



The County of San Diego

Planning Commission Hearing Report

Date:	September 20, 2024	Case/File No.:	Honey Hill Ranch Condominium Conversion; PDS2023-TM-5650; PDS2023-ER-23-15-002
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Tentative Map for Condominium Conversion Purposes
Time:	9:00 a.m.	Location:	1509-1533 Jubilee Lane, Units 1-9, 30267-3045 Verity Court, Units 10-17, Alpine, CA 91901
Agenda Item:	#4	General Plan:	General Commercial
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	General Commercial-Residential (C34)
Applicant/Owner:	New West Investments, c/o Greg Brown/ Honey Hill Ranch LP, Alpine Ranch States, 2012 LLC	Community:	Alpine Community Plan Area
Environmental:	CEQA § 15301(k)	APN:	404-032-73

A. OVERVIEW

The purpose of this report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map (TM) and environmental findings prepared in accordance with the California Environmental Quality Act (CEQA).

Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and staff recommends approval of the TM, with the conditions included in the attached Resolution (Attachment B).

The Honey Hill Ranch Condominium Conversion (Project) includes a request for a TM for condominium conversion purposes of 17 existing single-family units. The existing 17 units range from three to four-bedroom units and range in size from 1,586 to 2,465 square feet. The project is located on approximately 3.22 net-acres (4.17 gross acres) on one parcel of land within the Alpine Community Planning Area.

The sections contained in this report describe the following: development proposal, analysis and discussion, community planning group and public input, CEQA compliance, and the Planning & Development Services (PDS) recommendation. PDS analyzed the Project for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances, and found the Project to be consistent with the inclusion of conditions in the TM Resolution (Attachment B). The

Planning Commission is asked to consider the Project and either approve the Project as submitted, approve the Project with modifications, or deny the Project.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the proposed project, which is a Tentative Map (TM) for a condominium conversion, and determine if the required findings can be made and, if so, take the following actions:

1. Adopt the Environmental findings included in Attachment E, which include a finding that the proposed project is exempt from environmental review under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines §15301(k).
2. Adopt the Resolution of Approval of Tentative Map PDS2023-TM-5650, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

C. PROJECT BACKGROUND

On August 31, 2017, a Site Plan (PDS2015-STP-15-013) (Attachment C) for the Project site was approved for 17 single family residential homes pursuant to Zoning Ordinance Section 2340, which requires properties that are zoned General Commercial Residential (C34) and have a "B" Special Area Regulation for Community Design Review be subject to a Site Plan review and the Alpine Community Planning Group (CPG) review and recommendation. The Project parcel has a total net acreage of 3.22 acres and development density allowance of 5.5 dwelling unit per acre (du/acre). The Project included a density of 3.27 du/acre therefore 17 residential units are permitted onsite. The Project site contains 17 existing residential units and approximately 41 parking spaces that have been used as residential rental units. The Site Plan approved four plan types for residences varying from 1,586 to 2,465 square feet.

On August 27, 2015, the Alpine CPG recommended approval of the project with conditions. The CPG recommended the following conditions: installation of a black vinyl coated fence around the perimeter of the project as well as on top of the block wall along the southern property boundary, providing each of the 3 neighbors to the south of the project with \$1,000 for landscaping on their properties (as offered by the applicant) and placement of trees on the southeast corner of the property to best address sight line privacy.

As part of the Site Plan approval the 17 residential units were found to be exempt from environmental review pursuant to CEQA Guidelines Section 15183 and the Zoning Administrator adopted the exemption on July, 27, 2017 (Attachment D).

D. REGIONAL SETTING AND PROJECT LOCATION

The Project site is located within the Alpine Community Plan area, approximately 100-feet south of Alpine Boulevard and a 1000-feet south of Interstate-8 (1-8) (Figures 1 and 2). The Project site is surrounded by commercial, and retail uses to the north and west and vacant land to the east. Properties to the south, immediately adjacent to the Project site are single-family and are similarly sized. The 4.17-acre Project site is comprised of one legal lot with 17 existing detached single-family units. Access is provided by an existing private road called Jubilee Lane which merges into a private cul-de-sac called Verity Court. These two private roads connect to Honey Hill Ranch Road, a County-maintained road (Figure 2).

