



The County of San Diego

Planning Commission Hearing Report

Date:	April 16, 2021	Case/File No.:	PDS2004-3300-04-052 PDS2008-3300-08-051 PDS2004-3300-04-018 PDS2004-3100-5367 PDS2005-3100-5428 PDS2004-3100-5417 PDS2004-3100-5198 PDS2002-3500-02-058 PDS2002-3100-5113 PDS2003-3100-5335 PDS2003-3100-5228
Place:	No in Person Attendance Allowed – Teleconference Only - County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Denial of Inactive Projects
Time:	9:00 a.m.	Location:	Districts 2, 3, & 5
Agenda Item:	#3	General Plan:	Various
Appeal Status:	Appealable to Board of Supervisors	Zoning:	Various
Applicant/Owner:	County of San Diego	Communities:	Various
Environmental:	CEQA Exempt [§ 15270]	APNs:	Various

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider nine discretionary projects for denial due to their inactive or “idle status” of more than two years. The nine projects include a total of 11 discretionary permit applications to be considered for denial, as two of the projects consist of more than one discretionary application. These projects are being considered for denial in accordance with Board of Supervisor Policy (I-137): Processing Inactive Projects (Board Policy I-137). If these projects are denied and appeals are not filed, the applicants can re-apply for the Major Use Permit applications one year from the date of the decision, unless specific permission is granted by the Planning Commission or Board of Supervisors (Board) to re-apply sooner pursuant to Zoning Ordinance Section 7386. If denied, the applicants could reapply for the Tentative Maps and Site Plans at any time, as the Zoning Ordinance and Subdivision Ordinance does not impose restrictions on reapplications of these permit types.

The intent of Board Policy I-137 is to increase efficiency and decrease costs for customers by having a program that reduces the costs of processing privately initiated discretionary permit applications with a history of inactivity. Projects are classified as “idle” or inactive if required information and/or documents are not received by Planning & Development Services (PDS) within 12 months from the due date specified in the most recent County correspondence letter, such as a scoping or technical study comment letter. Placement of an inactive project into an idle status means that the project is 1) administratively placed on hold and designated as idle, 2) the staff Project Manager is removed from the project, and 3) the project file(s) is retained in an idle status library. Upon being designated as idle, all future project inquiries are directed to an appointed Project Coordinator. Projects placed in idle status are allowed to remain in such status for a cumulative total of 2 years, unless an extension is granted by the Director of PDS.

On November 20, 2019, the Board directed staff to amend the Zoning Ordinance and Subdivision Ordinance to establish a procedure for closure of Inactive Permit Applications to replace Board Policy I-137 and return with options for the amendment. At the time of the Board hearing, there were 124 idle projects. The Board directed staff to review the 124 projects in idle status, and to notify the applicants of their option to withdraw or reactivate their projects within 60 days. After the November Board meeting, PDS mailed notices to applicants, project contacts, and owners informing them of their options. Despite multiple attempts to contact the project applicants, 18 of the project applicants did not respond. On August 5, 2020, the Board directed staff to begin forwarding projects which have made inadequate progress, as defined by Policy I-137, to the appropriate decision maker for denial and to finalize amendments to the Zoning Ordinance and Subdivision Ordinance to establish a procedure for closure of inactive permit applications based on criteria selected by the Board. Staff is currently drafting the Ordinance revisions which will be presented to the Planning Commission and Board later this year.

PDS continued outreach but never received a response from 13 project applicants, consisting of a total of 15 discretionary applications. PDS is authorized to bring the remaining projects forward to the appropriate decision maker with a recommendation of denial due to inadequate progress by the California Environmental Quality Act (CEQA) Guidelines Section 15109, or by Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6.

On January 22, 2021, the Director of PDS (Director) denied four of the remaining idle projects. The remaining nine idle projects, consisting of 11 discretionary permit applications, require Planning Commission action for denial.

The Planning Commission can either deny the 11 idle discretionary permit applications, choose to allow the projects to stay in idle status, or direct staff to continue to attempt outreach to the project applicants. Staff recommends denial of the Idle projects as outlined in the Form of Decisions (Attachment B).

B. STAFF RECOMMENDATIONS

Staff recommends the Planning Commission take the following action:

1. Deny the 11 idle discretionary permits due to inadequate progress as authorized by CEQA Guidelines Section 15109, and/or by Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6, and as set forth in the Forms of Decisions in Attachment B.

2. Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA) and State and County CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves, pursuant to CEQA Guidelines section 15270.

C. PROJECT BACKGROUND

Board Policy I-137 was created in 2009 as a part of the County's Service First Initiative which consisted of approximately 70 recommendations designed to improve the land development process. In 2009, the region was experiencing a significant economic downturn, referred to as the Great Recession and it was difficult for some customers to obtain financing to complete discretionary permit applications. The Board adopted Policy I-137 to address permit applications with a history of inactivity of more than 12 months to save the customers some costs associated with processing privately initiated discretionary permit applications.

In actions on November 20, 2019 and August 5, 2020, the Board directed staff to create amendments to the Zoning Ordinance and Subdivision Ordinance to establish a procedure for closure of Inactive Permit Applications to replace Board Policy I-137. Staff is currently in the process of drafting the Ordinance revisions which will be presented to the Planning Commission and Board later this year.

The Board also directed staff to Amend Board Policy I-137 to establish requirements to review the 124 permit applications remaining in idle status, notify Applicants of the option to withdraw their projects within 60 days, and bring the remaining projects that have had no response from the applicant to the appropriate decision maker for denial due to inadequate progress as authorized by CEQA Guidelines Section 15109 or by Section 362 of Article XX of the San Diego County Administrative Code, Schedule B 5, and 6.

PDS notified the applicants for the remaining 124 idle permit applications of the option to withdraw their permit within 60 days on December 10, 2019. A second notification was mailed on January 31, 2020 with a 30-day deadline, and a third and notification was mailed on April 16, 2020 with a 14-day deadline to respond (April 30, 2020). All three notifications were sent via certified mail and in total included 351 letters. Staff researched contact information for each project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project.

To date, 89 percent (111 out of 124) of the project applications were either withdrawn, placed in idle, or reactivated. PDS has received no response from applicants for 13 idle projects, consisting of 15 discretionary permit applications, despite multiple efforts to make contact. Of these projects, four were denied by the Director on January 22, 2021 due to inactivity, with no appeals filed. Nine projects, consisting of 11 discretionary permit applications are still in idle with no response from the applicants. PDS sent a fourth and final notice to the remaining nine projects contacts on April 16, 2020 with a 10-day deadline. To this day, no response has been received from any of the remaining projects. The table below includes the nine projects, consisting of 11 discretionary permits application, to be considered by the Planning Commission for a decision of denial (Table C-1).

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Table C-1: Idle Projects to be Considered by Planning Commission (9 projects and 11 discretionary permit applications)

Idle Project Number	Project Name	Record ID(s)	Permit Type(s)	Years in Idle	District
1	Tempo Monte Sinai MUP	PDS2004-3300-04-052	Major Use Permit	9	2
2	DS Waters of America Inc. MUP	PDS2008-3300-08-051	Major Use Permit	9	2
3	Leigh Ave. View	PDS2004-3300-04-018 PDS2004-3100-5367	Major Use Permit; Tentative Map	9	2
4	River Street TM	PDS2005-3100-5428	Tentative Map	9	2
5	Vaughan TM	PDS2004-3100-5417	Tentative Map	9	2
6	Rancho Las Pampas	PDS2004-3100-5198; PDS2002-3500-02-058	Tentative Map; Site Plan	7	2
7	Black TM	PDS2002-3100-5113	Tentative Map	7	3
8	Washington Meadows TM	PDS2003-3100-5335	Tentative Map	8	3
9	Chaffin TM	PDS2003-3100-5228	Tentative Map	7	5

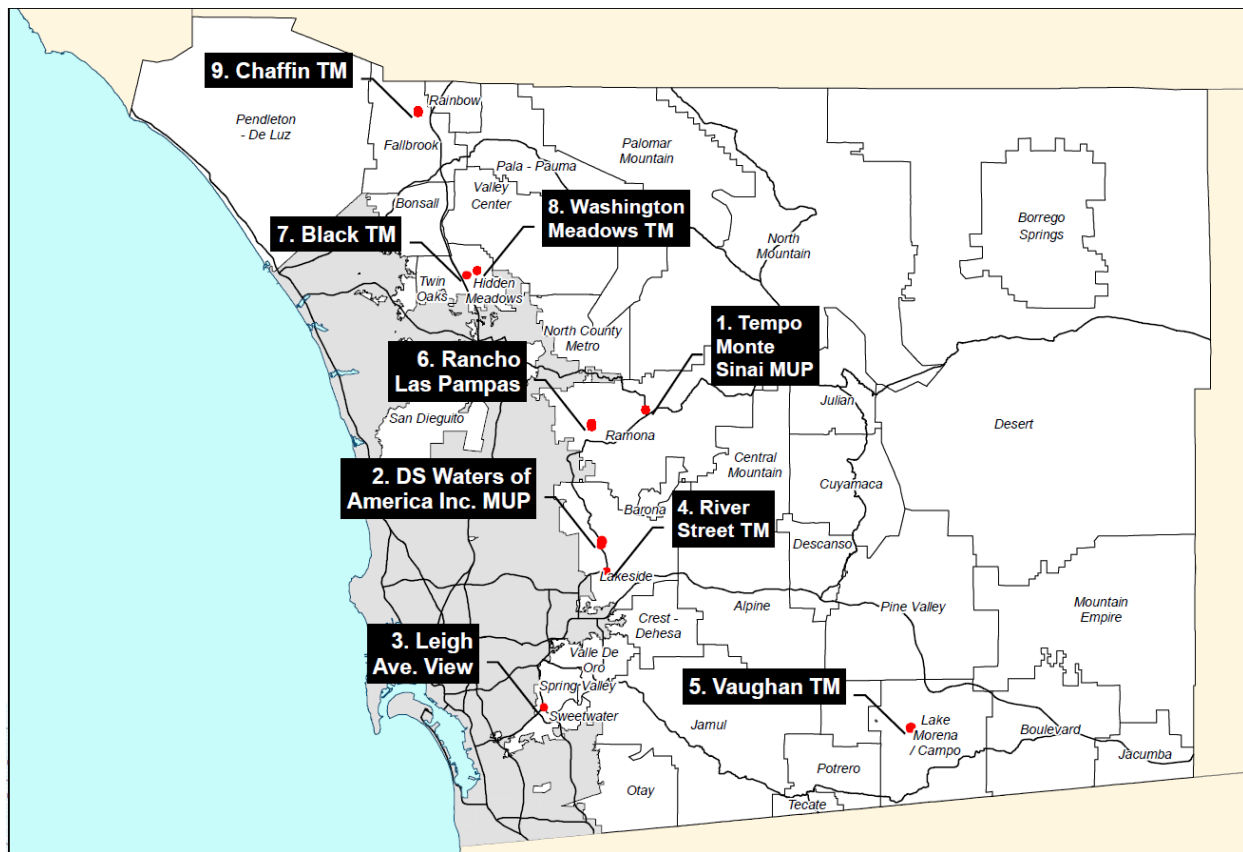


Figure 1: Vicinity Map

D. DEVELOPMENT PROPOSALS

The nine projects, consisting of 11 discretionary permit applications, to be considered by the Planning Commission are outlined below. Additional information regarding each project can be found in Attachment D.

1. Tempo Monte Sinai MUP (PDS2004-3300-04-052)

This project is a proposed Major Use Permit for the construction and operation of a religious facility. The site is located at the northeast corner of the intersection of Olive Street and Pine Street (SR-78) in the Ramona Community Plan area. The project proposes a religious facility, consisting of a 7,482 square foot building which includes a main assembly area, classrooms, office space and a dining area. The proposal also includes 143 parking spaces, a septic system, and landscaping. This project was first submitted in November 2004. After the initial project scoping, the project went through three iteration reviews. Several Major Project Issues were identified by staff, including issues with the proposed septic design, compliance with Caltrans standards, and the presence of a north-south quaternary fault trending through the site. The project was placed in idle status on June 11, 2010. Staff researched the contact information for the project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project contacts on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to the project applicant, the property owner at the time of application, and the current

property owner. Although some letters were returned to the County as undeliverable, the letters were sent to multiple addresses, and at least one of each notice was delivered. No response was received.

2. DS Waters of America Inc. MUP (PDS2008-3300-08-051)

This project proposes a Major Use Permit for the expansion and reconfiguration of a parking area for an existing packing and distribution facility. The project is located at 11811 Highway 67 in the Lakeside Community Planning area. The project proposes to expand the existing facility's parking, reconfigure ingress and egress, add a staging area and loading area, create new access from San Vicente Road, and add a signalized intersection at Highway 67 and San Vicente Road. This project was first submitted in November 2008. After the initial project scoping, the project went through one iteration review. Staff identified issues involving the project's consistency with Caltrans standards. This project was placed in idle status on April 15, 2010. Staff researched the contact information for the project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project contacts on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to the project applicant, the property owner at the time of application, and the current property owner. Although some letters were returned to the County as undeliverable, the letters were sent to multiple addresses, and at least one of each notice was delivered. No response was received.

3. Leigh Ave. View TM and MUP (PDS2004-3300-04-018, PDS2004-3100-5367)

This project is a proposed Tentative Map and Major Use Permit for the subdivision of an undeveloped 4.67-acre parcel into 15 residential parcels. The property is located at 8840 Leigh Avenue in the Spring Valley Community Planning area. The project is a Planned Residential Development because the site is zoned with a "P" designator. The property is also zoned with a "D6" Special Area Designator, which indicates sensitive resources on the property, including the potential to impact viewsheds, geological resources, and noise. Both discretionary applications for this project were submitted concurrently in April 2004. After the initial project scoping, the project went through three iteration reviews. Staff identified several potential project issues, including insufficient open space, proposed grading in a designated flood way, and poor site suitability. This project was placed in idle status on January 21, 2010. Staff researched the contact information for the project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project contacts on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to three addresses connected to the project applicant and property owner. None of the letters were returned to the County as undeliverable. No response was received.

4. River Street TM (PDS2005-3100-5428)

This project is a proposed Tentative Map to convert an existing ten-unit apartment complex into condominiums. The property is located at 9916 River Street in the Lakeside Community Planning area. The site is 0.35 acres, and contains two, two-story existing apartment buildings. The site is supplied water by the Lakeside Water District and is serviced by the Winter Gardens Sewer District. This project was first submitted in November 2004. After the initial project scoping, the project went through one iteration review. The project was found to not comply with County standards for private open space, parking, and landscaping. This project was placed in idle status on January 21, 2010. Staff researched the contact information for the project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed

on the application form or involved in the processing of the project. Four attempts have been made to contact the project contacts on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to the project applicant, the property owner at the time of application, and the current property owner. None of the letters were returned to the County as undeliverable. No response was received.

5. Vaughn TM (PDS2004-3100-5417)

This project is a proposed Tentative Map for the subdivision of 81.24 acres into 14 residential lots and one non-buildable lot for roads and water infrastructure. The property is located at 30069 Canvasback Drive in the Lake Morena/Campo Community Planning area. The proposed lots range from 5.00 to 6.85 acres and would be serviced by groundwater for water supply and on-site septic systems. This project was first submitted in December 2004. After the initial project scoping, the project went through four iteration reviews. Several project issues were identified, including required revisions to demonstrate compliance with setbacks, Subdivision Ordinance lot design standards, and dead-end road length standards. The proposed grading consists of 7,300 cubic yards. This project was placed in idle status on February 27th, 2010. Staff researched the contact information for the project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project contacts on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to the project applicant, the property owner at the time of application, and the current property owner. Although some letters were returned to the County as undeliverable, the letters were sent to multiple addresses, and at least one of each notice was delivered. No response was received.

6. Rancho Las Pampas (PDS2004-3100-5198; PDS2002-3500-02-058)

This project is a proposed Vesting Tentative Map and Site Plan to subdivide 147 acres into 22 single family residential lots and two open space lots. The property is located on Highland Valley Road in the Ramona Community Planning area. Each residential lot would be a minimum of four acres in size. Approximately 34 acres would be dedicated to permanent open space. Access would be provided by a private road from Highland Valley Road and Traylor Road. The project would be served by the Ramona Municipal Water District for water service and each lot would rely upon a private on-site wastewater system (septic). The project proposes to grade a balanced 130,000 cubic yards of material with no import or export. Both discretionary applications for this project were submitted concurrently in January 2004. After the initial project scoping, the project went through five iteration reviews. Staff previously identified that the site is in a potential liquefaction area. Additionally, the site is currently owned by the San Diego Habitat Conservancy. This project was placed in idle status on March 8, 2012. Staff researched the contact information for the project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project contacts on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to the project applicant, the property owner at the time of application, and the current property owner. None of the letters were returned to the County as undeliverable. No response was received.

