the applicant. The applicant has coordinated with the North County Fire Protection District in order to arrange an agreement related to the timing of the construction of the offsite road improvements for specific conditions for the Meadowood Project. Applicant is Jimmy Ayala, jimmy.ayala@pardeehomes.com, 858-794-2500. County Planner: Sean Oberbauer sean.oberbauer@sdcountry.ca.gov, 858-495-5747. **Community input. Voting Item. (7/2)**

Sean Oberbauer was on hand to explain the scope of the project and the reason behind the request to delay implementation of the completion of the primary roadway. He noted that the applicant, Pardee Homes, requested a slight delay in finishing one half of the road serving the development until a certain amount of homes were completed. He reported that the North County Fire Protection District approved the delay of completion of the road.

In response to a question by Bill O'Connor about a complication because of an adjacent property owner, Mr. Oberbauer reported the issue with Campus Park West has been resolved. In a comment after the preliminary minutes were submitted, he added the following: "The three projects in the area (Campus Park, Meadowood, and Campus Park West) were all processed together and have conditions that speak to road improvements with certain timing so the proposed Revised Map is intended to resolve potential phasing complications for all three projects."

Land Use Chair Eileen Delaney reported that the requirement then is for Pardee Homes to complete an estimated of more than 600 homes before finishing the second half of the road. She moved to approve the time extension as requested for building-out the road and the motion was approved unanimously.

7. Nomination of Michele McCaffery to the Circulation and Parks and Recreation committees. **Voting item.**

Roy Moosa moved to approve adding Michele McCaffery to both committees and it was approved unanimously.

The meeting was adjourned at 7:31 PM.

Respectfully submitted, Jerry Kalman, Secretary

Attachment F – Service Availability Forms



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - FIRE
 ZONING DIVISION

Please type or use pen

Dougherty Citrus, Inc. (760)846-2154
 Owner's Name Phone
 2784 James Drive
 Owner's Mailing Address Street
 Carlsbad, CA 92008
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____

AMT \$ _____

DISTRICT CASHIER'S USE ONLY

F

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Reversion to acreage
 B. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____
 C. Total Project acreage 22.023 Total lots 1 Smallest proposed lot 22.023

Assessor's Parcel Number(s)
 (Add extra if necessary)

See attached.

Thomas Guide. Page 1027 Grid E2
 West Dougherty Street
 Project address Street
 Fallbrook 92028
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Paul W. Booley Date: 3/26/2020
 Address: 2784 James Drive, Carlsbad, CA 92008 Phone: (760)846-2154

(On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: North County Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project:

315 E. IVY ST. FALLBROOK CA 92028 1.7 MILES

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
 B. ☐ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
 C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by Planning & Development Services.

- ☒ Within the proposed project 100 feet of clearing will be required around all structures.
☐ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature

Print Name and Title

Phone

Date

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



ASSESSOR'S PARCEL NUMBERS

103-102-01	103-103-01
103-102-02	103-103-02
103-102-03	103-103-03
103-102-04	103-103-04
103-102-05	103-103-05
103-102-06	103-103-06
103-102-07	103-103-07
103-102-08	103-103-08
103-102-09	103-103-09
103-102-10	103-103-10
103-102-11	103-103-11
103-102-12	103-103-12
103-102-13	103-103-13
103-102-14	103-103-14
103-102-15	103-103-15
103-102-16	103-103-16
103-102-17	
103-102-18	



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

Dougherty Citrus, Inc. (760)846-2154		ORG _____	S
Owner's Name	Phone	ACCT _____	
2784 James Drive		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Carlsbad, CA 92008		DATE _____ AMT \$ _____	
City	State	Zip	

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT**

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☐ Minor Subdivision (TPM) ☐ Boundary Adjustment
☐ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Reversion to acreage _____
- B. ☐ Residential Total number of dwelling units 1
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

See attached.