The General Plan Regional Category for the site is Village, and the General Plan Land Use Designation is General Commercial (C-1) (Table D-1). Please refer to Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Rural Commercial Semi-Rural Residential	A70, S94, C34,C40	Honey Hill Ranch Road, Alpine Boulevard	Commercial, Retail
East	Rural Commercial Public/Semi-Public Facilities Village Residential (VR-2.9) Village Residential (VR-2)	C40, A70	N/A	Vacant Lands
South	Specific Plan Area Public/Semi-Public Facilities Village Residential (VR-2.9) Village Residential (VR-2)	RR, RS, C36, A70	Suncrest Vista Lane	Residential
West	Specific Plan Area Village Residential (VR-24) Village Residential (VR-15) Village Residential (VR-2.9) Village Residential (VR-2)	C36, RU, RS, RM	Suncrest Vista Lane	Commercial, Retail, Residential



Figure 1: Vicinity Map

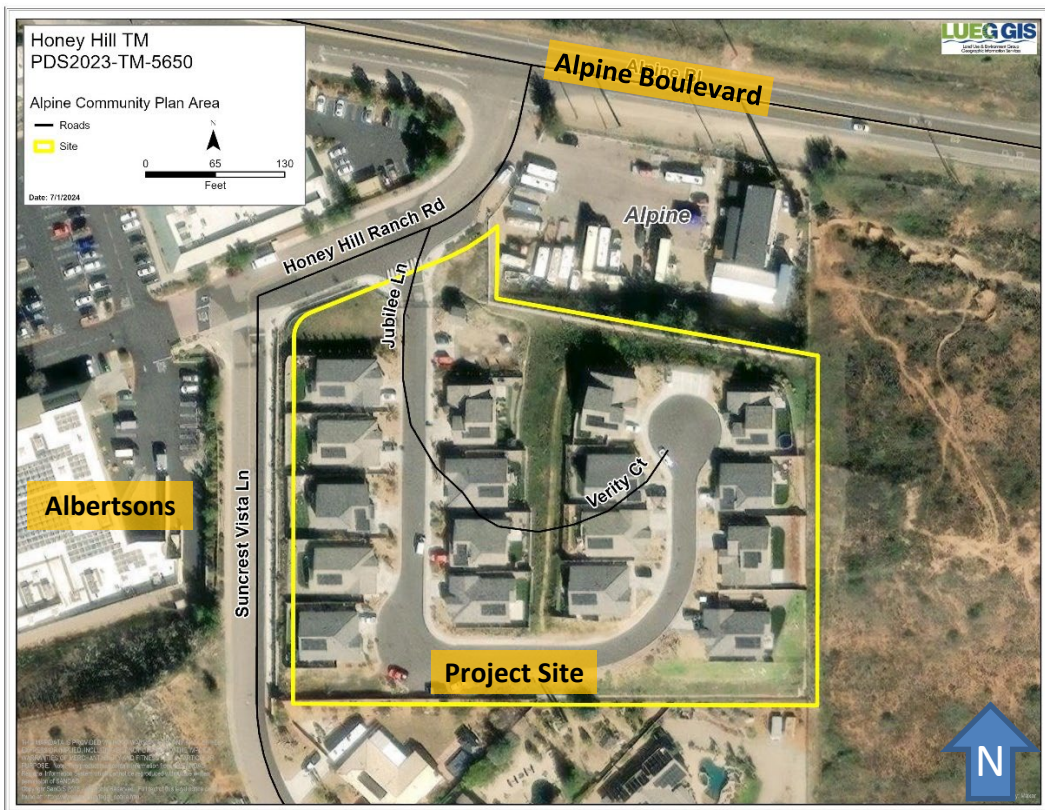


Figure 2: Vicinity Map (Closer Extent)

E. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a TM for condominium conversion of 17 existing residential units (Project). The Project site is located on Jubilee Lane and Verity Court that connects to Honey Hill Ranch Road in the Alpine Community Planning Area. The Project includes converting 17 existing single-family detached buildings into condominiums, which then could be sold individually. The site contains approximately 41 total parking spaces including two space garages for the existing units. Access is provided by an existing private road called Jubilee Lane and merges into a private cul-de-sac called Verity Court. These two private roads connect to Honey Hill Ranch Road, a County-maintained road. No grading, improvements or further construction is required as part of the Project.

The site is served by imported water from the Padre Dam Municipal Water District and sewer service is provided by the San Diego County Sanitation District.

Please refer to Attachment A – Planning Documentation, to view the Tentative Map.