7. Black TM (PDS2002-3100-5113)

This project is for a proposed Tentative Map to subdivide 14.5 acres into 11 residential lots. The property is located at 28095 High Vista Drive in the Hidden Meadows Subregional Plan area. Each lot would be

a minimum of one acre in size. Water and sewer service would be provided by the Valley Center Metropolitan Water District. This project was first submitted in April 2006. After the initial project scoping, the project went through five iteration reviews. Staff identified several issues with the project, including the presence of steep slopes and lot design which did not comply with County standards. This project was placed in idle status on December 21, 2011. Staff researched the contact information for the project applicant and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project contacts on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to the project applicant, the property owner at the time of application, and the current property owner. Although some letters were returned to the County as undeliverable, the letters were sent to multiple addresses, and at least one of each notice was delivered. No response was received.

8. Washington Meadows TM (PDS2003-3100-5335)

This project is a proposed Tentative Map subdivide a 5.6-acre parcel into 12 residential lots. The property is located on the southeast side of the intersection of Mountain Meadows Road and Hidden Meadows Road in the North County Metropolitan Subregional Plan area. The site contains an existing avocado grove that is proposed to be removed. Access would be provided by a private road connecting to Mountain Meadows Road. This project was first submitted in January 2010. After the initial project scoping, the project went through six iteration reviews. Staff identified several potentially significant environmental issues, including the presence of Coastal Sage Scrub vegetation and the presence of archeological and historical resources. The project would be served by sewer and water imported from the Valley Center Municipal Water District. This project was placed in idle status on June 10, 2011. Staff researched the contact information for the project applicants and owner, including reviewing property assessor records and online databases to determine the last known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project applicant on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Notices were sent to the project applicant, the property owner at the time of application, and the current property owner. None of the letters were returned to the County as undeliverable. No response was received.

9. Chaffin TM (PDS2003-3100-5228)

This project is a proposed Tentative Map to subdivide 19.08 acres into a two residential lot split and was scoped as one project with two other Tentative Maps, Tentative Map 5217 and Tentative Map 5227, since both projects were under the same ownership and in close proximity of one another. However, due to condemnation of a portion of Tentative Map 5225, Chaffin Tentative Map no longer shares access rights with the other two Tentative Maps in process and therefore the Department of Planning and Land Use granted the applicant's request to review Chaffin Tentative Map as a standalone project for scoping and CEQA in April 2005. The project site is located on Mission Road in the Fallbrook Community Plan area. Access would be provided by a driveway connecting to Red Mountain Heights Road, a private road, which connects to Mission Road, a public road. The project would be served by an onsite septic system and imported water from the Fallbrook Utility District. No extension of sewer or water utilities will be required by the project. Proposed earthwork consisted of cut of 12,500 cubic yards and fill of 13,500 cubic yards of material. This project was first submitted in September 2003. After the project was determined to be reviewed as a standalone application, the project was individually scoped. This project was placed in idle status on March 23, 2012. Staff researched the contact information for project applicant and owner, including reviewing property assessor records and online databases to determine the last

known address for individuals and businesses either listed on the application form or involved in the processing of the project. Four attempts have been made to contact the project applicant on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021. Although some letters were returned to the County as undeliverable, the letters were sent to multiple addresses, and at least one of each notice was delivered. No response was received.

E. ANALYSIS AND DISCUSSION

The projects have been reviewed for conformance with all relevant ordinances and guidelines, including the San Diego County General Plan, Community Plans, the County Zoning Ordinance, and CEQA Guidelines. A discussion of the staff recommendation for consistency with Policy I-137 is included below.

1. Key Requirements for Requested Actions

- a. Is the staff recommendation consistent with other applicable County regulations?
- b. Does the staff recommendation comply with CEQA?

2. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with the CEQA. CEQA Guidelines Section 15109 states the lead agency may disapprove a project application where there is unreasonable delay in meeting requests. Additionally, the projects have been deemed exempt from CEQA, as CEQA does not apply to projects which a public agency rejects or disapproves, pursuant to Guidelines Section 15270.

3. Applicable County Regulations

Table E-1: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Board Policy I-137	The nine inactive projects, consisting of 11 discretionary permit applications, were not reactivated in accordance with Board Policy I-137. The projects have been in idle status for seven to 10 years and there have been multiple written attempts by PDS to contact the applicant/applicant representative with no response. Letters were issued informing the applicants that the "idle status" has concluded and that PDS would take the projects forward to the appropriate decision-making body for a recommendation of denial if a letter withdrawing the project or requesting the project remain in idle was not received within 10 days from the date of the letter. Therefore, denying the nine inactive projects, consisting of 11 discretionary permit applications, conforms with Board Policy I-137.

F. COMMUNITY PLANNING AND SPONSOR GROUPS

Applicable Community Planning and Groups were notified of the nine idle projects (11 discretionary permit applications) to be considered for denial by email on January 29, 2021. Notifications were sent to the Ramona Community Planning Group, Lakeside Community Planning Group, Spring Valley Community Planning Group, Campo/Lake Morena Community Planning Group, Hidden Meadows

Community Sponsor Group, and Fallbrook Community Planning Group. No Community Planning or Sponsor Groups provided comments or concerns regarding any of the idle projects suggested for denial.

Report Prepared By:

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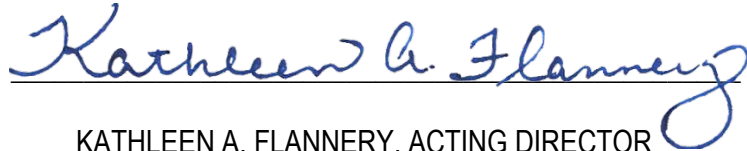
Report Approved By:

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AUTHORIZED REPRESENTATIVE:



KATHLEEN A. FLANNERY, ACTING DIRECTOR

ATTACHMENTS:

Attachment A – Board Policy I-137

Attachment B – Form of Decisions

Attachment C – Environmental Documentation

Attachment D – Project Summary Sheets

Attachment E – Plot Plans

Attachment F – Ownership Disclosures

Attachment A – Policy I-137

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject	Policy Number	Page
Processing Inactive Projects	I-137	1 of 2

Purpose

To increase efficiency and decrease costs for the Department of Planning & Development Services (“Department”) and its customers by developing a program within the Department that reduces the ongoing administrative management and costs of processing privately initiated discretionary projects with a history of inactivity.

Background

The Department is responsible for continually processing several hundred discretionary projects within time parameters established by numerous state and local laws, ordinances, and policies. Currently more than one-third of the projects being processed with the Department have a history of case inactivity. In order to meet established review and processing times, the Department spends a considerable amount of time attempting to obtain requested additional information and/or funds required to move a project through the discretionary process. These types of projects result in a diversion of staff resources, affect internal efficiencies with regards to being able to process other discretionary projects in an expeditious manner, and result in periodic charges to applicants, who many times, are not able to expeditiously proceed with their project due to financial hardships or other similar external factors.

Policy

It is the policy of the Board of Supervisors that, effective January 1, 2010, applicants for projects considered inactive will be notified in writing that the project will be placed into an idle status within 60 days of issuance of written notification. Projects will be classified as inactive if required information and/or document(s) are not received by the Department within 12 months from the due date specified in the most recent County correspondence letter, such as a scoping or technical study comment letter.

Placement of an inactive project into an idle status means that the project will 1) be administratively placed on hold and designated as idle, 2) the Department Project Manager will be removed from the project, and 3) the project file(s) will be retained in an idle status library. Upon being designated as idle, all future project inquiries will be directed to an appointed Department Project Coordinator. Projects placed in idle status are allowed to remain in such status for a cumulative total of 2 years, unless an extension is granted by the Director of the Department.

If an inactive project is not reactivated by the expiration date of the idle status (April 30, 2022),–or there is lack of progress (including multiple written attempts by the Department to contact the applicant/applicant representative with no response), the Department will bring the project forward to the appropriate decision maker with a recommendation of denial due to inadequate progress as authorized by CEQA Guidelines Section 15109, or by Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6.

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BOARD OF SUPERVISORS POLICY

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Processing Inactive Projects

I-137

2 of 2

In order to reactivate the project, the applicant will be first required to apply for and attend an Initial Consultation Pre-Application Meeting to allow the Department time to review the project and meet with the project applicant to discuss the applicability of new and/or revised ordinances, policies, standards (including compliance with the Guidelines for Determining Significance and Report Format and Content Requirements for applicable subject areas). Following the analysis and meeting, the submission of required project documentation for continued project processing will formally reactivate the project.

The financial responsible party, as identified in the project application, will be responsible for all charges related to the administrative functions identified in this policy, including charges for the time needed to become familiar with the project and process the project in accordance with the above established criteria.

This policy is not intended to be used as a tool to allow an applicant to place their project on hold when there is evidence that the project has unresolvable conflicts with applicable ordinances, codes, policies, and regulations.

Exceptions

This policy does not apply to any properties, where there is a discretionary project on file with the Department of Planning & Development Services, for which a code violation has been issued or has an active codes case.

Applicability

This policy is applicable to discretionary projects that were placed into idle status before November 20, 2019. This policy will be deleted on April 30, 2022 or once the projects placed into idle before November 20, 2019 are no longer in idle status, which means each idle project has been either reactivated, withdrawn, or denied by the appropriate decision maker.

Sunset Date

This policy will be deleted by April 30, 2022.

Board Action

10/21/09 (6)

10/31/12 (4)

8/5/2020 (11)

CAO Reference

Department of Planning & Development Services

Attachment B – Decision Documents

1. Tempo Monte Sinai MUP
PDS2004-3300-04-052
2. DS Waters of America Inc. MUP
PDS2008-3300-08-051
3. Leigh Ave View MUP & TM
PDS2004-3300-04-018
PDS2004-3100-5367
4. River Street TM
PDS2005-3100-5428
5. Vaughan TM
PDS2004-3100-5417
6. Rancho Las Pampas TM & STP
PDS2004-3100-5198
PDS2002-3500-02-058
7. Black TM
PDS2002-3100-5113
8. Washington Meadows TM
PDS2003-3100-5335
9. Chaffin TM
PDS2003-3100-5228



County of San Diego

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VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

April 16, 2021

PERMITEE: DAVID KNIFF
MAJOR USE PERMIT: PDS2004-3300-04-052
E.R. NUMBER: PDS2004-3910-0409020
PROPERTY: 855 OLIVE STREET, RAMONA
APN(S): 281-075-59

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Major Use Permit 3300-04-052 (MUP) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109.

The project is a Major Use Permit (MUP) which proposes a 7,482 square foot religious facility with a main assembly area, office, classrooms, and dining hall. The project is located at 855 Olive Street in the Ramona Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since June 2010. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Planning Commission until a hearing on your application is held and action is taken by the Board of Supervisors. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm.**

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Bronwyn Brown, Planning Manager
Project Planning Division

cc: David J. Kniff, 607 Brazos Street Ste.I, Ramona, CA 92065
Iglesia Misionera Dedios, 1672 Main St, Ramona, CA 92065
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email cc:

Ramona Community Planning Group



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

April 16, 2021

PERMITEE: DON AYLES
MAJOR USE PERMIT: PDS2008-3300-08-051
E.R. NUMBER: PDS2008-3910-0814024
PROPERTY: 11811 SR-67, LAKESIDE
APN(S): 375-180-051

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Major Use Permit 3300-08-051 (MUP) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109.

The project is a Major Use Permit (MUP) which proposes an expansion and reconfiguration of a parking area for an existing packing and distribution facility. The project is located at 11811 SR-67 in the Lakeside Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since April 2010. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm.**

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Don Ayles, 12320 Stowe Dr. Ste. E, Poway, CA 92128
DS Water of America Inc., 11811 HWY 67, Lakeside, CA 92040
DS Waters of America Inc., 5660 New Northside Dr. #500, Atlanta, GA 30328

email cc:

Lakeside Community Planning Group



County of San Diego

KATHLEEN A. FLANNERY
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

April 16, 2021

PERMITEE: LEIGH SPRINGS VALLEY INVESTMENTS
MAJOR USE PERMIT: PDS2004-3300-04-018
TENTATIVE MAP NO.: PDS2004-3100-5367
E.R. NUMBER: PDS2004-3910-0418004
PROPERTY: 8840 LEIGH AVENUE, SPRING VALLEY
APN(S): 586-190-12

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Major Use Permit 3300-04-018 (MUP), and Tentative Map 3100-5367 (TM) are terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109 and by Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6.

The project is a Major Use Permit (MUP) and Tentative Map (TM) which proposes Planned Residential Development to subdivide a 4.67-acre parcel into 15 residential lots. The project is located at 8840 Leigh Avenue in the Spring Valley Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since January 2010. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm**.

PDS2004-3300-04-018

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April 16, 2021

PDS2004-3100-5367

COUNTY OF SAN DIEGO PLANNING COMMISSION

KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Leigh Spring Valley Investments LLC, 13416 Wyngate Pt., San Diego, CA 92130
Leigh Spring Valley Investments, 4411 Morena Blvd, Suite B240, San Diego, CA 92117

email cc:

Spring Valley Community Planning/Sponsor Group



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

April 16, 2021

PERMITEE: LINDSAY ERICKSON
TENTATIVE MAP No.: PDS2005-3100-5428
PROPERTY: 9916 RIVER STREET, LAKESIDE
APN(s): 394-131-08

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Tentative Map 3100-5428 (TM) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109 and by Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6.

The project is a Tentative Map (TM) which proposes to convert an existing ten-unit apartment complex into condominiums. The project is located at 9916 River Street in the Lakeside Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since January 2010. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm.**

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Pacific Growth Management, P.O. Box 40357, San Diego, CA 92164
Pacific Growth Management, 3060 Adams Ave, San Diego, CA 92164
Lindsay Erikson, 304 Enterprise Street, Escondido, CA 92029
Dave Hurwitz, 3824 Adams Avenue, San Diego, CA 92116
Dangelo Family Trust, 2840 Fletcher Pkwy #337, El Cajon, CA 92020

email cc:

Lakeside Community Planning/Sponsor Group



County of San Diego

KATHLEEN A. FLANNERY
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

April 16, 2021

PERMITEE: ERNIE BARTLEY III
TENTATIVE MAP No.: PDS2004-3100-5417
E.R. NUMBER: PDS2004-3910-0421007
PROPERTY: 606-131-15
APN(s): 30069 CANVASBACK DRIVE, CAMPO

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Tentative Map 3100-5417 (TM) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109.

The project is a Tentative Map TM which proposes to subdivide 81.24 acres into 14 residential lots and one non-buildable lot for the proposed road and water system. The project is located at 30069 CANVASBACK DRIVE in the Lake Morena/ Campo Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since February 2010. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm.**

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Ernie Bartley III, 607 Aldwych Road, El Cajon, CA 92020
Terry Vaughan, 30069 Canvasback Drive, Campo, CA 91906
Michael & Danette Ballard, 30069 Canvasback Drive, Campo, CA 91906

email cc:

Lake Morena/ Campo Community Planning Group



County of San Diego

KATHLEEN A. FLANNERY
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

April 16, 2021

PERMITEE: MARK STEVENS
TENTATIVE MAP No.: PDS20004-3100-5198
SITE PLAN No.: PDS2002-3500-02-058
E.R. NUMBER: PDS2000-3910-0209023
PROPERTY: HIGHLAND VALLEY ROAD, RAMONA
APN(s): 277-111-09

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Tentative Map 3100-5198 (TM) and Site Plan 3500-02-058 (STP) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109.

The project is Tentative Map TM and Site Plan (STP) which proposes to subdivide 147 acres into 22 single family lots and two open space lots. The project is located on Highland Valley Road in the Ramona Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since March 2012. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm.**

PDS2004-3100-5198
PDS2002-3500-02-058

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April 16, 2021

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Mark Stevens, 9665 Chesapeake Drive Suite 320, San Diego, CA 91923
A Natural High Inc., P.O. Box 8171, La Jolla, CA 92038
San Diego Habitat Conservancy, 2770 Historic Decatur Road #205, San Diego, CA 92106

email cc:

Ramona Community Planning Group
Ramona Design Review Board



County of San Diego

KATHLEEN A. FLANNERY
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

April 16, 2021

PERMITEE: GARY PIRO
TENTATIVE MAP No.: PDS2002-3100-5113
E.R. NUMBER: PDS2000-3910-9708017
PROPERTY: 28095 HIGH VISTA DR., ESCONDIDO
APN(s): 186-612-08

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Tentative Map 3100-5113 (TM) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109.

The project is a Tentative Map (TM) which proposes to subdivide 14.5 acres into 11 residential lots. The project is located at 28095 High Vista Drive in the Hidden Meadows Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since December 2011. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm.**

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Gary Piro, 930 Boardwalk St., San Marcos, CA 92069
Hamid & Maryann Liaghat, P.O. Box 699, Cardiff, CA 92007
Hamid & Maryam Liaghat, 1469 Caminito Halago, La Jolla, CA 92037

email cc:

Hidden Meadows Community Planning Group



County of San Diego

KATHLEEN A. FLANNERY
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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www.SDCPDS.org

VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

April 16, 2021

PERMITEE: PAXTON SURVEYING & ENGINEERING
TENTATIVE MAP No.: PDS2003-3100-5335
E.R. NUMBER: PDS2003-3910-9808001A
PROPERTY: MOUNTAIN MEADOWS ROAD AND HIDDEN MEADOWS ROAD, ESCONDIDO
APN(s): 186-290-32

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Tentative Map 3100-5335 (TM) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109 and by Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6.