C. Total Project acreage 22.023 Total lots 1 Smallest proposed lot 22.023

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1027 Grid E2

West Dougherty Street

Project address _____ Street _____
 Fallbrook 92028

Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
 OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 3/26/2020
 Address: 2784 James Drive, Carlsbad, CA 92008 Phone: (760)846-2154

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY**TO BE COMPLETED BY DISTRICT**

District name Fallbrook Public Utility District Service area _____

- A. ☒ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name and Title: SOLEIL DEVELLE ENG. TECHN. Phone: 7609992717 Date: 3/27/2020

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



ASSESSOR'S PARCEL NUMBERS

103-102-01	103-103-01
103-102-02	103-103-02
103-102-03	103-103-03
103-102-04	103-103-04
103-102-05	103-103-05
103-102-06	103-103-06
103-102-07	103-103-07
103-102-08	103-103-08
103-102-09	103-103-09
103-102-10	103-103-10
103-102-11	103-103-11
103-102-12	103-103-12
103-102-13	103-103-13
103-102-14	103-103-14
103-102-15	103-103-15
103-102-16	103-103-16
103-102-17	
103-102-18	



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

Dougherty Citrus, Inc. (760)846-2154
 Owner's Name Phone
 2784 James Drive
 Owner's Mailing Address Street
 Carlsbad, CA 92008
 City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. LEGISLATIVE ACT

- ☐ Rezones changing Use Regulations or Development Regulations
☐ General Plan Amendment
☐ Specific Plan
☐ Specific Plan Amendment

Assessor's Parcel Number(s)
 (Add extra if necessary)

See attached.

B. DEVELOPMENT PROJECT

- ☐ Rezones changing Special Area or Neighborhood Regulations
☒ Major Subdivision (TM)
☐ Minor Subdivision (TPM)
☐ Boundary Adjustment
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Reversion to acreage

See attached.	

Thomas Guide Page 1027 Grid E2

West Dougherty Street

Project address Street

Fallbrook 92028

Community Planning Area/Subregion Zip

- C. ☒ Residential** Total number of dwelling units 1
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area

- D. ☒ Total Project acreage 22.083** Total number lots 1

Applicant's Signature: Paul W. Dooly Date: 3/26/2020

Address: 2784 James Drive, Carlsbad, CA 92008 Phone: (760)846-2154

(On completion of above, present to the district that provides school protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Fallbrook Union Elementary School District

If not in a unified district, which elementary or high school district must also fill out a form?

FALLBROOK UNION HIGH SCHOOL DISTRICT

Indicate the location and distance of proposed schools of attendance.

Elementary: FALLBROOK STEM ACADEMY, 405 W. FALLBROOK ST miles: 1

Junior/Middle: JAMES E POTTER JR HIGH, 1743 RECHE RD miles: 3.6

High school: _____ miles: _____

- ☐ This project will result in the overcrowding of the ☐ elementary ☐ junior/school ☐ high school. (Check)
☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.
☒ Project is located entirely within the district and is eligible for service.
☐ The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.

Authorized Signature

Assoc. Supt. of Business Services
 Print Title

Print Name

RAYMOND PROCTOR

Phone

760-731-5445

On completion of Section 2 by the district, applicant is to submit this form with application to:
 Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



PDS-399SC (Rev. 09/21/2012)

SDC PDS RCVD 06-12-20

TM5642

ASSESSOR'S PARCEL NUMBERS

103-102-01	103-103-01
103-102-02	103-103-02
103-102-03	103-103-03
103-102-04	103-103-04
103-102-05	103-103-05
103-102-06	103-103-06
103-102-07	103-103-07
103-102-08	103-103-08
103-102-09	103-103-09
103-102-10	103-103-10
103-102-11	103-103-11
103-102-12	103-103-12
103-102-13	103-103-13
103-102-14	103-103-14
103-102-15	103-103-15
103-102-16	103-103-16
103-102-17	
103-102-18	