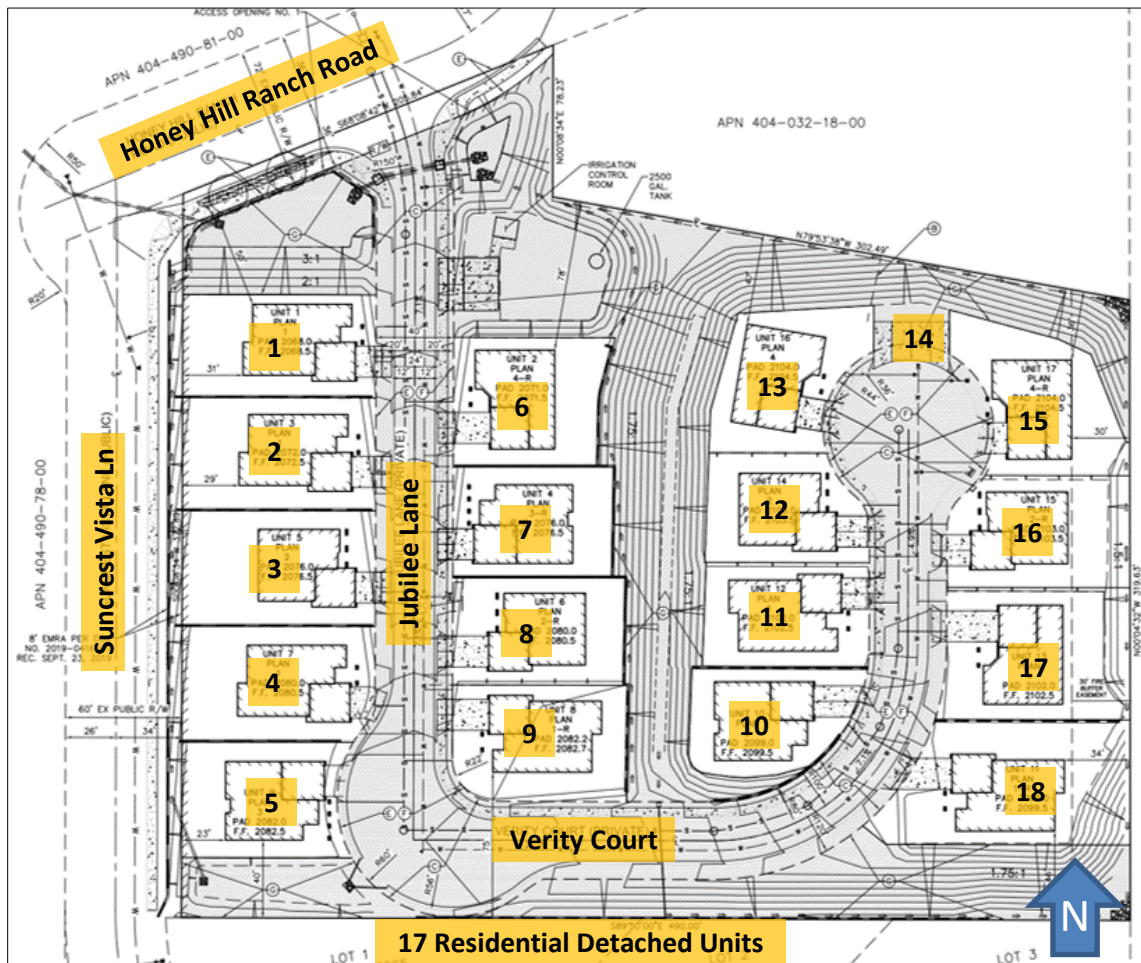


Figure 3: Existing Project layout



Figure 4: Photo of existing typical residential units

F. ANALYSIS AND DISCUSSION

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

1. Key Requirements for Requested Actions

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

2. Analysis

Density, Community Compatibility

The Project site allows residential uses at an overall density of 5.5 units per acre. Pursuant to the Zoning Ordinance density is calculated on the net area. The net area of the Project site includes 3.22 acres and is developed with 17 existing residential units. The purpose of the TM is to create a condominium lot in order to allow for the conversion of the existing detached single family units into condominium units. The project proposes no physical changes and would be consistent with existing community character as it is located in an area characterized by commercial and similar residential uses. Additionally, no new units are proposed, and the existing residential units will remain.

3. General Plan Consistency

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

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.	The site is subject to General Commercial General Plan Land Use Designation which authorizes a maximum density of 5.5 du/ac. The proposed project has a density of 5.27 du/ac, conforming to the allowed General Plan density for the site.
LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	Surrounding residential uses have residential densities ranging from 2 du/acre to 24 du/acre. The project has net-acreage of 3.22 acres and has a General Plan density of 5.5 du/acre and achieves a density of 5.27 du/acre. The Project has designated minimum lot size of 0.5 acre. The Project is an air space condominium conversion which is permitted per Section 81.105 of the Subdivision Ordinance, which allows for a one-lot subdivision. Therefore, the Project complies with the minimum lot size.
LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.	The condominium units would increase the variety of owner-occupied housing in the area.
LU-6.9 – Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	No new construction will occur other than minor work on the existing driveways. A Standard Storm Water Quality Management Plan was submitted and reviewed. The project will not alter the physical characteristics or topography of the site and it complies with current storm water management requirements.