The project is a Tentative Map (TM) which proposes to subdivide a 5.6-acre parcel into 12 residential lots. The project is located at the southeast side of the intersection of Mountain Meadows Road and Hidden Meadows Road in the North County Metropolitan Subregional Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since June 2011. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm.**

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Paxton Surveying & Engineering, 934 S. Andreasen Drive, Suite #1, Escondido, CA
9202
Washington Meadows Development, 1285 Distribution Way, Vista, CA 92083
Z Lane LLC, 1285 Distribution Way, Vista, CA 92081



County of San Diego

KATHLEEN A. FLANNERY
ACTING DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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www.SDCPDS.org

VINCE NICOLETTI
ACTING ASSISTANT DIRECTOR

April 16, 2021

PERMITEE: GARY PIRO
TENTATIVE MAP No.: PDS2003-3100-5228
E.R. NUMBER: PDS2001-3910-0002029A
PROPERTY: MISSION ROAD, FALLBROOK
APN(S): 108-010-39

DECISION OF THE PLANNING COMMISSION

Notice is hereby given that Tentative Map 3100-5228 (TM) is terminated by the Planning Commission on April 16th, 2021 pursuant to CEQA Guidelines Section 15109.

The project is a Tentative Map (TM) which proposes to subdivide 19.08 acres into two residential lots. The project is located at Mission Road in the Fallbrook Community Plan Area.

The basis for disapproval is as followed:

Pursuant to Board Policy I-137, a project placed in the idle status prior to November 20, 2019 can be denied if there has been a lack of progress. This project has been in the idle status since March 2012. There has been a lack of progress, including multiple written attempts by Planning & Development Services on December 10, 2019, January 31, 2020, April 16, 2020, and January 29, 2021 to contact the applicant/applicant representative with no response.

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. The deadline to submit an appeal on this Decision is **April 26, 2021 by 4:00pm**.

COUNTY OF SAN DIEGO PLANNING COMMISSION
KATHLEEN FLANNERY, ACTING DIRECTOR

BY:

Ashley Smith, Chief
Project Planning Division
Planning & Development Services

cc: Gary Piro, 930 Boardwalk St., San Marcos, CA 92069
Jim Chaffin, 235 West Aviation #1, Fallbrook, CA 92028
Land to Sea Conservancy, 1724 Foxfire Rd, Fallbrook, CA 92028

email cc:

Fallbrook Community Planning Group

Attachment C – Environmental Documentations

3 - 34 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Tempo Monte Sinai MUP, PDS2004-3300-04-052

Project Location: 855 Olive Street, Ramona CA (APN:281-075-59)

Project Applicant: David Kniff, 607 Brazos Street Ste. I, Ramona, CA 92065

Project Description: The project is a proposed Major Use Permit for a religious facility with a main assembly area, office, classrooms, and dining hall.

Agency Reviewing Project: County of San Diego

County Contact Person: Lauren Yzaguirre

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Lauren Yzaguirre Title: Land Use/ Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 35 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: DS Waters of America Inc. MUP, PDS2008-3300-08-051

Project Location: 11811 Highway 67, Lakeside, CA 92040 (APN:375-180-02)

Project Applicant: Don Ayles, 12320 Stowe Drive Ste. E, Poway, CA 92128

Project Description: The project is a proposed Major Use Permit for the expansion and reconfiguration of a parking area for an existing packing and distribution facility. The project proposes to expand the existing facility's parking, reconfigure ingress and egress, add a staging area and loading area, create new access from San Vicente Road, and add a signalized intersection at Highway 67 and San Vicente Road.

Agency Reviewing Project: County of San Diego

County Contact Person: Lauren Yzaguirre

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Lauren Yzaguirre Title: Land Use/ Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 36 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Leigh Ave. View TM and MUP, PDS2004-3100-5367, PDS2004-3300-04-018

Project Location: 8840 Leigh Avenue, Spring Valley, CA, 91977 (APN: 586-190-12)

Project Applicant: Leigh Spring Valley Investments LLC, 13416 Wyngate Pt., San Diego, CA 92130

Project Description: This project is a proposed Tentative Map and Major Use Permit for the subdivision of an undeveloped 4.67-acre parcel into 15 residential parcels. The project is a Planned Residential Development because the site is zoned with a "P" designator. The property is also zoned with a "D6" Special Area Designator, which indicates sensitive resources on the property

Agency Reviewing Project: County of San Diego

County Contact Person: Lauren Yzaguirre

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Lauren Yzaguirre Title: Land Use/ Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 37 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: River Street TM, PDS2004-3100-5367, PDS2005-3100-5428

Project Location: 9916 River Street, Lakeside CA (APN: 394-131-08-00)

Project Applicant: Lindsay Erikson, 304 Enterprise Street, Escondido, CA 92029

Project Description: This project is a proposed Tentative Map to convert an existing ten-unit apartment complex into condominiums.

Agency Reviewing Project: County of San Diego

County Contact Person: Lauren Yzaguirre

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Lauren Yzaguirre Title: Land Use/ Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 38 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Vaughan TM, PDS2004-3100-5417

Project Location: 30069 Canvasback Drive, Campo, CA 91906 (APN: 606-131-15-00)

Project Applicant: Ernie Bartley III, 607 Aldwych Road, El Cajon, CA 92020

Project Description: This project is a proposed Tentative Map for the subdivision of 81.24 acres into 14 residential lots and one none-buildable lot for roads and water infrastructure

Agency Reviewing Project: County of San Diego

County Contact Person: Lauren Yzaguirre

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Lauren Yzaguirre Title: Land Use/ Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 39 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Rancho Las Pampas TM and MUP, PDS2004-3100-5198, PDS2002-3500-02-058

Project Location: Highland Valley Road, Ramona, CA, 92065 (APN: 277-111-09-00)

Project Applicant: Mark Stevens, 9665 Chesapeake Drive Suite 320, San Diego, CA 91923

Project Description: This project is a proposed Vesting Tentative Map and Site Plan to subdivide 147 acres into 22 single family residential lots and two open space lots

Agency Reviewing Project: County of San Diego

County Contact Person: Lauren Yzaguirre

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Lauren Yzaguirre Title: Land Use/ Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 40 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. 0650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Black TM, PDS2002-3100-5113

Project Location: 28095 High Vista Drive, Escondido, CA 92026 (APN: 186-612-49-00)

Project Applicant: Gary Piro, 930 Boardwalk Street, San Marcos, CA 92069

Project Description: This project is a proposed Tentative Map to subdivide 14.5 acres into 11 residential lots.

Agency Reviewing Project: County of San Diego

County Contact Person: Lauren Yzaguirre

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Lauren Yzaguirre Title: Land Use/ Environmental Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 41 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Washington Meadows TM, PDS2003-3100-5335

Project Location: Mountain Meadows Road and Hidden Meadows Road, Escondido 92026 (APN: 186-290-32-00)

Project Applicant: Paxton Surveying & Engineering, 934 S. Andreasen Drive, Suite #1, Escondido, CA 9202

Project Description: The project is a Tentative Map (TM) which proposes to subdivide a 5.6-acre parcel into 12 residential lots. The project is located at the southeast side of the intersection of Mountain Meadows Road and Hidden Meadows Road in the North County Metropolitan Subregional Plan Area.

Agency Reviewing Project: County of San Diego

County Contact Person: Nathan Kling

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 – Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Nathan Kling Title: Land Use Aide

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

3 - 42 NOTICE OF EXEMPTION

TO: Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

SUBJECT: FILING OF NOTICE OF EXEMPTION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name: Chaffin TM, PDS2003-3100-5228

Project Location: Mission Road, Fallbrook, CA, 92028 (APN: 108-010-39-00)

Project Applicant: Gary Piro, 930 Boardwalk St., San Marcos, CA 92069

Project Description: The project is a Tentative Map (TM) which proposes to subdivide 19.08 acres into two residential lots. The project is located at Mission Road in the Fallbrook Community Plan Area.

Agency Reviewing Project: County of San Diego

County Contact Person: Nathan Kling

Date Form Completed: March 29, 2021

This is to advise that the County of San Diego Planning Commission has disapproved the above described project on April 16, 2021 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☒ Statutory Exemption. C Section: 15270 - Projects Which Are Disapproved
 - ☐ Categorical Exemption. G Section:
 - ☐ G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - ☐ G 15182 - Residential Projects Pursuant to a Specific Plan
 - ☐ G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
 - ☐ Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15270 of the California Environmental Quality Act (CEQA), the project is exempt from CEQA because CEQA does not apply to projects which a public agency rejects or disapproves.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____

Name (Print): Nathan Kling Title: Land Use Aide

This Notice of Exemption has been signed and filed by the County of San Diego.

This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

Attachment D – Project Summary Sheets

TEMPO MONTE SINAI MUP

PDS2004-3300-04-052

Project Opened: November 16, 2004

Placed in Idle: June 11, 2010

Last Contacted: January 29, 2021

Project Type(s)	Major Use Permit
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Property Description

Parcel Number(s)

281-075-59-00

Property Owner(s):

Pedro Ledezma

PO BOX 1558

Ramona, CA 92065

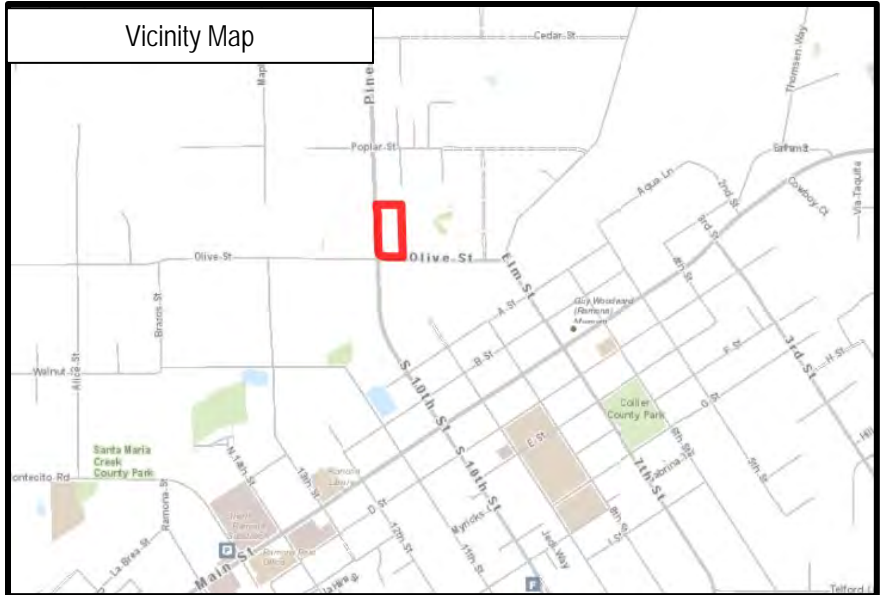
Community Planning Area:

Ramona

CEQA Information

At the time of scoping, staff projected that a Negative Declaration would be prepared for the project

Vicinity Map



Aerial Map



Project Description

The project is a Major Use Permit for the construction and operation of a religious facility on the northeast corner of the intersection of Olive Street and Pine Street (SR 78) in the community of Ramona. The site is 4 acres and is currently undeveloped. The building would include an approximately 16,800 sq. ft. main assembly area with a seating capacity of 159 persons. There would be 1,557 sq. ft. of classrooms and offices, and 901 sq. ft. of serving/dining area.

The topography of the site is gently sloping from the southern property boundary to the northern property boundary. The project site has been previously disturbed and does not contain any native vegetation. The site is designated with a Land Use Designation of Village Residential (VR-2.9). It is zoned Limited Agricultural (A70) and has a "C" Special Area Designator for an Airport Land Use Compatibility Plan Area, "POR F" Designator for a Flood Channel Area Regulations, and "S" Designator for Scenic Area Regulations

DS Waters of America Inc. MUP

PDS2008-3300-08-051

Project Opened: April 4, 2004
Placed in Idle: August 15, 2010
Last Contacted: January 29, 2021

Project Type(s)	Major Use Permit
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Property Description

Parcel Number(s)

375-180-02-00

Property Owner(s):

D S WATERS OF AMERICA INC 5660
New Northside Dr #500, Atlanta, GA
30328

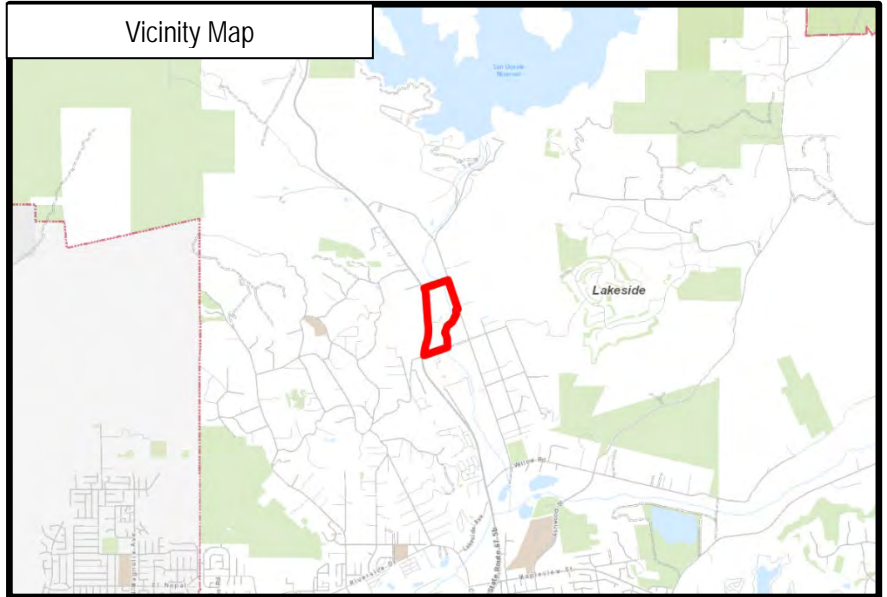
Community Planning Area:

Lakeside

CEQA Information

At the time of scoping, staff required more information to determine if a Mitigated Negative Declaration or an Environmental Impact Report Would be prepared.

Vicinity Map



Aerial Map



Project Description

This project proposed a Major Use Permit for the expansion and reconfiguration of a parking area for an existing Packing and Distribution Facility. The Facility is located at 11811 Highway 67 in the Lakeside Community Planning area. The project proposed to expand the existing facility's parking, reconfigure ingress and egress, add a staging area and loading area, create new access from San Vicente Road, and add signalized intersection at Highway 67 and Posthill / San Vicente Road

The topography of the site is mostly flat, with some gentle slopes at the southern end of the property. The project site has been previously disturbed but contains some native vegetation. The site is designated with a Land Use Designation of Semi-Rural (SR-4). It is zoned Limited Agricultural (A70).

Leigh Ave. View

PDS2004-3300-04-018

PDS2004-3100-5367

Project Opened: April 14, 2004
Placed in Idle: January 21, 2010
Last Contacted: January 29, 2021

Project Type(s)	Tentative Map
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Property Description

Parcel Number(s)

586-190-12-00

Property Owner(s):

Leigh Spring Valley Investments LLC
13416 Wyngate Pt.
San Diego, CA 92130

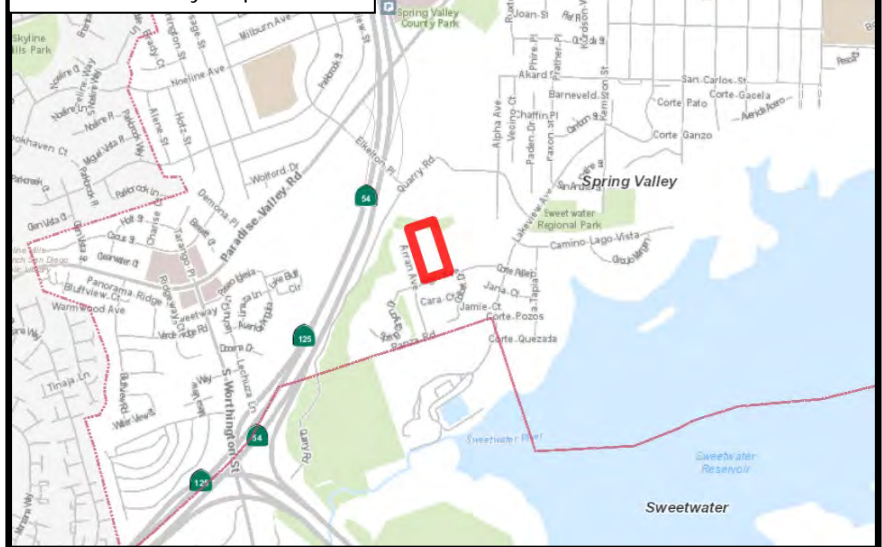
Community Planning Area:

Spring Valley

CEQA Information

At the time of scoping, staff anticipated that a Mitigated Negative Declaration would be prepared for this project.