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION

<p><i>Please type or use pen</i></p> <p>(Two forms are needed if project is to be served by separate school districts)</p>		Sc
<p>Dougherty Citrus, Inc. (760)846-2154</p> <p>Owner's Name Phone</p> <p>2784 James Drive</p> <p>Owner's Mailing Address Street</p> <p>Carlsbad, CA 92008</p> <p>City State Zip</p>	<p>ORG _____</p> <p>ACCT _____</p> <p>ACT _____</p> <p>TASK _____</p> <p>DATE _____</p> <p>ELEMENTARY _____</p> <p>HIGH SCHOOL _____</p> <p>UNIFIED _____</p>	
DISTRICT CASHIER'S USE ONLY		
<p>SECTION 1. PROJECT DESCRIPTION TO BE COMPLETED BY APPLICANT</p>		
<p>A. LEGISLATIVE ACT</p> <p><input type="checkbox"/> Rezones changing Use Regulations or Development Regulations</p> <p><input type="checkbox"/> General Plan Amendment</p> <p><input type="checkbox"/> Specific Plan</p> <p><input type="checkbox"/> Specific Plan Amendment</p> <p>B. DEVELOPMENT PROJECT</p> <p><input type="checkbox"/> Rezones changing Special Area or Neighborhood Regulations</p> <p><input checked="" type="checkbox"/> Major Subdivision (TM)</p> <p><input type="checkbox"/> Minor Subdivision (TPM)</p> <p><input type="checkbox"/> Boundary Adjustment</p> <p><input type="checkbox"/> Major Use Permit (MUP), purpose: _____</p> <p><input type="checkbox"/> Time Extension...Case No. _____</p> <p><input type="checkbox"/> Expired Map...Case No. _____</p> <p><input checked="" type="checkbox"/> Other Reversion to acreage _____</p> <p>C. <input checked="" type="checkbox"/> Residential Total number of dwelling units <u>1</u></p> <p><input type="checkbox"/> Commercial Gross floor area _____</p> <p><input type="checkbox"/> Industrial Gross floor area _____</p> <p><input type="checkbox"/> Other Gross floor area _____</p> <p>D. <input checked="" type="checkbox"/> Total Project acreage <u>22.02</u> Total number lots <u>1</u></p> <p>Applicant's Signature: <u>Paul W. Dooly</u> Date: <u>3/26/2020</u></p> <p>Address: <u>2784 James Drive, Carlsbad, CA 92008</u> Phone: <u>(760)846-2154</u></p> <p style="text-align: center;">(On completion of above, present to the district that provides school protection to complete Section 2 below.)</p>		
<p>SECTION 2: FACILITY AVAILABILITY TO BE COMPLETED BY DISTRICT</p>		
<p>District Name: <u>Fallbrook Union High School District</u></p> <p>If not in a unified district, which elementary or high school district must also fill out a form?</p>		
<p>Indicate the location and distance of proposed schools of attendance.</p> <p>Elementary: _____ miles: _____</p> <p>Junior/Middle: _____ miles: _____</p> <p>High school: <u>Fallbrook Union High School</u> miles: <u>3.4</u></p> <p><input type="checkbox"/> This project will result in the overcrowding of the <input type="checkbox"/> elementary <input type="checkbox"/> junior/school <input type="checkbox"/> high school. (Check)</p> <p><input type="checkbox"/> Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.</p> <p><input checked="" type="checkbox"/> Project is located entirely within the district and is eligible for service.</p> <p><input type="checkbox"/> The project is not located entirely within the district and a potential boundary issue may exist with the _____ school district.</p>		
<p>Authorized Signature: <u>Brenda Mefford</u> Print Name: <u>Brenda Mefford</u></p> <p>Chief Business Officer (760) 723-6332 ext. 6199</p> <p>Print Title Phone</p>		
<p style="text-align: center;">On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123</p>		



ASSESSOR'S PARCEL NUMBERS

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103-102-08	103-103-08
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103-102-13	103-103-13
103-102-14	103-103-14
103-102-15	103-103-15
103-102-16	103-103-16
103-102-17	
103-102-18	



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - WATER
ZONING DIVISION

Please type or use pen

Dougherty Citrus, Inc. (760)846-2154
 Owner's Name Phone

2784 James Drive
 Owner's Mailing Address Street

Carlsbad, CA 92008
 City State Zip

ORG _____
 ACCT _____
 ACT _____
 TASK _____
 DATE _____ AMT \$ _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension...Case No. _____
☐ Expired Map...Case No. _____
☒ Other Reversion to acreage _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

See attached.