General Plan Policy	Explanation of Project Conformance
M-2.2 – Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	The project utilizes one existing access point via an existing private road called Jubilee Lane which merges into a private cul-de-sac called Verity Court. This private road, a Mobility Element Road. No additional access points are proposed.
COS-4.2 – Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	As no new construction will occur, no new landscaping is required.
S-4.1 – Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries	A 30-foot Fire Protection Buffer easement is located along the eastern property in accordance with the Alpine Fire Protection District requirements. for the project. Additionally, as outlined in Attachment G – Fire Service Availability Form, the applicant has an agreement (See Attachment G- 399F Form) with the Grossmont Union High School District to maintain defensible space and to ensure fuel reduction to the adjacent vacant lands east of the Project site.
Goal S-2 – Emergency Response. Effective emergency response to disasters that minimizes the loss of life and damage to property, while also reducing disruption in the delivery of vital public and private services during and following a disaster.	The proposed Project has been reviewed by the Alpine Fire Protection District and has been approved for the processing of the TM as the site has adequate service availability.
Policy LU-6.5 – Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices (BMP), where applicable and consistent with the County's LID Handbook.	The Project has incorporated required stormwater management features in accordance with the County's Low Impact Development (LID) Handbook. Additionally, the Project includes structural BMPs such as a biofiltration basin to address treatment of stormwater for the Project.
Policy LU-13.1 – Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	The Project will obtain water service from the Padre Dam Municipal Water District for the operations of the Project, who has agreed to provide service to the Project. The Project will not rely on groundwater or deplete groundwater resources in the area.
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned	Project Facility Availability Forms have been provided for school, fire, water and sewer services and are included in Attachment F.

4. Community Plan Consistency

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

Table F-2: Community Plan Conformance

Alpine Community Plan Policy	Explanation of Project Conformance
Community Character: Regulatory agencies shall ensure that future projects are consistent with the goals, policies and recommendations contained in the Alpine Community Plan.	The scope of the project has been reviewed and approved by the Alpine CPG. No new buildings will be constructed, and no buildings will be removed so the proposed project will retain the site's consistency with the existing visual character.
Land Use: Direct higher density residential development to the existing and planned urban services area; continue existing densities to the imported water service area; and encourage low densities beyond those limits.	The project is located within a high-density area of Alpine and the Project is a TM for a subdivision for a one-lot condominium conversion of 17 existing residential units. The project site has a General Plan density of 5.5 du/acre and has an existing density of 5.27 du/acre. The project will obtain water service from the Padre Dam Municipal Water District.
Land Use, Residential: Concentrate higher density land use designations along the major circulation roads with the lowest densities along the Village fringe.	The project site is located off Jubilee Lane and Verity Court that connects to Honey Hill Ranch Road and Alpine Boulevard which is a major circulation road. The existing 17 residential units are located on 3.22 net acres and achieves the allocated density for the site per the General Plan.

5. Zoning Ordinance Consistency

The Project complies with all applicable zoning requirements of the General Commercial-Residential (C34) zone with the incorporation of conditions of approval (Table F-3).

Table F-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	C34	Yes
Animal Regulation:	-	NA
Density:	5.5	Yes
Lot Size:	.5Ac	Yes
Building Type:	L	Yes
Height:	G	Yes
Lot Coverage:	-	NA
Setback:	G	Yes: shown on TM
Open Space:	-	Yes
Special Area Regulations:	B	Yes

Table F-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 4200 of the Zoning Ordinance describes the requirements for minimum lot size. On this property it is 0.50 acres.	The proposed project is a one-lot condominium subdivision and is 4.17 acres, which is above the 0.50 acre minimum.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4300 of the Zoning Ordinance requires the Project to comply with the "L" building type requirements.	The Project meets the building type requirements, and all the buildings are existing.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4600 of the Zoning Ordinance requires that the Project meet the "G" height requirement of 35 feet.	All existing structures are less than 35 feet in height.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the Project meet the "G" setback requirements.	The proposed Tentative Map will not result in additional units or construction that would require a minor deviation or changes to the previously approved Site Plan for the property in accordance with the "G" Setback Designator of the property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 5750 through Section 5790 of the Zoning Ordinance describes the requirements for a Special Area Regulations "B" Designator, which include a Site Plan review. A "B" Designator Special Area Regulation for the property "is to evaluate site planning, architecture, landscape design, signage and lighting to ensure that new development is compatible with surrounding development and community goals."	The proposed Tentative Map will not result in additional units or construction that would require a minor deviation or changes to the previously approved Site Plan for the property in accordance with the "B" Designator of the property.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

6. Subdivision Ordinance and Subdivision Map Act Consistency

The project has been reviewed for compliance with the County of San Diego Subdivision Ordinance (Subdivision Ordinance) and the Subdivision Map Act.

Section 81.105 of the Subdivision Ordinance requires a TM for conversion of five or more units to condominiums. If the project is to be an air space condominium, a one-lot subdivision is required. The Project is an existing 4.17 gross acre one-lot parcel. State law regarding condominium

conversion requires the owner to notify current residents at several points in the conversion process. Additionally, the Subdivision Ordinance requires each unit to have an individual meter and fire sprinklers. The TM resolution includes a condition requiring installation of applicable improvements as well as the notifications to occur including prior to Final Map.