Vicinity Map



Aerial Map



Project Description

This project is a Tentative Map and Major Use Permit for the subdivision of an undeveloped 4.67-acre parcel into 15 residential parcels. The property is located at 8840 Leigh Avenue in the Spring Valley Community Planning Area. The project is required to be a Planned Residential Development due to being zoned with a "P" designator. The property is also zoned with a "D6" Designator, which indicates sensitive resources on the property, including the potential to impact viewsheds, geological resources, and noise.

The topography of the site slopes from south to north and contains some slopes greater than 25%. The project site has been previously disturbed and is not anticipated to contain any native vegetation. The site is designated with a Land Use Designation of Village Residential (VR-4.3). It is zoned Single Family Residential (RS).

River Street TM

PDS2005-3100-5428

Project Opened: April 22, 2005
 Placed in Idle: January 21, 2010
 Last Contacted: January 29, 2021

Project Type(s)	Tentative Map
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Property DescriptionParcel Number(s)

394-131-08-00

Property Owner(s):

DANGELO FAMILY TRUST
 2840 FLETCHER PKY #337
 El Cajon CA 92020

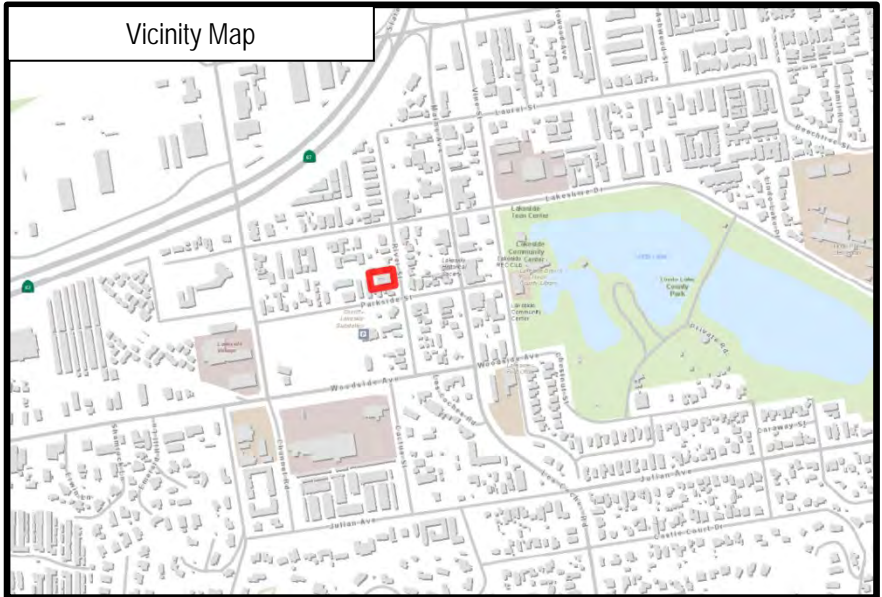
Community Planning Area:

Lakeside

CEQA Information

At the time of scoping, staff anticipated that the project would be exempt from CEQA, pursuant to Section 15301(k).

Vicinity Map



Aerial Map

**Project Description**

This project is a Tentative Map to convert an existing ten-unit apartment complex into condominiums. The property is located at 9916 River Street in the Lakeside Community Planning area. The site is 0.3446 acres, consisting of two, two-story existing apartment buildings on 4,463 sq ft, 17 parking spaces, 1,475 sq ft. of land scraped area. The site is supplied water by the Lakeside Water District and is serviced by the Winter Gardens Sewer District.

The project site is currently developed with the aforementioned apartment buildings. The site is designated with a Land Use Designation of Village Residential (VR-30) and is zoned Urban Residential (RU).

Vaughn TM

PDS2004-3100-5417

Project Opened: December 23, 2004

Placed in Idle: January 21, 2010

Last Contacted: January 29, 2021

Project Type(s)

Tentative Map

Property DescriptionParcel Number(s)

606-131-15-00

Property Owner(s):

BALLARD MICHAEL&DANETTE
 30069 CANVASBACK DR CAMPO CA
 91906

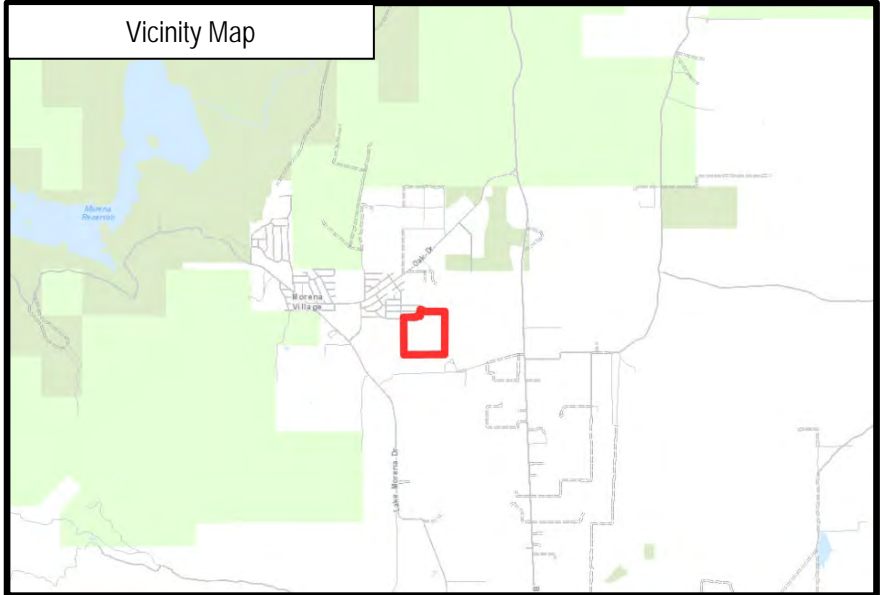
Community Planning Area:

Lake Morena / Campo

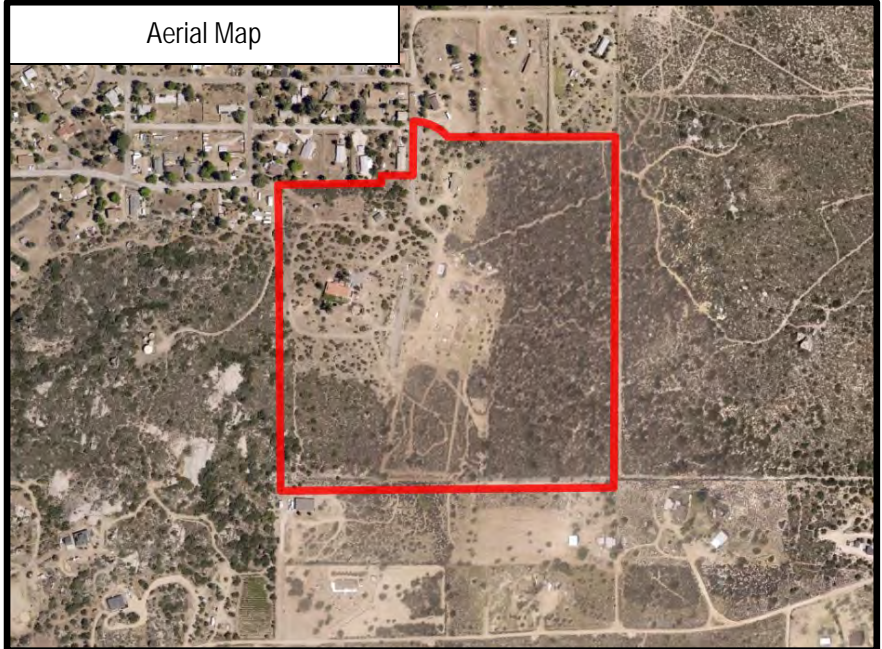
CEQA Information

At the time of scoping, staff anticipated that a Mitigated Negative Declaration would be prepared for the project.

Vicinity Map



Aerial Map

**Project Description**

This project is a Tentative Map for a 14-lot residential subdivision of 81.24 acres, with a 15th non-buildable lot for the roads and water system. The property is located at 300069 Canvasback Drive in the Lake Morena / Campo Community Planning Area. The proposed lots range from 5 to 6.85 acres and would be serviced by a small water system and on-site septic systems. The proposed grading consisted of 7,300 cubic yards.

The topography of the site gently slopes from the northern end of the property to the southern end. Some of the property has been previously developed, with the other portion containing some native vegetation. The site is designated with a Land Use Designation of Semi-Rural (SR-10) and is zoned Rural Residential (RR).

Rancho Las Pampas

PDS2004-3100-5198;
PDS2002-3500-02-058

Project Opened: January 5, 2004
Placed in Idle: March 8, 2012
Last Contacted: January 29, 2021

Project Type(s)	Vesting Tentative Map; Site Plan
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Property Description

Parcel Number(s)
277-111-09-00

Property Owner(s):
San Diego Conservancy
2770 Historic Decatur Rd. #205
San Diego, CA 92106

Community Planning Area:
Lake Morena / Campo

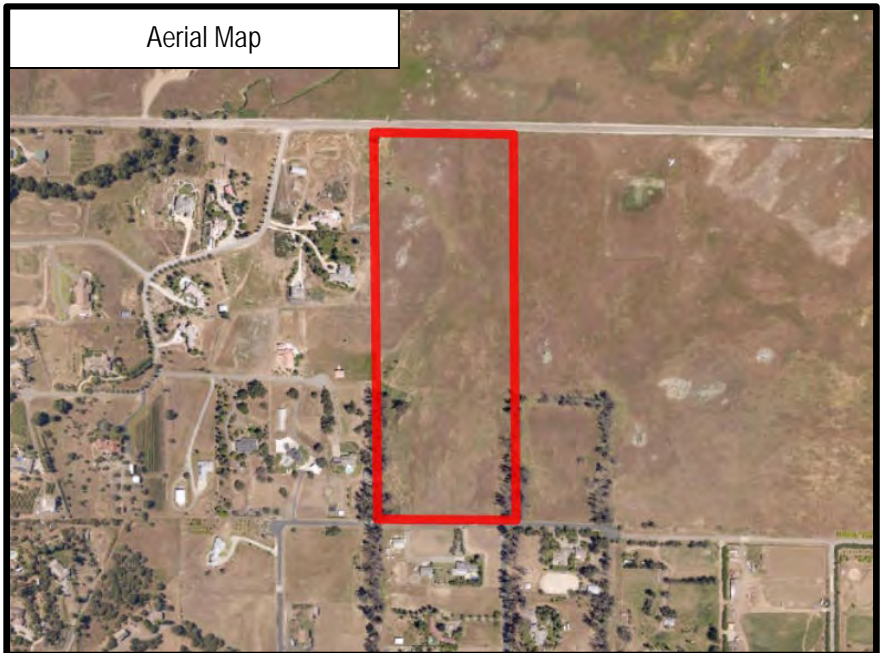
CEQA Information

At the time of scoping, staff anticipated that an Environmental Impact Report would be prepared for the project.

Vicinity Map



Aerial Map



Project Description

This project is a Tentative Map for a 14-lot residential subdivision of 81.24 acres, with a 15th non-buildable lot for the proposed roads and water system. The property is located at 300069 Canvasback Drive in the Lake Morena / Campo Community Planning Area. The proposed lots range from 5 to 6.85 acres and would be serviced by a small water system and on-site septic systems. The proposed grading consisted of 7,300 cubic yards.

The topography of the site gently slopes from the northern end of the property to the southern end. Some of the property has been previously developed, with the other portion containing some native vegetation. The site is designated with a Land Use Designation of Semi-Rural (SR-10) and is zoned Rural Residential (RR).

Black TM

PDS2002-3100-5113

Project Opened: May 13, 2002
 Placed in Idle: December 21, 2011
 Last Contacted: January 29, 2021

Project Type(s)	Tentative Map
-----------------	---------------

Property DescriptionParcel Number(s)

186-612-49-00

Property Owner(s):

LIAGHAT HAMID & MARYAM M
 1469 CAMINITO HALAGO
 LA JOLLA, CA 92037

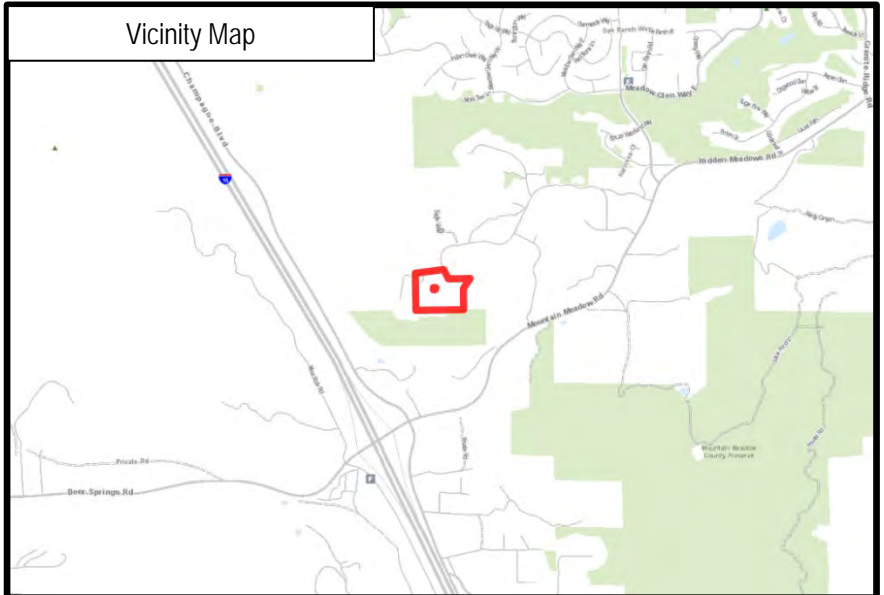
Community Planning Area:

Hidden Meadows

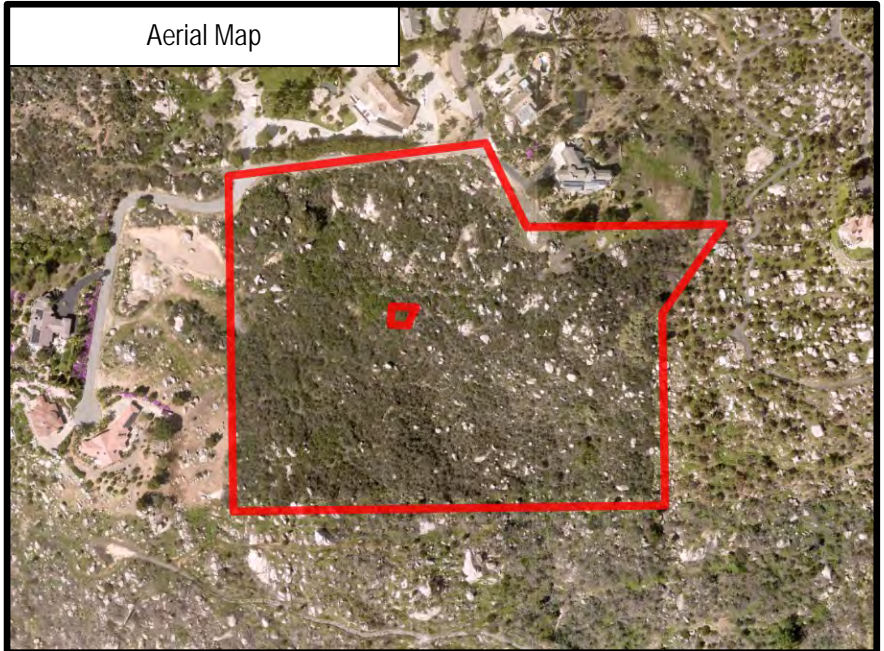
CEQA Information

At the time of scoping, staff anticipated that an Environmental Impact Report would be prepared for this project.

Vicinity Map



Aerial Map

**Project Description**

This project is for a Tentative Map to subdivide 14.5 acres into 11 lots. Each lot would be a minimum of 1 acre in size. The property is located at the end of High Vista Drive in the North County Metro Community Planning Area. Water and sewer service would be provided by the Valley Center Metropolitan Water District.

The site is characterized by steep slopes, with a majority of the eastern half consisting of slopes greater than 25%. Some of the property has been previously developed, with the other portion containing native vegetation. The site is designated with a Land Use Designation of Semi-Rural (SR-1) and is zoned Limited Agriculture (A-70).