- B. ☒ Residential Total number of dwelling units 1
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area

- C. ☒ Total Project acreage 22.023 Total number of lots 1

- D. Is the project proposing the use of groundwater? ☒ Yes ☐ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1027 Grid E2

West Dougherty Street

Project address Street

Fallbrook 92028

Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and
 COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature]
 Address: 2784 James Drive, Carlsbad, CA 92008

Date: 3/26/2020
 Phone: (760)846-2154

(On completion of above, present to the district that provides water protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name: Fallbrook Public Utility District Service area _____

- A. ☒ Project is in the district.
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the district and is not within its Sphere of Influence boundary.
☐ The project is not located entirely within the district and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached _____. (Number of sheets)
☐ Project will not be served for the following reason(s): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.
- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: [Signature] Print Name: SOLEIL DEVELLE
 Print Title: ENGINEERING TECHN III Phone: 760-999-2717 Date: 3/27/2020

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT

On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123



PDS-399W (Rev. 09/21/2012)

SDC PDS RCVD 06-12-20

TM5642

ASSESSOR'S PARCEL NUMBERS

103-102-01	103-103-01
103-102-02	103-103-02
103-102-03	103-103-03
103-102-04	103-103-04
103-102-05	103-103-05
103-102-06	103-103-06
103-102-07	103-103-07
103-102-08	103-103-08
103-102-09	103-103-09
103-102-10	103-103-10
103-102-11	103-103-11
103-102-12	103-103-12
103-102-13	103-103-13
103-102-14	103-103-14
103-102-15	103-103-15
103-102-16	103-103-16
103-102-17	
103-102-18	

Attachment G – Ownership Disclosure



1 - 79

County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS**
ZONING DIVISION

Record ID(s) PDS2020-TM-5642

Assessor's Parcel Number(s) 103-102-01 to 18, 103-103-01 to 16

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.

Dougherty Citrus Inc.

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.

Richard Cicoletti Family Trust

Bertram J. Lewitt Separate Property Trust

Mark J. Benjamin 2nd Administrative Trust

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

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


Signature of Applicant

Richard Cicoletti - TRUSTEE
Print Name

11/17/2020
Date

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

**SDC PDS RCVD 11-20-20
TM5642**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
<http://www.sdcountry.ca.gov/pds>





County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
 ZONING DIVISION

Record ID(s) PDS2020-TM-5642

Assessor's Parcel Number(s) 103-102-01 to 18, 103-103-01 to 16

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.

Dougherty Citrus Inc.

_____	_____
_____	_____
_____	_____

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.

Richard Cicoletti Family Trust

Bertram J. Lewitt Separate Property Trust

Mark J. Benjamin 2nd Administrative Trust

_____	_____
_____	_____
_____	_____

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."

Bertam J. Lewitt
 Signature of Applicant

Bertam J. Lewitt

Print Name

11/16/2020
 Date

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

**SDC PDS RCVD 11-20-20
 TM5642**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcountry.ca.gov/pds>





County of San Diego, Planning & Development Services
**APPLICANT'S DISCLOSURE OF OWNERSHIP
 INTERESTS ON APPLICATION FOR ZONING
 PERMITS/ APPROVALS**
 ZONING DIVISION

Record ID(s) PDS2020-TM-5642

Assessor's Parcel Number(s) 103-102-01 to 18, 103-103-01 to 16

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.

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Richard Cicoletti Family Trust

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Mark J. Benjamin 2nd Administrative Trust

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Robert Given Trustee
 Signature of Applicant

ROBERT GIVEN 2nd Admin
 Print Name

11/17/2020
 Date

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

**SDC PDS RCVD 11-20-20
 TM5642**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770
<http://www.sdcountry.ca.gov/pds>