The project is consistent with the requirements for the conversion of residential property into a condominium project outlined in Section 66427.1 of the Subdivision Map Act. The project includes application materials and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act.

- a. Each of the tenants have received written notification of intention to convert at least 60 days prior to the filing of a tentative map application.
- b. Each tenant has received 10 days written notification that an application for a public report will be, or has been, submitted to the Department of Real Estate, and that such report will be available upon request.
- c. Each of the tenants of the proposed condominium conversion project have been, or will be, given written notification within 10 days of approval of a final map for the proposed conversion.
- d. Each of the tenants of the proposed condominium conversion project have been, or will be, given 180 days written notice of intention to convert prior to termination of tenancy due to the conversion or proposed conversion.
- e. Each of the tenants of the proposed condominium conversion project have been, or will be, given notice of an exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant.

7. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is exempt from the requirement to prepare environmental documents under CEQA. The project falls under a Categorical Exemption in the California Environmental Quality Act (CEQA) Guidelines §15301(k). This Categorical Exemption is for projects that consist of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing structures involving no expansion of existing use. The conversion of the existing structures to condominiums onto one condominium lot qualifies for this Categorical Exemption.

CEQA Guidelines §15300.2 states that Categorical Exemptions cannot be applied in situations when a project may have possible significant effects because of location, cumulative impact, unusual circumstances, damage to scenic resources of a scenic highway, inclusion on a hazardous waste site, or adverse change to a historical resource. The proposed project does not involve any of these, so the Categorical Exemption can be applied.

A Notice of Exemption is on file with Planning & Development Services as Environmental Review Number PDS2023-ER-23-15-002.

8. Applicable County Regulations

Table F-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The Project has been found to comply with the RPO because it will not impact any wetlands, floodplains/floodways, steep slopes, sensitive habitat lands, or cultural resources.

b. County Consolidated Fire Code	The Project has been reviewed and approved by the Alpine Fire Protection District. The project will implement on-site improvements to the internal access road system in accordance with Alpine Protection District requirements. Therefore, the project complies with the County Fire Code.
c. Noise Ordinance	No construction nor additional units are proposed. Therefore, the project will not generate significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
d. Light Pollution Code	The Project would continue to implement outdoor lighting and glare controls which will ensure compliance with approved Site Plan (PDS2015-STP-15-013) and the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan (SWQMP) was prepared for the Proposed Project in compliance with the WPO.
f. Multiple Species Conservation Program (MSCP)	The project is consistent with the MSCP and Biological Mitigation Ordinance as demonstrated in the MSCP Findings dated July 3, 2024 and included in Attachment D.

G. COMMUNITY PLANNING GROUP (CPG)

On February 23, 2023, the Alpine Community Planning Group (CPG) voted unanimously to approve the condominium conversion by a vote of 12-0-0-3 (Ayes-12, Noes-0, Abstain-0, Vacant/Absent-3). Since recommendation of approval, Staff has coordinated with the Alpine CPG prior to the hearing to continue providing updates regarding the project.

The Alpine CPG Meeting Minutes can be found in Attachment F – Public Documentation.

H. PUBLIC INPUT

At the time of application submittal and in accordance with Board Policy I-49, public notices were sent to property owners within a minimum radius of 1,000 feet of the project site. No concerns were received. Over 95 public notices have been sent out to a radius of 1,000 feet of the project site in advance of the Planning Commission Hearing.

I. STAFF RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental findings included in Attachment E, which include a finding that the proposed project is exempt from environmental review under a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA) Guidelines §15301(k).
2. Adopt the Resolution of Approval of Tentative Map PDS2023-TM-5650, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).

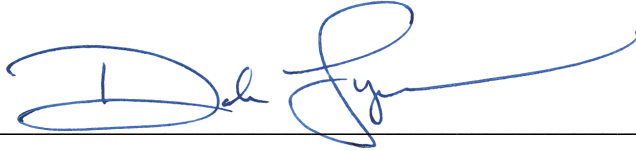
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Report Approved By:

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AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

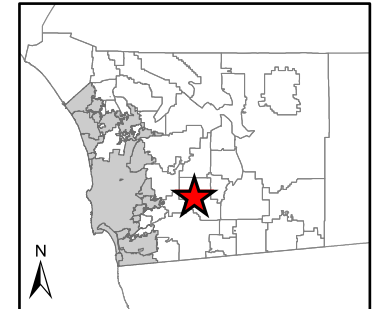
ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Form of Decision Approving PDS2023-TM-5650
Attachment C – Approved Site Plan Decision – PDS2015-STP-15-013
Attachment D – Environmental Documentation
Attachment E – Environmental Findings
Attachment F – Public Documentation
Attachment G – Service Availability Forms
Attachment H – Ownership Disclosure