Washington Meadows TM

PDS2003-3100-5335

Project Opened: September 25, 2003

Placed in Idle: June 10, 2011

Last Contacted: January 29, 2021

Project Type(s)	Tentative Map
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Property Description

Parcel Number(s)

186-290-32-00

Property Owner(s):

Z LANE LLC

1285 DISTRIBUTION WAY VISTA, CA
92081

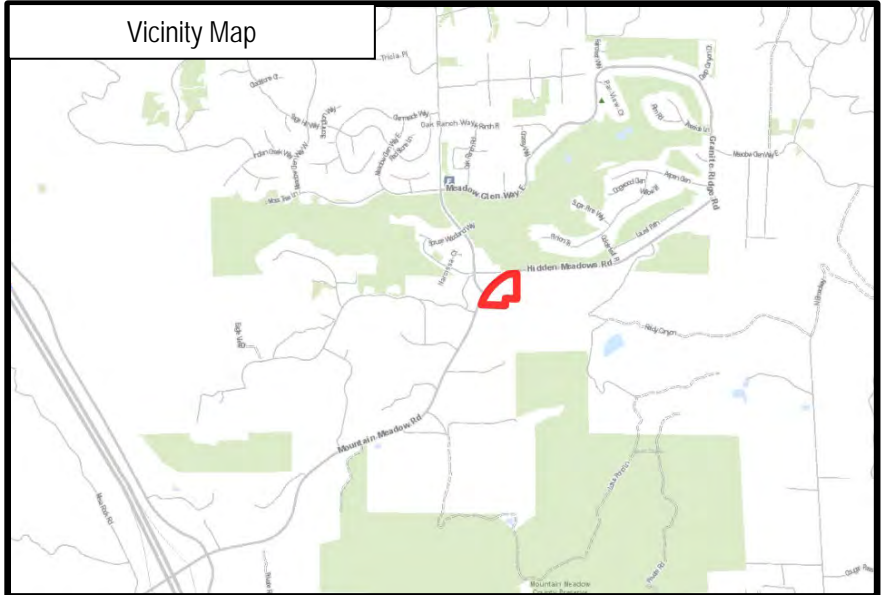
Community Planning Area:

Hidden Meadows

CEQA Information

At the time of scoping, staff required more information to determine whether a Mitigated Negative Declaration or an Environmental Impact Report would be prepared for this project.

Vicinity Map



Aerial Map



Project Description

This project is a Tentative Map to create 12 residential lots on a 5.6-acre parcel. The project site is located on the southeast side of the intersection of Mountain Meadows Road and Hidden Meadows Road in the Hidden Meadows Community Sponsor Group area of the North County Metro Community Plan Area, within unincorporated San Diego County. The site contains an existing avocado grove that would be removed. Access would be provided by a private road connecting to Mountain Meadows Road. The project would be served by sewer and water imported from the Valley Center Municipal Water District.

The site's topography gently slopes from east to west, with slopes greater than 25% along the northern property boundary. The property has been previously developed and is not anticipated to contain any native vegetation. The site is designated with a Land Use Designation of Village Residential (VR-7.3) and is zoned Variable Residential (RV).

Chaffin TM

PDS2003-3100-5228

Project Opened: September 17, 2003

Placed in Idle: March 23, 2012

Last Contacted: January 29, 2021

Project Type(s)

Tentative Map

Property DescriptionParcel Number(s)

108-010-39-00

Property Owner(s):

LAND TO SEA CONSERVANCY

1724 FOXFIRE DR

FALLBROOK, CA

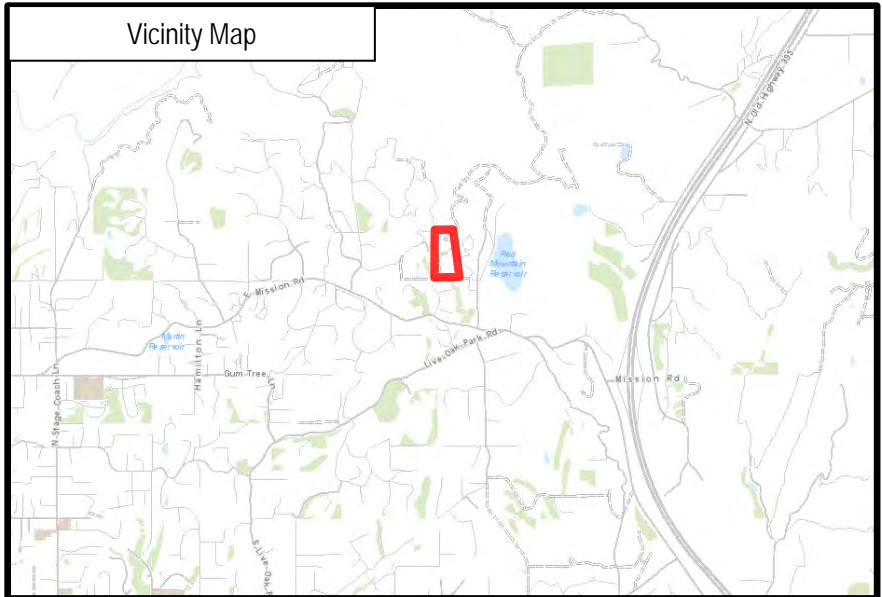
Community Planning Area:

Fallbrook

CEQA Information

At the time of scoping, staff anticipated that a Mitigated Negative Declaration would be prepared for the project.

Vicinity Map



Aerial Map

**Project Description**

The project is a Tentative Map to create a 2-lot split. The project site is located on Red Mountain Heights Road in the Fallbrook Community Plan Area. Access would be provided by a driveway connecting to Red Mountain Heights Road, a private road, which connects to Mission Road, a public road. The project would be served by an onsite septic system and imported water from the Fallbrook Utility District. No extension of sewer or water utilities will be required by the project. Earthwork will consist of cut of 12,500 cubic yards and fill of 13,500 cubic yards of material.

The site's topography is characterized by steep slopes, with most of the property consisting of slopes greater than 25%. The property is entirely covered by native vegetation. The site is designated with a Land Use Designation of Semi-Rural Residential (SR-2) and is zoned Limited Agriculture (A70).

Attachment E – Plot Plans

1. SIGNATURE: HELEN L. BLACK
2. TRUSTEE, BLACK LIVING TRUST
3. SIGNATURE: GENE R. BLACK
4. TRUSTEE, BLACK LIVING TRUST
5. COMPLETE TAX ASSESSOR'S NUMBER IS: 186-612-09
6. LEGAL DESCRIPTION: PARCEL 4, P.M. 7761
7. GENERAL PLAN REGIONAL CATEGORY: C.T.A.
8. COMMUNITY/SUBREGIONAL PLAN AREA: NORTH COUNTY METRO
9. LAND USE DESIGNATION (S): RES. #2
10. EXISTING ZONING:

ZONING INFORMATION		A70
USE	RESIDENTIAL	1
NEIGHBORHOOD	DENSITY	1Ac
DEVELOPMENT	BUILDING TYPE	C
	LOT SIZE	
	MAX FLOOR AREA	
	FLOOR AREA RATIO	
	HEIGHT	G
	REAR YARD	
	SEBACK	C
	OPEN SPACE	
	SPECIAL AREA RECS.	

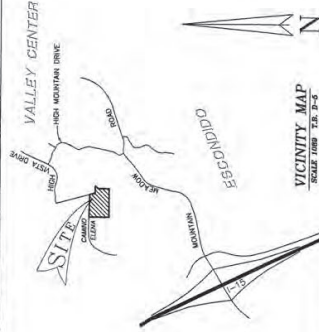
7. ASSOCIATED PERMITS: NONE
 8. STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: HIGH VADN DRIVE.
 9. WATER DISTRICT: VALLEY CENTER M.W.D.
 10. FIRE DISTRICT: DEER SPRINGS F.P.D.
 11. SCHOOL DISTRICT: SR. ESCONDIDO UNIV. ELEMENTARY & ESCONDIDO HIGH
 12. TAX RATE AREA: 74801
 13. SAN DIEGO TOPO SHEET NO.: SPT-4721
 14. TOTAL LOT AREA: 146.4 Acres, 130 Ac. Net
 15. MINIMUM LOT SIZE: 1 Ac.
 16. MAXIMUM LOT SIZE: 146.4 Acres
 17. AREAS PAID IN LIEU OF PARK IMPLICATIONS: NONE
 18. FEES PAID IN LIEU OF PARK IMPLICATIONS: NONE
 19. NO STREET LIGHTS ARE PROPOSED
 20. NO SPECIAL SUBSESSMENT ACTS ARE PROPOSED.
- THIS IS A SOLAR SUBSESSMENT AS REQUIRED BY THE SECTION 91.401 (n) OF THE ZONING ORDINANCE AND NOT SUBJECT TO THE REQUIREMENTS FOR UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- TENTATIVE MAP PREPARED BY:
PIGO ENGINEERING
9300 WILLOW SUITE "J"
SAN MARCOS, CA. 92069
(619) 744-3700

MAP PREPARED BY:
PIRO ENGINEERING
930 BOARDWALK, SUITE
SAN MARCOS, CA. 920
(619) 744-3700

GARY K. PIRO	R.C.E.	24000
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DEPARTMENT OF PUBLIC WORKS
WAIVER REQUESTS

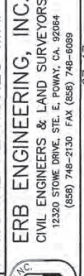
EXISTING ALIGNMENT OF CAMINO ELENA HAS BEEN ACCEPTED ON CONDITIONS FOR TM 5088.
WE HEREBY REQUEST THAT NO CONDITIONS FOR CAMINO ELENA BE REQUIRED
ON THIS PROJECT AS WELL

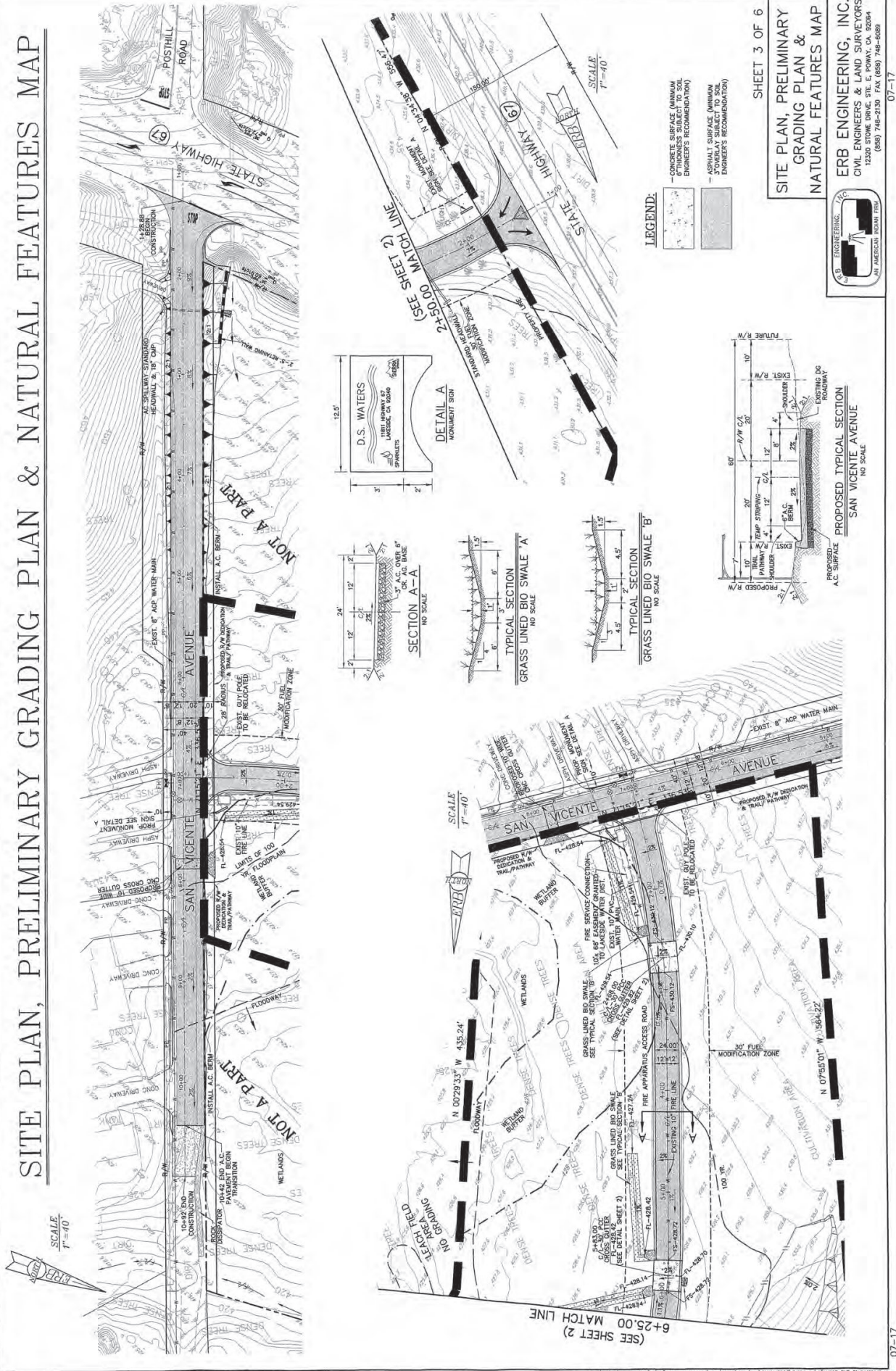


$$\frac{\text{SCALE}}{1'' = 100'}$$

NO SCALE
THOS. BROS. P.1211 J-6

SHEET 3)
MATCH





SITE PLAN, PRELIMINARY GRADING PLAN & NATURAL FEATURES MAP

EROSION CONTROL NOTES

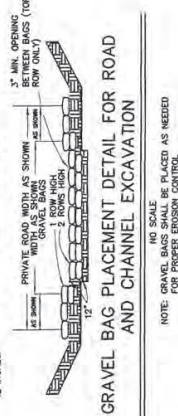
1. ALL BUILDING PADS ARE TO BE Diked AND THE Dikes MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD TO THE STREETS. UNTIL THE DRAINAGE SYSTEMS ARE PAVED AND DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES ARE TO BE Diked OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF THE SLOPE.
3. AS APPROPRIATE TO BLIND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETE, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MATURE OR SEEDING. SEEDING SHALL BE COMPLETED BY OCTOBER 1 AND SHALL BE APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EROSION CHANNELS SHALL BE PROHIBITED.
5. SLOPE BERMING, EROSION AND STORM DRAIN SYSTEMS SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVEL BAG CHECK DAMS ARE TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 10% AND IN EROSION DANGER OR EXCAVATED AREAS AS REQUESTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER SHALL MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESIGNED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESIGNED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESIGNED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
8. THE DEVELOPER SHALL MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESIGNED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESIGNED ABOVE UNTIL RELIEVED OF SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
9. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE EROSION CONTROL MEASURES AND TO MAINTAIN THE SAME TO EFFECTIVELY PREVENT THE POTENTIAL NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON THE SURROUNDING ENVIRONMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL MEASURES INSTALLED. THE DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. THE EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
10. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION.
11. ALL BUILDING PADS SHOULD BE SLOPED TOWARD THE DRAINAGES AND VELOCITY CHECK DAMS PLACED AT THE BASE OF ALL UNPAVED DRAINING INTO THE STREET.
12. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS SHOWN IN THE PLAN.
13. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO INTERVALS SHOWN IN THE PLAN. VELOCITY CHECK DAMS SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION.

14. PROVIDE A GRAVEL BAG BUSH BUSH OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
15. GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
16. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED AND REPAIRED AS NECESSARY TO PREVENT EROSION. MAINTENANCE SHOULD BE MAINTAINED AND REPAIRED AS NECESSARY TO PREVENT EROSION.
17. PROVIDE ROCK BERM OR CURBS AND STEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION SHOULD BE COMPLETED BY OCTOBER 1 AND SHALL BE APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EROSION CHANNELS SHALL BE PROHIBITED.
18. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES, I.E. COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.

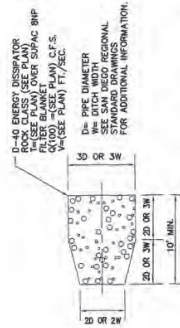
STORM WATER PROTECTION NOTES

1. DURING THE EARLY STAGES OF THE PROJECT, THE SURFACES OF THE DEVELOPMENT SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION.
2. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE EROSION CONTROL MEASURES AND TO MAINTAIN THE SAME TO EFFECTIVELY PREVENT THE POTENTIAL NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON THE SURROUNDING ENVIRONMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL MEASURES INSTALLED. THE DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. THE EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION.
4. ALL BUILDING PADS SHOULD BE SLOPED TOWARD THE DRAINAGES AND VELOCITY CHECK DAMS PLACED AT THE BASE OF ALL UNPAVED DRAINING INTO THE STREET.
5. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS SHOWN IN THE PLAN.
6. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO INTERVALS SHOWN IN THE PLAN. VELOCITY CHECK DAMS SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION.

GRAVEL BAG PLACEMENT DETAIL FOR ROAD AND CHANNEL EXCAVATION



NOTE: GRAVEL BAGS TO BE PLACED AS NEEDED FOR PROPER EROSION CONTROL



ROCK RIP RAP ENERGY DISSIPATOR S.D.R.S.D. D-40

N.T.S.

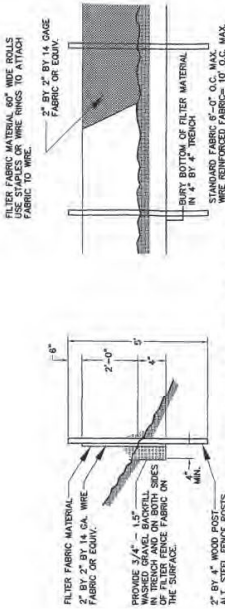
BONDED FIBER MATRIX (BFM) OPTION TO GEOTEXTILES AND MATS:

APPLICATION RATES SHALL BE 4000 POUNDS PER ACRE MINIMUM FOR 2:1 SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEPER THAN 2:1. BFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL. BFM SHALL BE APPLIED TO THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE. BFM SHALL BE APPLIED TO THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE. BFM SHALL BE APPLIED TO THE TOP OF SLOPES TO DIVERT FLOW FROM THE FACE OF THE SLOPE.