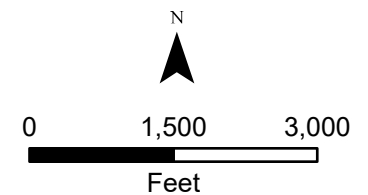
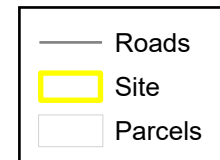
Attachment A – Planning Documentation

Honey Hill TM PDS2023-TM-5650 Vicinity Map

*Alpine
Community Plan Area*

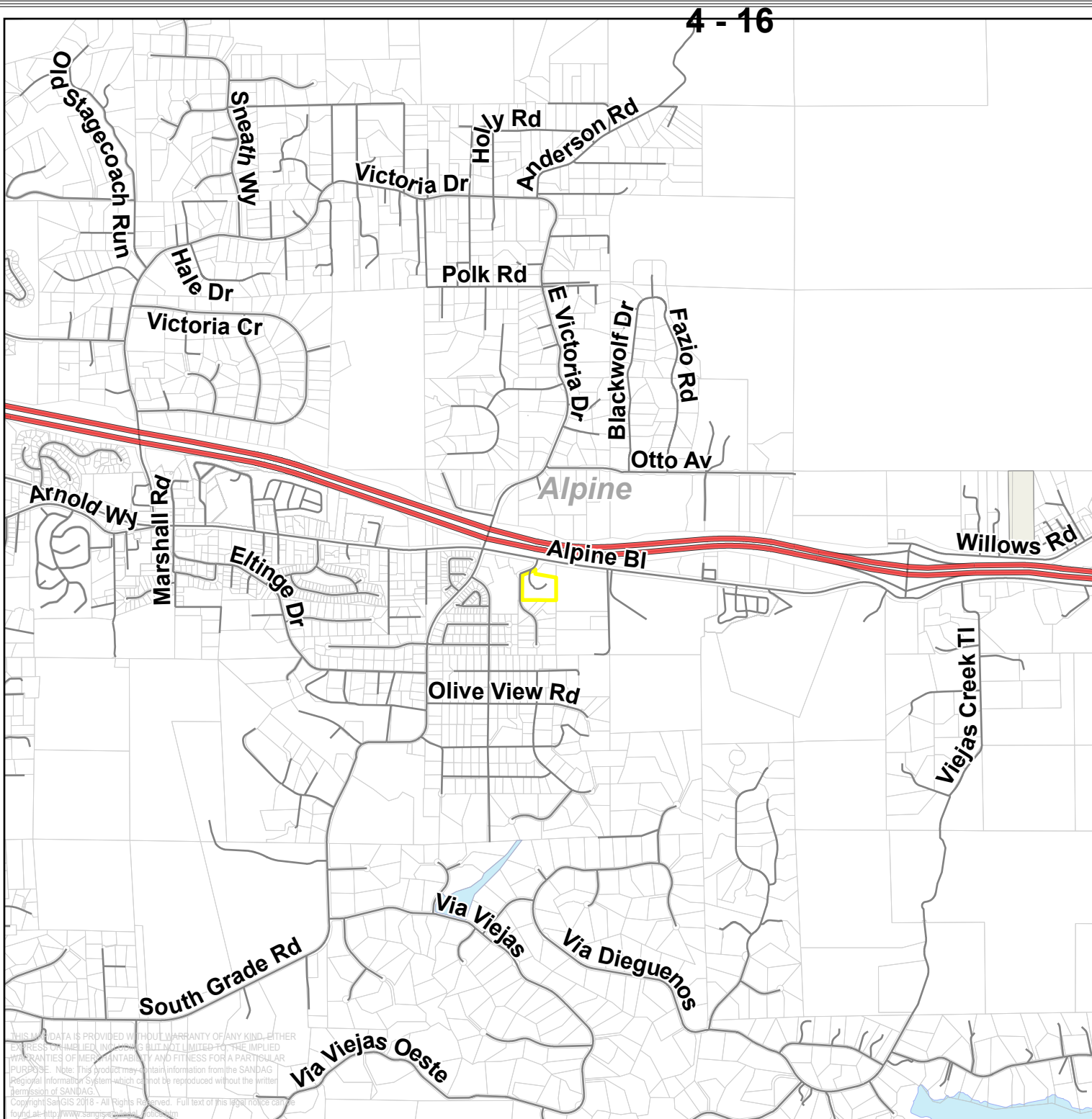


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LUEGGIS
Land Use & Environment Group
Geographic Information Services