SILTATION AND SEDIMENT CONTROL MEASURES NOTES:

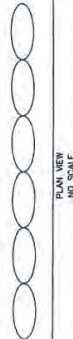
1. THE DEVELOPER SHALL MAINTAIN THE SILTATION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE MEASURES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO PREVENT EROSION. THE MEASURES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO PREVENT EROSION.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOTTED AT THE PRESCRIBED INTERVALS WITH A DOUBLE DRAIN PLUGGED AT THE BASE OF ALL UNPAVED DRAINING INTO THE STREET. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION. THE TRENCHES SHALL BE MAINTAINED TO PREVENT EROSION.

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	100 FEET MAXIMUM
2% TO 4%	50 FEET
4% TO 10%	25 FEET
OVER 10%	25 FEET



FILTER FABRIC FENCE DETAIL

N.T.S.



GENERAL GRAVEL BAG PLACEMENT

NO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL



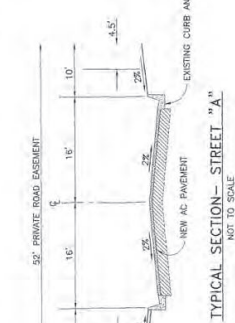
ERB ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
12300 BIRCHMOUNT BLVD., SUITE 100
HOUSTON, TEXAS 77040-1000
(281) 465-1100 FAX (281) 465-1000



ERB ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
12300 BIRCHMOUNT BLVD., SUITE 100
HOUSTON, TEXAS 77040-1000
(281) 465-1100 FAX (281) 465-1000

TENTATIVE MAP COUNTY OF SAN DIEGO TRACT 5367

- LEGEND**
- SUBDIVISION BOUNDARY
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - PROPOSED SEWER MAIN
 - PROPOSED WATER MAIN
 - PROPOSED CUT/FILL SLOPE
 - FINISH GRADE ELEVATION
 - FLOW LINE ELEVATION
 - DATE LINE
 - STORM DRAIN PIPE



SCALE: 1" = 40'

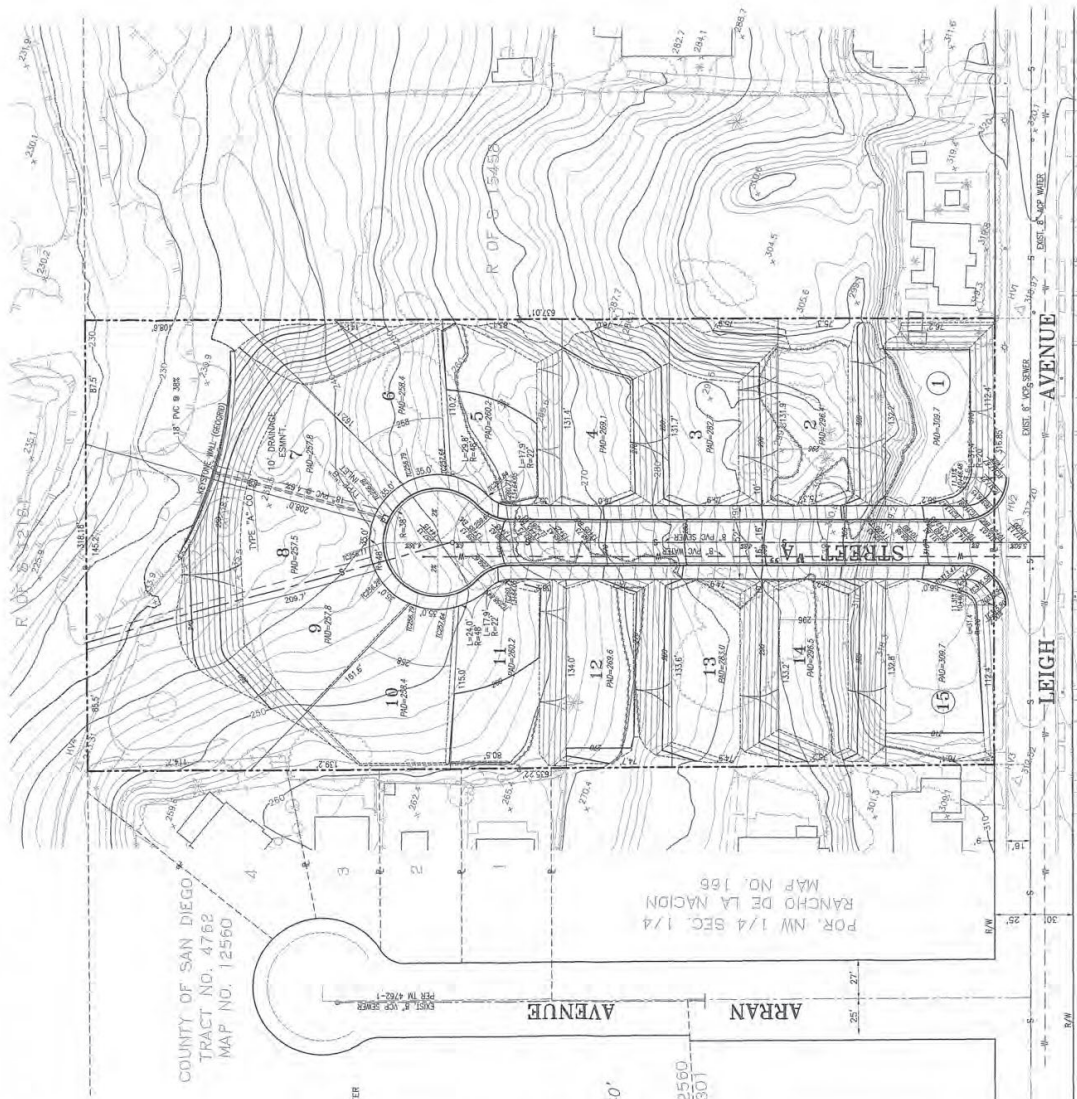
MAP 12560
PM 7301

POR. NW 1/4 SEC. 1/4
RANCHO DE LA NACION
MAP NO. 166

ARRAN AVENUE

AVENUE

LEIGH AVENUE



ASSESSOR'S PARCEL NUMBER:
586-190-12

LEGAL DESCRIPTION
WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF QUARTER SECTION 2, OF RANCHO DE LA NACION, COUNTY OF SAN DIEGO, CALIFORNIA, BEING THE SAME AS SHOWN ON THE COUNTY RECORDS OF SAN DIEGO, MAY 11, 1899, FOR STREET PURPOSES.

COMMUNITY PLAN: SPRING VALLEY
REGIONAL CATEGORY: EEA & CUBA

PLAN DESIGNATION: 5

EXISTING ZONING: R-1, SINGLE FAMILY RESIDENTIAL
MAP AREA: 4.654 ACRES (NET)

① ⑮ INDICATES FIRST & LAST LOT NO.

WATER SOURCE: OTAY WATER DISTRICT

SEWER SERVICE: SPRING VALLEY SANITATION DIST.

FIRE DISTRICT: SAN DIEGO FIRE PROTECTION DIST.

SCHOOL DISTRICTS:

SWEETWATER UNION HIGH SCHOOL DISTRICT
SPRING VALLEY ELEMENTARY SCHOOL DISTRICT

TOPOGRAPHY: DDB SURVEY AND MAPPING

SOLAR ACCESS STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 33% SOLAR ACCESS TO THE ADJACENT LOT TO THE SOUTH. THE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

SPECIAL ASSESSMENT ACT STATEMENT:

OF SUPERVISOR PERMISSION TO INSTITUTE PROCEEDINGS UNDER THE SUBDIVISION ACT, THE BOARD OF SUPERVISORS HAS REVIEWED THE CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS.

STREET LIGHTS: THE SUBDIVISION IS TO BE PROVIDED WITH STREET LIGHTS AS DIRECTED BY THE COUNTY AT COUNTY STANDARDS.

LOT AREAS:

- LOT 1: 10,000 S.F.
- LOT 2: 10,000 S.F.
- LOT 3: 10,000 S.F.
- LOT 4: 10,000 S.F.
- LOT 5: 10,000 S.F.
- LOT 6: 10,000 S.F.
- LOT 7: 10,000 S.F.
- LOT 8: 10,000 S.F.
- LOT 9: 10,000 S.F.
- LOT 10: 10,000 S.F.
- LOT 11: 10,000 S.F.
- LOT 12: 10,000 S.F.
- LOT 13: 10,000 S.F.
- LOT 14: 10,000 S.F.
- LOT 15: 10,000 S.F.

USE REGULATIONS	ZONE	AREA
NEIGHBORHOOD REGULATIONS/ANAL.	O	0
Lot Area	10,000 SF	0
Building Type	0	0
Lot Area	0	0
Floor Area Ratio	0	0
Lot Coverage	0	0
Setback	0	0
Special Area Regulations	0	0

SURVEYOR/ENGINEER
DDB SURVEY & MAPPING
23 1/2 AVENUE STREET
CARLSBAD, CA 92008
TELE (619) 422-7888



OWNER

SPRING VALLEY INVESTMENT, LLC
4241 AVENUE ONE, SUITE 200
SAN DIEGO, CA 92117

BY: DAVID ROSEN

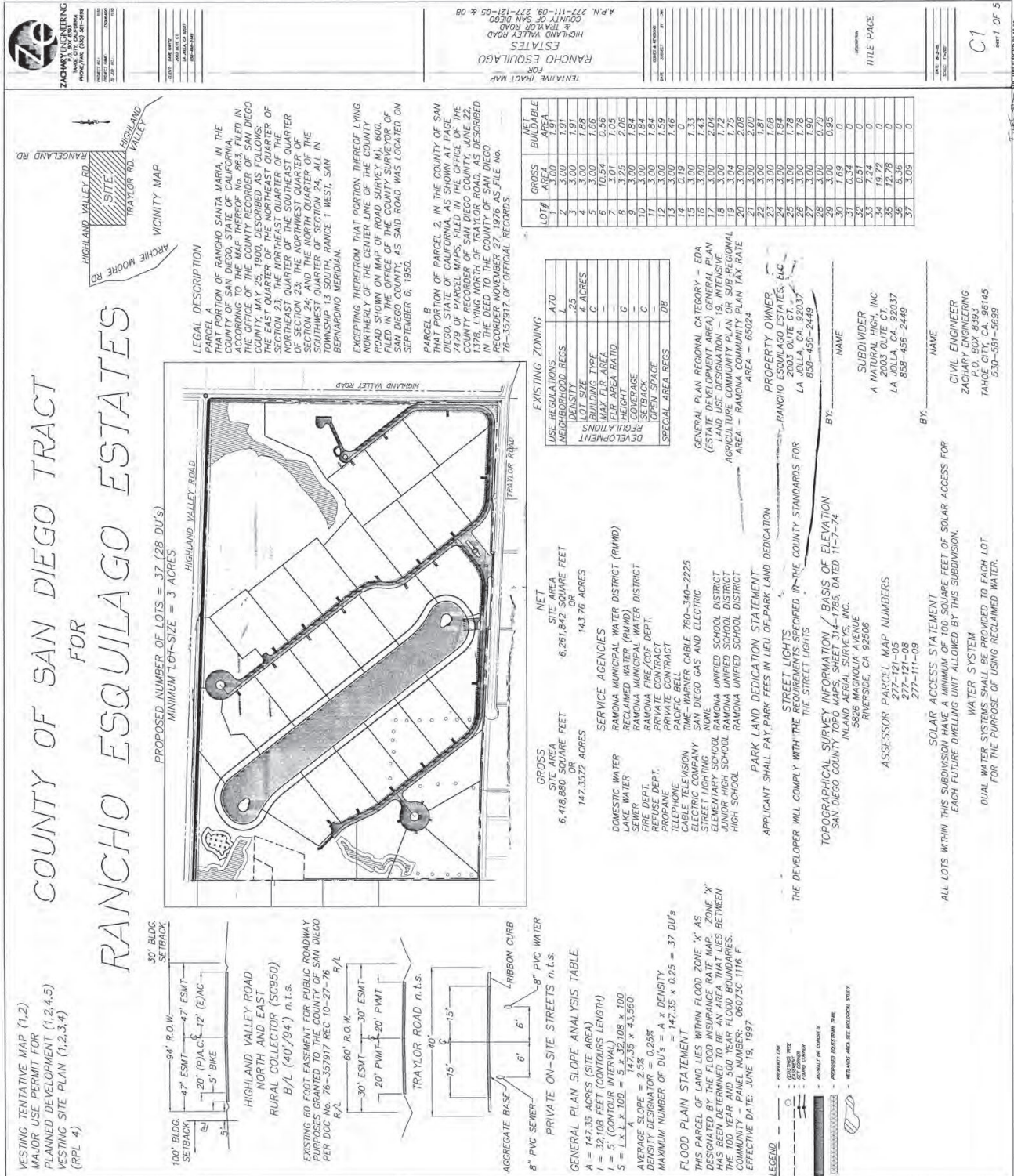
DATE

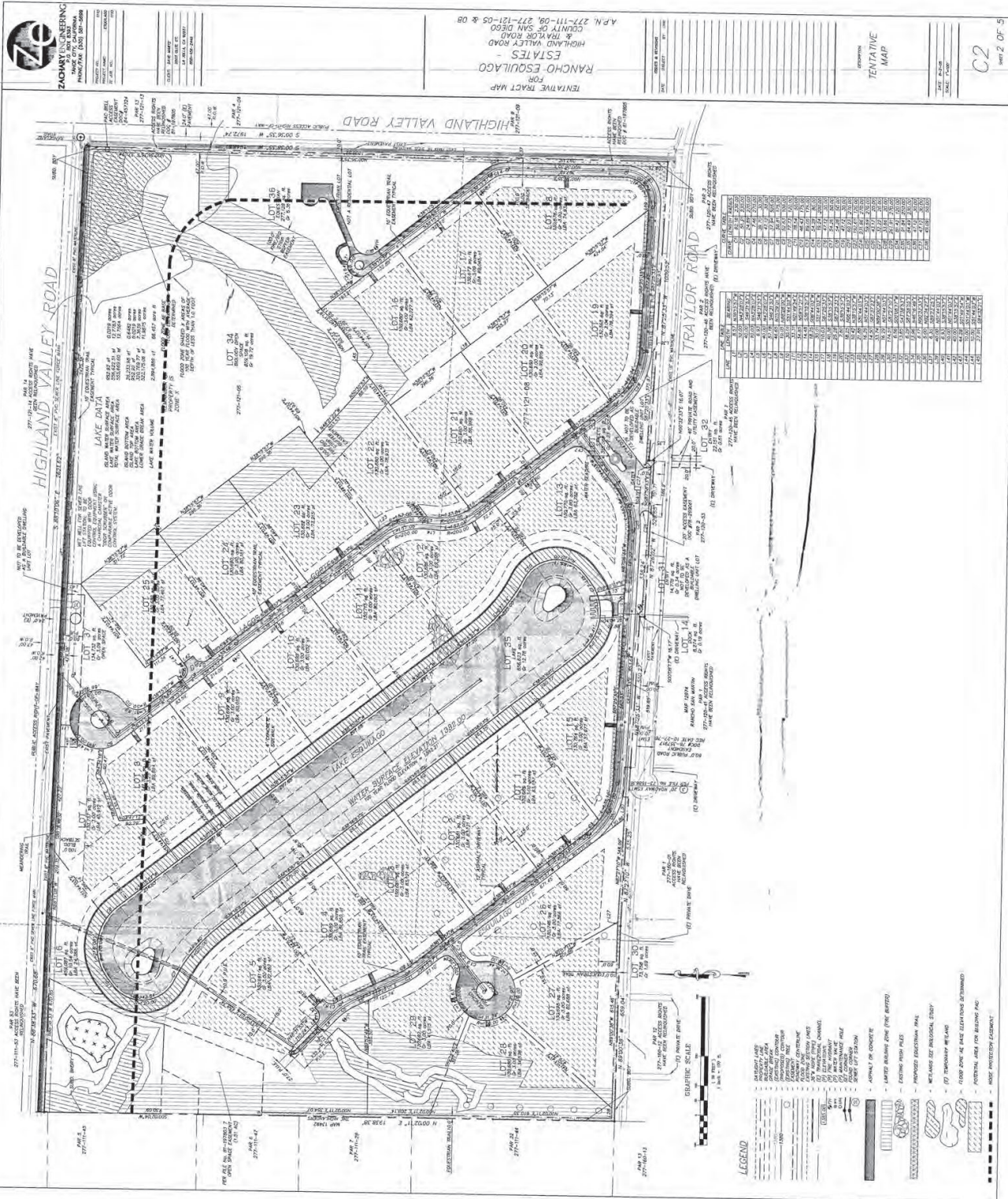
DDB SURVEY & MAPPING
23 1/2 AVENUE STREET, CARLSBAD, CA 92008
PHONE (619) 422-7888 FAX (619) 422-7889

308 6 33-0000 1538

SBCDPLU RCVD 07/25/05
TM5367 RPL1

TM





C2
SHEET 2 OF 5



MAJOR USE PERMIT PLOT PLAN

[illegible]

PLANNED RESIDENTIAL DEVELOPMENT OPEN SPACE SUMMARY
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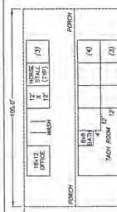
	COUNTY REQUIRED	#	PROPOSED	%	DIFFERENCE	#
OPEN SPACE	57.5 AC	40%	62.74 AC	4.164%	5.24 AC	9.1%
TABLE OPEN SPACE	28.8 AC	20%	28.19 AC	0.94%	0.61 AC	0.02%



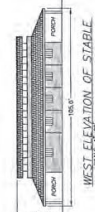
1-2 STORIES RESIDENT ELEVATIONS
N.T.S.