Date: 7/5/2024

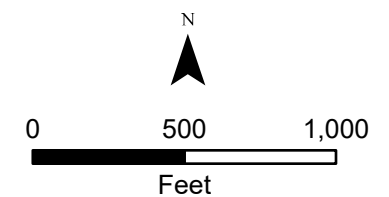
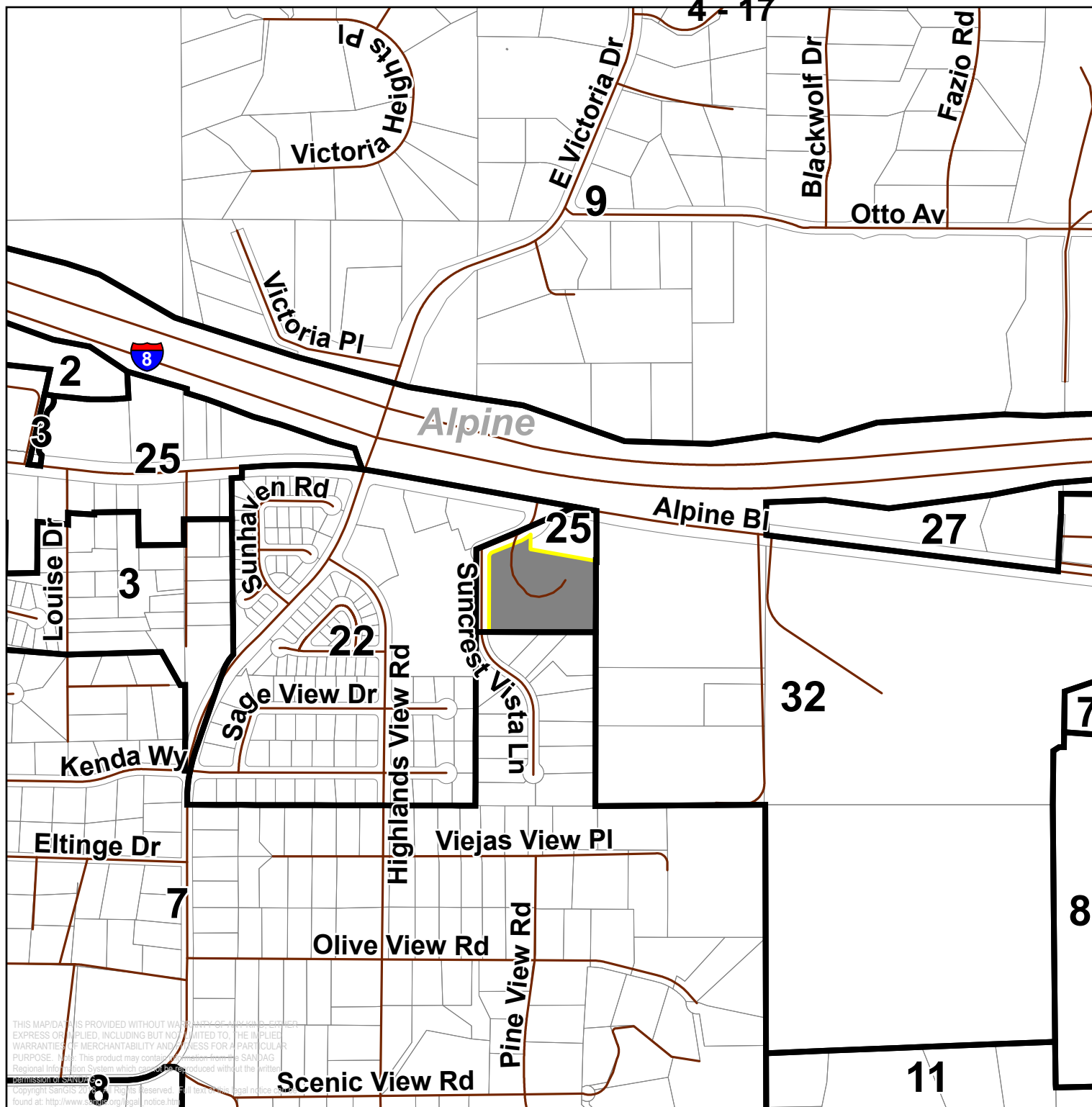


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Honey Hill TM PDS2023-TM-5650 General Plan

Alpine Community Plan Area

- (2) Village Residential (VR-24)
- (3) Village Residential (VR-15)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (22) Specific Plan Area
- (25) General Commercial
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities



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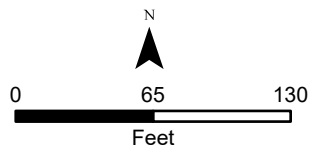
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Honey Hill TM
PDS2023-TM-5650

Alpine Community Plan Area

— Roads

□ Site



Date: 7/5/2024

4 - 19

Alpine Bl

Alpine

Honey Hill Ranch Rd

Jubilee Ln

Verity Ct

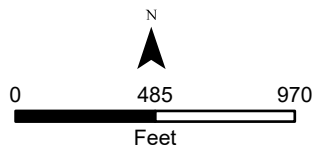
Suncrest Vista Ln

Honey Hill TM
PDS2023-TM-5650

Alpine Community Plan Area

— Roads

□ Site



Date: 7/5/2024

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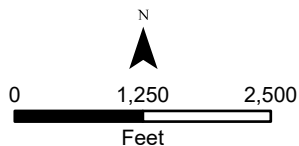