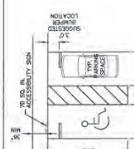
1 STORY CARETAKERS RESIDENCE ELEVATION
N.T.S.



PLAN VIEW OF STABLE



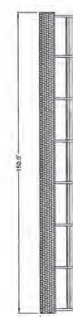
WEST ELEVATION OF STABLE



PARKING DETAIL



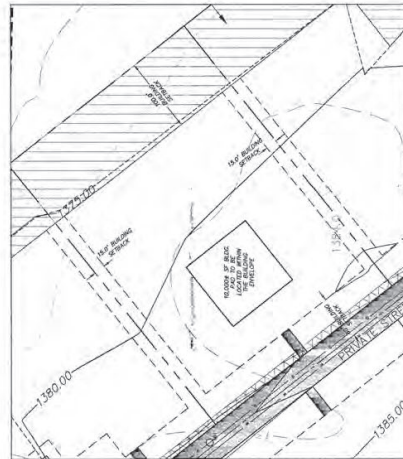
NORTH ELEVATION OF STABLE



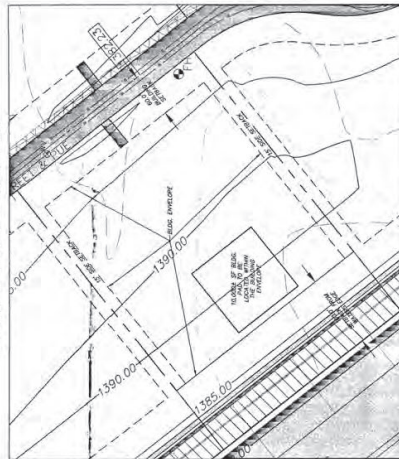
NORTH - SOUTH ELEVATION OF ARENA



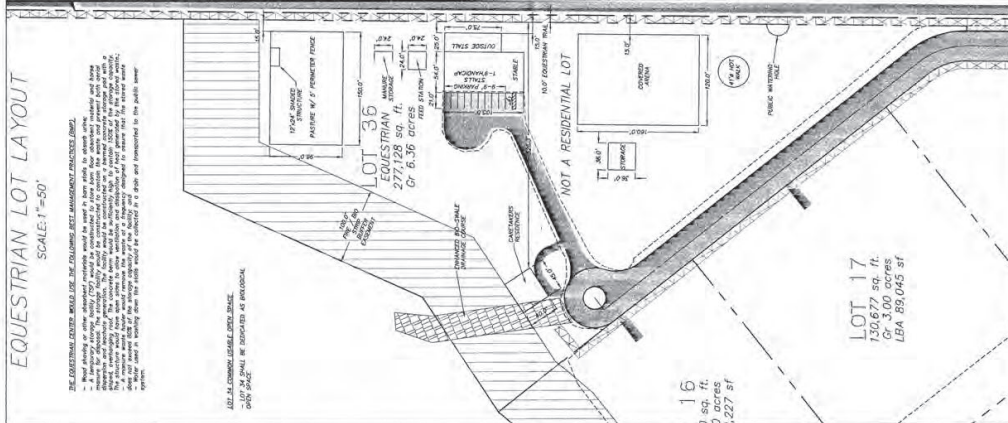
EAST - WEST ELEVATION OF ARENA



TYPICAL DEVELOPMENT ON NON-LAKEFRONT
LOTS LOT 24 DEPICTED - SCALE 1"=50'



TYPICAL DEVELOPMENT ON LAKEFRONT
LOTS LOT 11 DEPICTED - SCALE: 1"=50'



EQUESTRIAN LOT LAYOUT

wood sheling or other shavings would be used in large bins for short-term storage. A temporary storage facility (TSF) would be constructed to store the waste and provide a means for disposal. The storage facility would be constructed to contain the waste and prevent any leakage or spillage. The concrete structure would be approximately 150 ft long, 150 ft wide, and 15 ft high. The structure would have open sides to allow ventilation and dissipation of heat generated by the waste. A concrete wall would remove the waste at a frequency designed to ensure that the waste would not exceed 100 ft of the storage capacity of the facility and would not exceed 100 ft of the storage capacity of the facility and would not exceed 100 ft of the storage capacity of the facility.

LOI 34 COMMON USABLE OPEN SPACE.

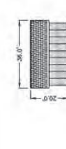
ENTER SPACE

15
sq. ft.
acres
27 sf

LOT 17
130,677 sq. ft.
Gr 3.00 acres
194.89 045 sq.



ELEVATION OF STORAGE SHED.



ELEVATION OF STORAGE SHED

MAJOR USE
PERMIT PLOT

C4
PAGE 4 OF



ZONE (EXISTING & PROPOSED)		R129
USE REGULATIONS		0
ANIMAL REGULATIONS		20
	Density	6,000
	Lot Size	1
	Building Type	-
	Maximum Floor Area	-
	Floor Area Ratio	-
DEVELOPMENT REGULATIONS		0
	Lot Coverage	10
	Setback	A
	Open Space	A
SPECIAL AREA REGULATIONS		B

For the exclusive use of:
CHRIS LA FORNARA
2404 HILLDALE STREET
SAN DIEGO, CALIFORNIA 92111

San Diego Land Surveying &
Engineering, Inc.

9665 Chesapeake Drive, Suite 445, San Diego, California 92123
Phone: (619) 565-8352 Fax: (619) 565-4304

Date: 03-29-05	Revised: 05-26-06	Revised: 10-05
Scale: 1"=20'	Drawn by: D.E.O.	Sheet 1 of 1 S

100

COUNTY OF SAN DIEGO TRACT NO. 5335

REPLACEMENT TENTATIVE MAP

SHEET 1 OF 1 SHEETS

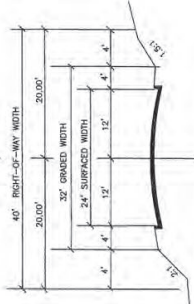
OWNER/SUBDIVIDER
WILSON MOUNTAIN DEVELOPMENT, INC.
VIA 10000 ROAD
SAN DIEGO, CALIF. 92108
DATE 5-10-04
DE LORENZO, DIRECTOR

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP 18430 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

GRADING NOTES:
DESIGNED TO ALLOW FOR TALL AND ACCURATE
DISCREPANCY REVIEW OF A PROPOSED DEVELOPMENT PROJECT.
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL
OF THE PROJECT OR THE GRADING PERMIT BEFORE COMMENCING SUCH
ACTIVITY.

APPROXIMATE QUANTITIES:
FILL - 22,870 SF
IMPORT - 16,830 SF

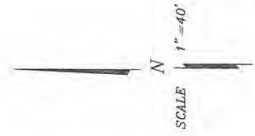


TYPICAL SECTION
ZILPA LANE
NO SCALE

- (A) EXISTING 12' EASEMENT TO SQUARE PER DOCUMENT RECORDS. THIS EASEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- (B) EXISTING 12' EASEMENT TO SQUARE PER DOCUMENT RECORDS. THIS EASEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- (C) PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT

SITE

VICINITY MAP
NO SCALE
T.B. PAGE 1089, E-4



USE REGULATIONS	EXISTING
NEIGHBORHOOD RES.	RS-4
DENSITY	0
LOT SIZE	10,000 SF
MIN. LOT AREA	0
MAX. LOT AREA	0
FR. AREA RATIO	0
HEIGHT	0
COVERAGE	0
SEWER SERVICE	H
WATER SERVICE	H
SPECIAL AREA RES.	0

SUPPLEMENTAL INFORMATION

- COMPLETE TAX ASSESSOR'S NUMBER: 186-590-32
- LOCALITY: SAN BERNARDINO COUNTY METRO
- GENERAL PLAN DESIGNATION: RESIDENTIAL #
- REGIONAL CATEGORY: C.T.A.
- STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: MEADOW GLEN WAY EAST
- SEWER: VALLEY CENTER MUNICIPAL WATER DISTRICT
- FIRE PROTECTION: DEER SPRINGS FIRE PROTECTION DISTRICT
- TOPOGRAPHY: DOWN KERAL BY TOWELL PHOTOGRAMMETRIC MAPPING SERVICE 8-20-02
- GRADING IS CONCEPTUAL AND WILL BE PER FINAL GRADING PLAN
- NUMBER OF LOTS: 12
- TOTAL AREA: 5.80 +/- AC GROSS 4.88 +/- AC NET
- MINIMUM LOT AREA: 12
- NUMBER OF DWELLING UNITS: 12
- NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
- NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
- ALL CUT SLOPES: 1:1
- ALL FILL SLOPES: 2:1
- PAVING FEE WAIVER REQUESTED

PAXTON SURVEYING & ENGINEERING
934 S. ANDREASEN DR. SUITE 1
ESCONDIDO, CA 92029
(760) 943-0430

Robert O. Salas 5/10/04
ROBERT O. SALAS, RCE 28302 DATE

SOLAR NOTE

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 11.421 (A) OF THE SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNSHADOWED ACCESS TO SUNLIGHT ON THE DOWNHILL PORTION OF THE LOT.

SDC DPLU RCVD 05-10-04
TM5335RP1

REPLACEMENT TENTATIVE MAP

SHEET 1 OF 1 SHEETS

OWNER/SUBDIVIDER
MOUNTAIN MEADOWS DEVELOPMENT, INC.
1200 DISTRIBUTION WAY
VISTA, CA 92083

GIL LACKRITZ, DIRECTOR DATE

ZONING

USE REGULATIONS	EXISTING
NEIGHBORHOOD REOS	RS-4
DENSITY	0
LOT SIZE	4.35
LOT TYPE	10,000 SF
MAX LOT AREA	C
MAX LOT RATIO	6
HEIGHT	6
COVERAGE	1
OPEN SPACE	1
SPECIAL AREA REOS	-

SUPPLEMENTAL INFORMATION

1. COMPLETE TAX ASSESSOR'S NUMBER 188-380-32
2. GENERAL PLAN DESIGNATION: RESIDENTIAL, #6
3. REGIONAL CATEGORY: C.T.A.
4. STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: MEADOW CUNY WAY EAST
5. SEWER: VALLEY CENTER MUNICIPAL WATER DISTRICT
6. FIRE PROTECTION: DEER SPRINGS FIRE PROTECTION DISTRICT
7. GRADING IS CONCEPTUAL AND WILL BE PER FINAL GRADING PLAN.
8. GRADING IS CONCEPTUAL AND WILL BE PER FINAL GRADING PLAN.
9. NUMBER OF LOTS: 12
10. TOTAL AREA: 5.60 +/- AC GROSS 4.88 +/- AC NET
11. NUMBER OF DWELLING UNITS: 12
12. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
13. ALL OUT SLOPES 2:1
14. ALL FILL SLOPES 2:1
15. PARK FEE WATER REQUESTED

PAXTON SURVEYING & ENGINEERING
934 S. ANDERSEN DR. SUITE 1
SAN ANTONIO, TX 78209
(760) 745-0400

Robert O. Selig 3/16/10
LAWRENCE PAXTON, PLS 4447 DATE
ROBERT O. SELIG, RCE 78302 DATE

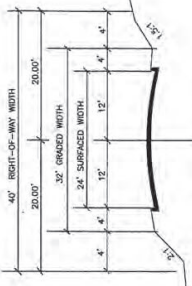
SOLAR NOTE

THIS IS A SOLAR SUBMISSION AS REQUIRED BY SECTION 91.401 (4) OF THE SUBDIVISION ORDINANCE - ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE INDIVIDUAL PORTION OF THE LOT.

LEGAL DESCRIPTION
PARCEL 3 OF PARCEL MAP 18430 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

GRADING NOTES:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE
CONSTRUCTION OF THE PROJECT. THE PROPOSED GRADING
SHALL BE A PROFESSIONAL ENGINEER'S DESIGN. THE
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL
OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH
ACTIVITY.

APPROXIMATE QUANTITIES:
CUT= 8,710 yd³
FILL= 22,970 yd³
JAPRO=12,680 yd³



TYPICAL SECTION

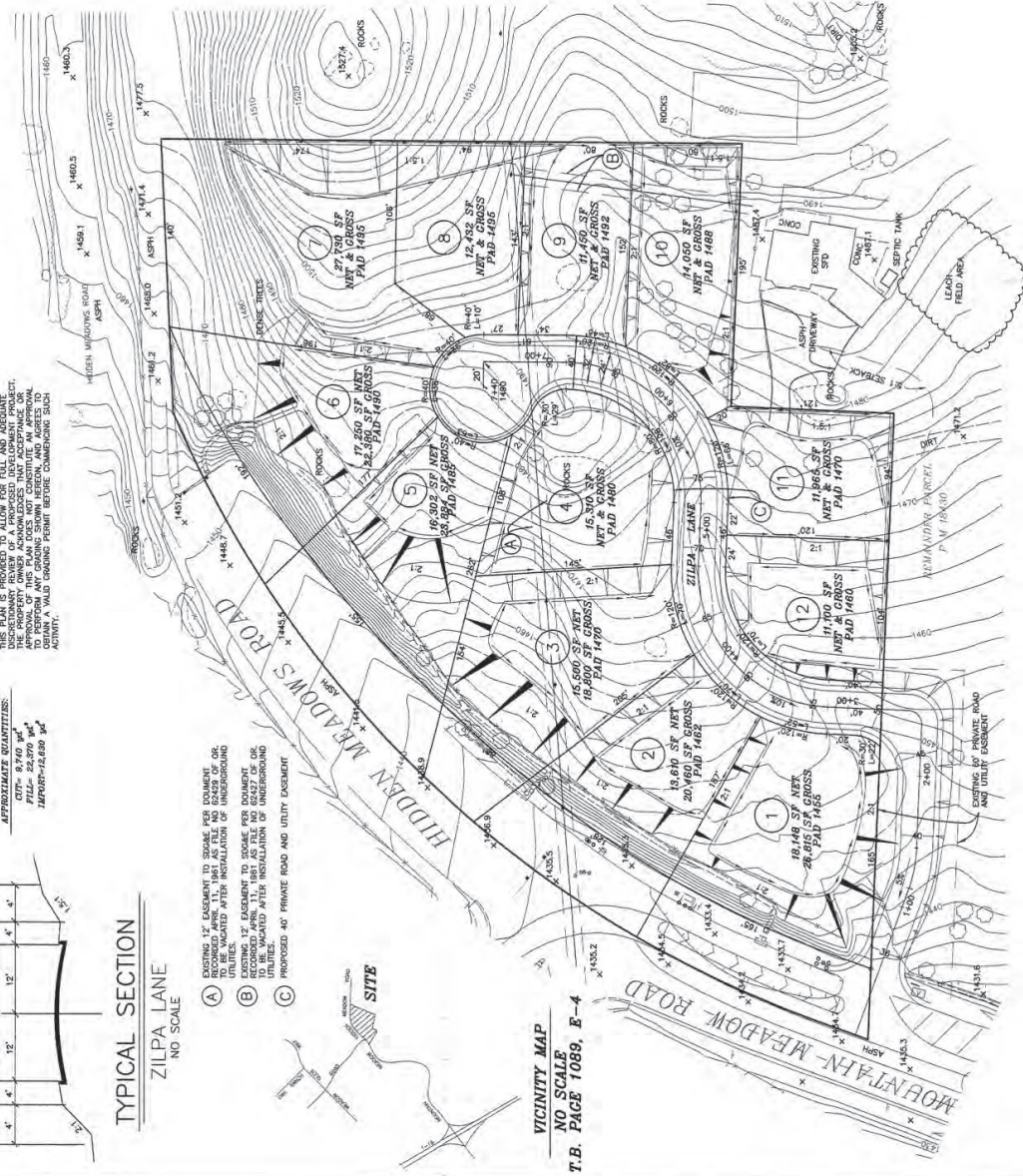
ZILPA LANE
NO SCALE

- A. EXISTING 12' EASEMENT TO SEWER PER DOCUMENT 188-380-32 TO BE MAINTAINED AFTER INSTALLATION OF UNDERGROUND UTILITIES.
- B. EXISTING 12' EASEMENT TO SEWER PER DOCUMENT 188-380-32 TO BE MAINTAINED AFTER INSTALLATION OF UNDERGROUND UTILITIES.
- C. PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT

SITE

VICINITY MAP

NO SCALE
T.B. PAGE 1089, E-4



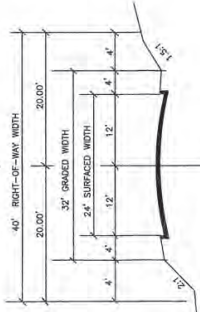
REPLACEMENT TENTATIVE MAP

LEGAL DESCRIPTION	ACRES	OWNER	PROPERTY CLASSIFICATION	TAXES	REMARKS
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

PARCEL 3 OF PARCEL MAP 18430 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

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

APPROXIMATE QUANTITIES:

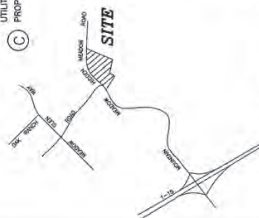


TYPICAL SECTION

ZILPA LANE
NO SCALE

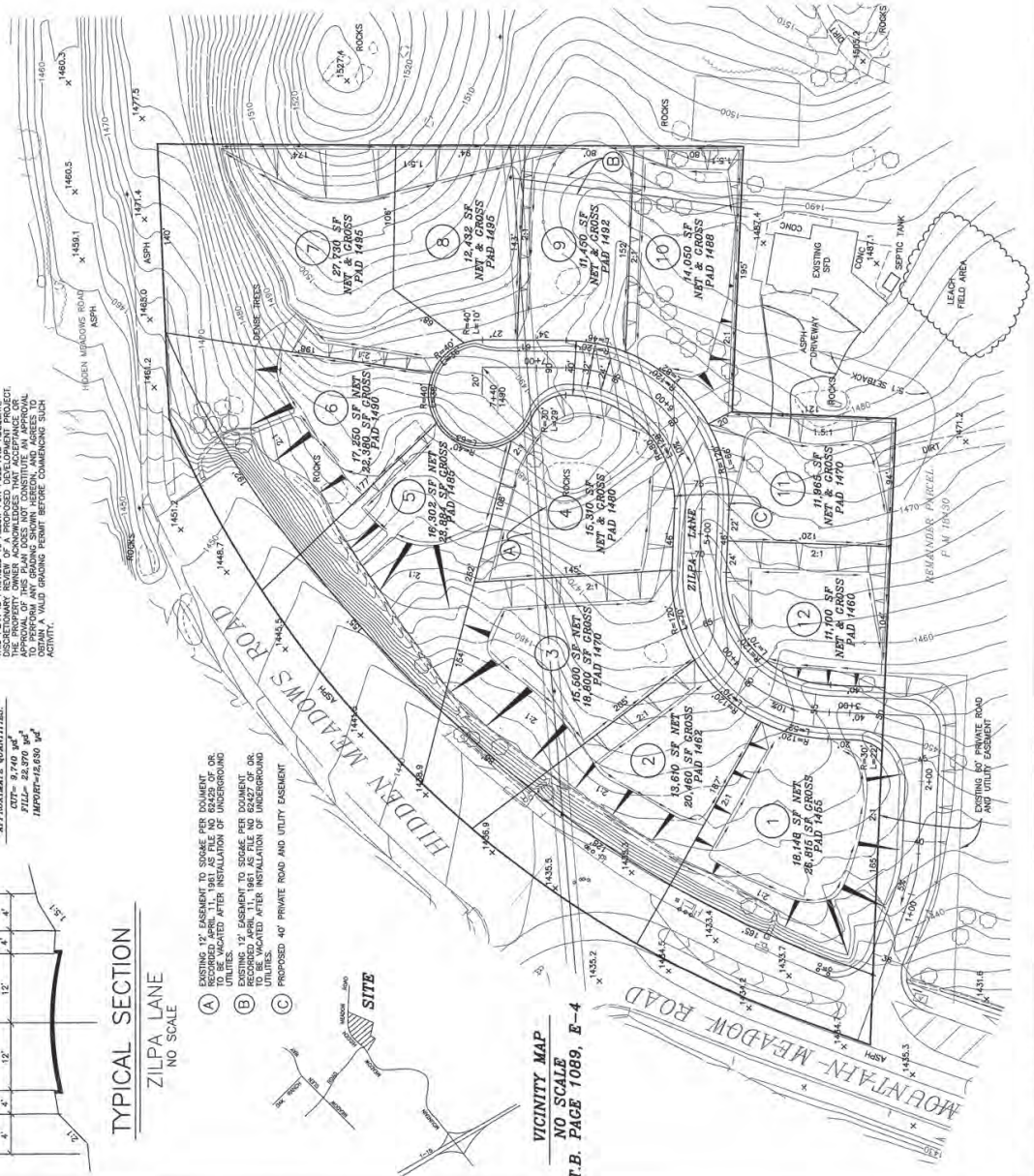
- (A) EXISTING 12' EASEMENT TO SD&GE PER DOCUMENT RECORDED APRIL 11, 1961 AS FILE NO 82427 OF OR. TO BE VACATED AFTER INSTALLATION OF UNDERGROUND UTILITIES.
- (B) EXISTING 12' EASEMENT TO SD&GE PER DOCUMENT RECORDED APRIL 11, 1961 AS FILE NO 82427 OF OR. TO BE VACATED AFTER INSTALLATION OF UNDERGROUND UTILITIES.
- (C) PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT

SITE



VICINITY MAP
NO SCALE

NO SCALE
T.B. PAGE 1089, E-4



SCALE 1" = 40'

$$N$$

USE REGULATIONS NEIGHBORHOOD REGS	EXISTING
DENSITY	RS-4 0
LOT SIZE	4.35 10,000 SF
BUILDING TYPE	C
MAX FIR AREA	—
FIR AREA RATIO	—
HEIGHT	0
COVERAGE	—
SETBACK	H
OPEN SPACE	—
SPECIAL AREA REGS	—

SUPPLEMENTAL INFORMATION

1. COMPLETE TAX ASSESSOR'S NUMBER 186-290-32
2. TAX MAP IDENTIFICATION NUMBER 186-290-32
3. GENERAL PLAN DESIGNATION METRO
4. ZONING DESIGNATION RESIDENTIAL #3
5. GENERAL CATEGORY: C.T.A.
6. ASSOCIATED PERMITS: NONE
7. EXISTING LOT AREA: 10,000 SQ. FT.
8. WATER: VALLEY CENTER MUNICIPAL WATER DISTRICT
9. SEWER: VALLEY CENTER MUNICIPAL WATER DISTRICT
10. FROM A PUBLICLY MAINTAINED PARK MEADOW GLEN WAY EAST
11. SCHOOL DISTRICT: ESCORCADO JUNIOR HIGH SCHOOL AND ESCORCADO JUNIOR ELEMENTARY SCHOOL
12. GRADING IS CONCEPTUAL AND WILL BE PER FINAL GRADING PLAN.
13. TOPOGRAPHY: FLUINN AERIAL BY TOWILL PHOTOGRAMMETRIC MAPPING SERVICE 8-20-02
14. NUMBER OF LOTS: 12
15. TOTAL AREA: 5.60 +/- AC GROSS 4.88 +/- AC NET
16. MINIMUM LOT SIZE: 1,100 SQ. FT.
17. NUMBER OF UNITS: 12
18. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
19. NO STREET LIGHTS ARE PROPOSED.
20. ALL LOT SLOPES: 1 1/2 : 1
21. PARK FEE: WATER REQUESTED
- 22.

PAXTON SURVEYING & ENGINEERING
934 S. ANDREASEN DR., SUITE 1
ESCONDIDO, CA 92029
(760) 743-0430

ROBERT O. SIKKIP RFE 28102 DATE

SOLAR NOTE

THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 61.401. (n) OF THE SUBDIVISION ORDINANCE - ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT

TENTATIVE MAP

SHEET 1 OF 1 SHEETS
CONCEPTUAL GRADING PLAN

OWNER/SUBDIVIDER

WASHINGTON MEADOWS DEVELOPMENT, INC.

1285 DISTRIBUTION WAY
VISTA, CA 92083

DATE 7/11/84

[Signature]
GIL JACKRITZ, DIRECTOR

DATE 7/11/84

[Signature]
GIL JACKRITZ, DIRECTOR

ZONING

USE REGULATIONS NEIGHBORHOOD REGS	EXISTING
DENSITY	RS-4 Q
LOT SIZE	4.35 10,000 SF
BUILDING TYPE	C
MAX FIR AREA	--
FIR AREA RATIO	--
HEIGHT	G
COVERAGE	--
SETBACK	H
OPEN SPACE	--
SPECIAL AREA REGS	--

SUPPLEMENTAL INFORMATION

1. COMPLETE TAX ASSESSOR'S NUMBER: 186-200-32
2. COMMUNITY PLANNING: WITH MEADOWS/ NORTH COUNTY METRO
3. GENERAL PLAN DESIGNATION: RESIDENTIAL, #6
4. REGIONAL CATEGORY: C.T.A.
5. ZONING DISTRICT: R-1
6. STATUS OF DISTING. LEGAL ACCESS TO SUBJECT PROPERTY
7. WATER VALLEY CENTER MUNICIPAL WATER DISTRICT
8. FIRE PROTECTION: BETH SPRINGS FIRE PROTECTION DISTRICT
9. SCHOOL DISTRICT: ESCONDIDO UNION HIGH SCHOOL AND ESCONDIDO UNIFIED SCHOOL DISTRICT
10. GRADING IS CONCEPTUAL AND WILL BE PER FINAL GRADING PERMITS
11. TOPOGRAPHIC GENERAL BATH: TOWILL PHOTOGRAMMETRIC MAPPING SERVICE 8-20-02
12. NUMBER OF LOTS: 12
13. TOTAL AREA: 5.60 +/- AC GROSS
14. MINIMUM LOT SIZE: 11,000 S.F.
15. MINIMUM LOT AREA: 12
16. NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED.
17. NO STREET LIGHTS ARE PROPOSED
18. ALL LOT SLOPES: 1 1/2 : 1
19. ALL UTILITIES: 1
20. PARK, FEE: WATER REQUESTED

SOLAR NOTE

[illegible]

PAXTON SURVEYING & ENGINEERING
750 N. CITRACADO PKWY SUITE 19
ESCONDIDO, CA 92029
(760) 743-0430

PRELIMINARY GRADING PLANS

SDC DPLU RCVD 09-25-03

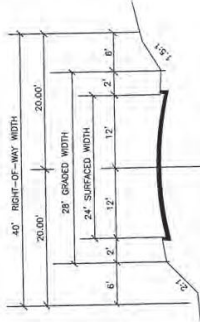
TM5335

C:\SCI4\1473\GRADEPLAN

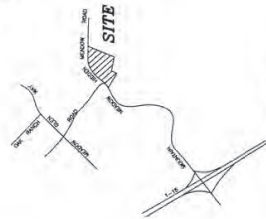
LEGAL DESCRIPTION	

PARCEL 3 OF PARCEL MAP 18430 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 11' SOUTH, RANGE 2 WEST SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

- (A) EXISTING 12" EASEMENT TO SDC&C PER DCA2242 OF RECORD APRIL 11, 1961 AS FILE NO 62429 OF OR TO BE VACATED AFTER INSTALLATION OF UNDERGROUND UTILITIES.
- (B) EXISTING 12" EASEMENT TO SDC&C PER DCA2242 OF RECORD APRIL 11, 1961 AS FILE NO 62427 OF OR TO BE VACATED AFTER INSTALLATION OF UNDERGROUND UTILITIES.
- (C) PROPOSED 40' PRIVATE ROAD AND UTILITY EASEMENT/



TYPICAL SECTION

ZILPA LANE
NO SCALE

VICINITY MAP

NO SCALE

T B PAGE 1089. E-4



Attachment F – Ownership Disclosures



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

HAMID LIAGHAT

SANDRA GOLDBERG

MARYAM LIAGHAT

TED GOLDBERG

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

HAMID LIAGHAT

SANDRA GOLDBERG

MARYAM LIAGHAT

TED GOLDBERG

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.

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."

NOTE: Attach additional pages if necessary.

Hamid Liaghat
Signature of Applicant

6-5-06

Date



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

GIL LACKRITZ

LARRY VAN WEY

SPENCER HARRIS

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

GIL LACKRITZ

LARRY VAN WEY

SPENCER HARRIS

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.

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.

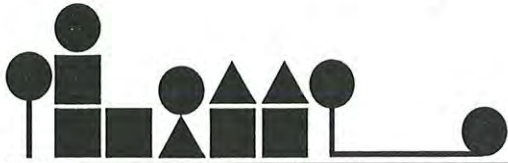
NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political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

NOTE: Attach additional pages if necessary.

Signature of Applicant

8-21-03
Date

SDC DPLU RCVD 09-25-03



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATIONS FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

- A. List the names of all persons having an *interest* in the application.

A Natural High Inc.
Dr. Lin Lee
Lydia yetter
David Martz

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

A Natural High Inc.
Dr. Lin Lee
Lydia yetter
David Martz

- 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.

Lydia yetter

- 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."

NOTE: Attach additional pages if necessary.

[Signature]
 Signature of Applicant

2/5/00
 Date



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

LEIGH SPRING VALLEY INVESTMENTS LLC

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

LEIGH SPRING VALLEY INVESTMENTS LLC

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

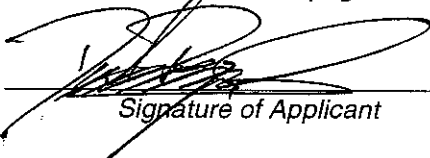
DAVID ROSEN

ALBERTO MAY

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."

NOTE: Attach additional pages if necessary.


Signature of Applicant

2/23/04
SDC DPLU RCVD 04-14-04



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

TERRY VAUGHAN

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

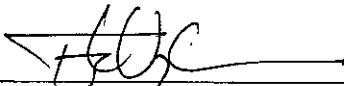
TERRY VAUGHAN

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.

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."

NOTE: Attach additional pages if necessary.



Signature of Applicant

12/22/04

Date

SDC DPLU RCVD 12-23-04

TM 5417



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

PEDRO LEDEZMA

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

PEDRO LEDEZMA

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.

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.

PEDRO LEDEZMA

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."

NOTE: Attach additional pages if necessary.

[Signature]

Signature of Applicant

11/12/04

SDCDPLU RCVD 11/16/04

P04-052



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

Chris Hurwitz

Dave Hurwitz

Tami Hurwitz

Michael & Judith Bomberger

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

See Above

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.

See Above

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.

N/A

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."

NOTE: Attach additional pages if necessary.

Signature of Applicant

Date

4-20-05

SDC DPLU RCVD 04-22-05



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATION FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an *interest* in the application.

D.S. WATERS OF AMERICA, INC.

ERB ENGINEERING, INC.

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

D.S. WATERS OF AMERICA, 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.

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."

NOTE: Attach additional pages if necessary.


Signature of Applicant

Vice President, DS Waters of America, Inc.

11/07/08
Date



DPLU-305 (04/03)



COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

APPLICANT'S STATEMENT OF DISCLOSURE OF CERTAIN OWNERSHIP INTERESTS ON APPLICATIONS FOR LAND USE AMENDMENTS AND PERMITS PURSUANT TO ORDINANCE NO. 4544 (N.S.)

The ordinance requires that the following information must be disclosed at the time of filing of this discretionary permit.

A. List the names of all persons having an interest in the application.

<u>JOHN R. CHAFFIN</u>	<u>GLORIA JEAN RICKMAN</u>
	<u>MARYLEE E. CHAFFIN</u>
<u>NOLA BELLE CHAFFIN</u>	<u>GLEN MILTON CHAFFIN</u>
<u>GARY LYNN CHAFFIN</u>	<u>JAMES WALTER CHAFFIN JR.</u>
<u>LINDA CHAFFIN ZELTINS</u>	<u>CAROL SANDERS</u>

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

<u>JOHN R. CHAFFIN</u>	<u>GLORIA JEAN RICKMAN</u>
	<u>MARYLEE E. CHAFFIN</u>
<u>NOLA BELLE CHAFFIN</u>	<u>GLEN MILTON CHAFFIN</u>
<u>GARY LYNN CHAFFIN</u>	<u>JAMES WALTER CHAFFIN JR.</u>
<u>LINDA CHAFFIN ZELTINS</u>	<u>CAROL SANDERS</u>

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.

<u>JOHN R. CHAFFIN</u>	<u>GLORIA JEAN RICKMAN</u>
	<u>MARYLEE E. CHAFFIN</u>
<u>NOLA BELLE CHAFFIN</u>	<u>GLEN MILTON CHAFFIN</u>
<u>GARY LYNN CHAFFIN</u>	<u>JAMES WALTER CHAFFIN JR.</u>
<u>LINDA CHAFFIN ZELTINS</u>	<u>CAROL SANDERS</u>

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.

<u>NOLA BELLE CHAFFIN</u>	<u>JOHN R. CHAFFIN</u>
<u>MARYLEE E. CHAFFIN</u>	

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."

NOTE: Attach additional pages if necessary.

DPLU#305 (4/99)

Signature of Applicant

Date

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (619) 595-5991

San Diego County

DEPT. OF PLANNING & LAND USE

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