Honey Hill TM
PDS2023-TM-5650

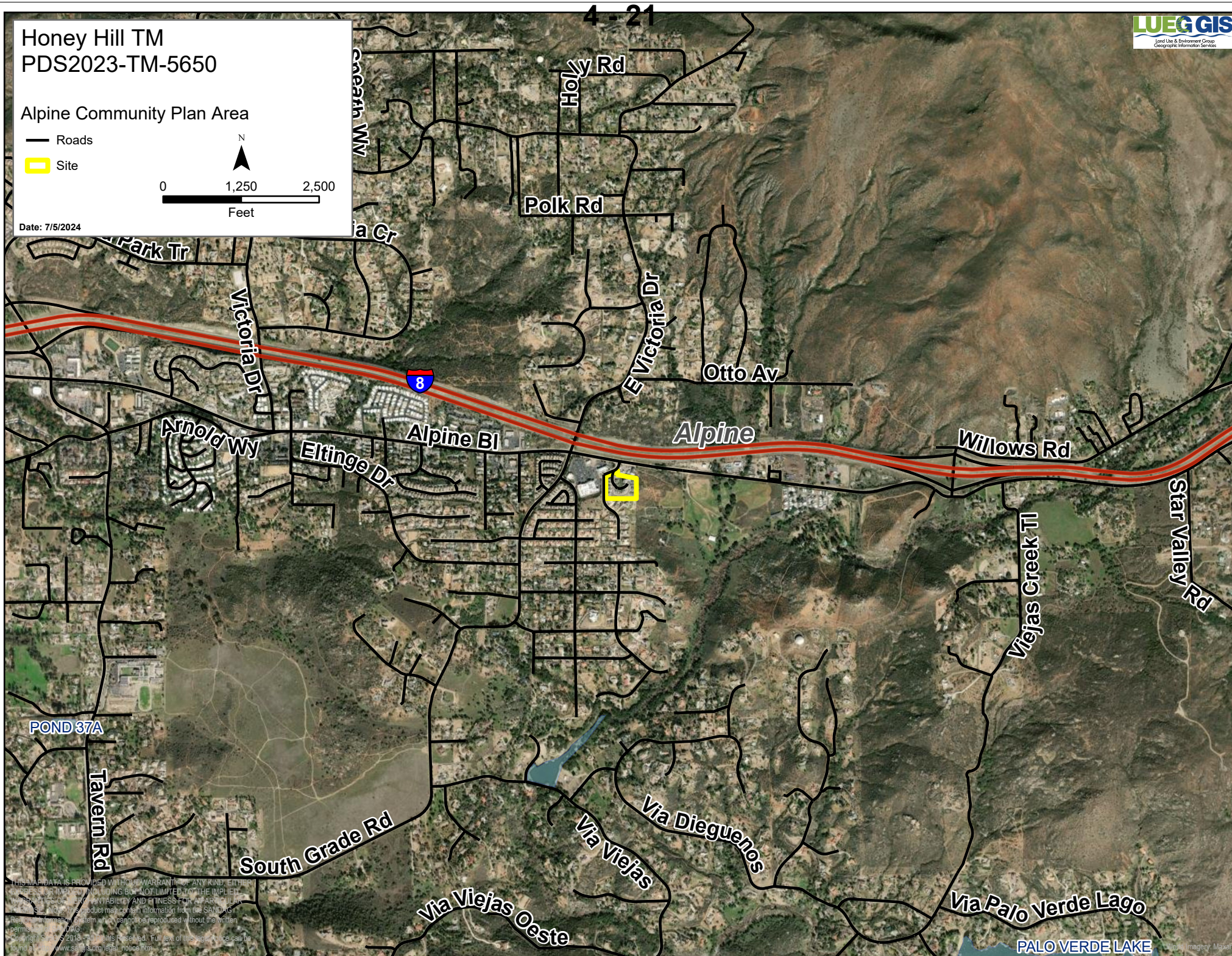
Alpine Community Plan Area

— Roads

■ Site



Date: 7/5/2024

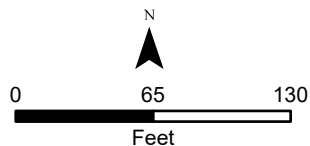


Honey Hill TM
PDS2023-TM-5650

Alpine Community Plan Area

— Roads

Site



Date: 7/5/2024

4 - 22

Alpine Bl

Alpine

Honey Hill Ranch Rd

Jubilee Ln

Verity Ct

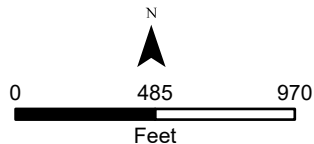
Suncrest Vista Ln

Honey Hill TM
PDS2023-TM-5650

Alpine Community Plan Area

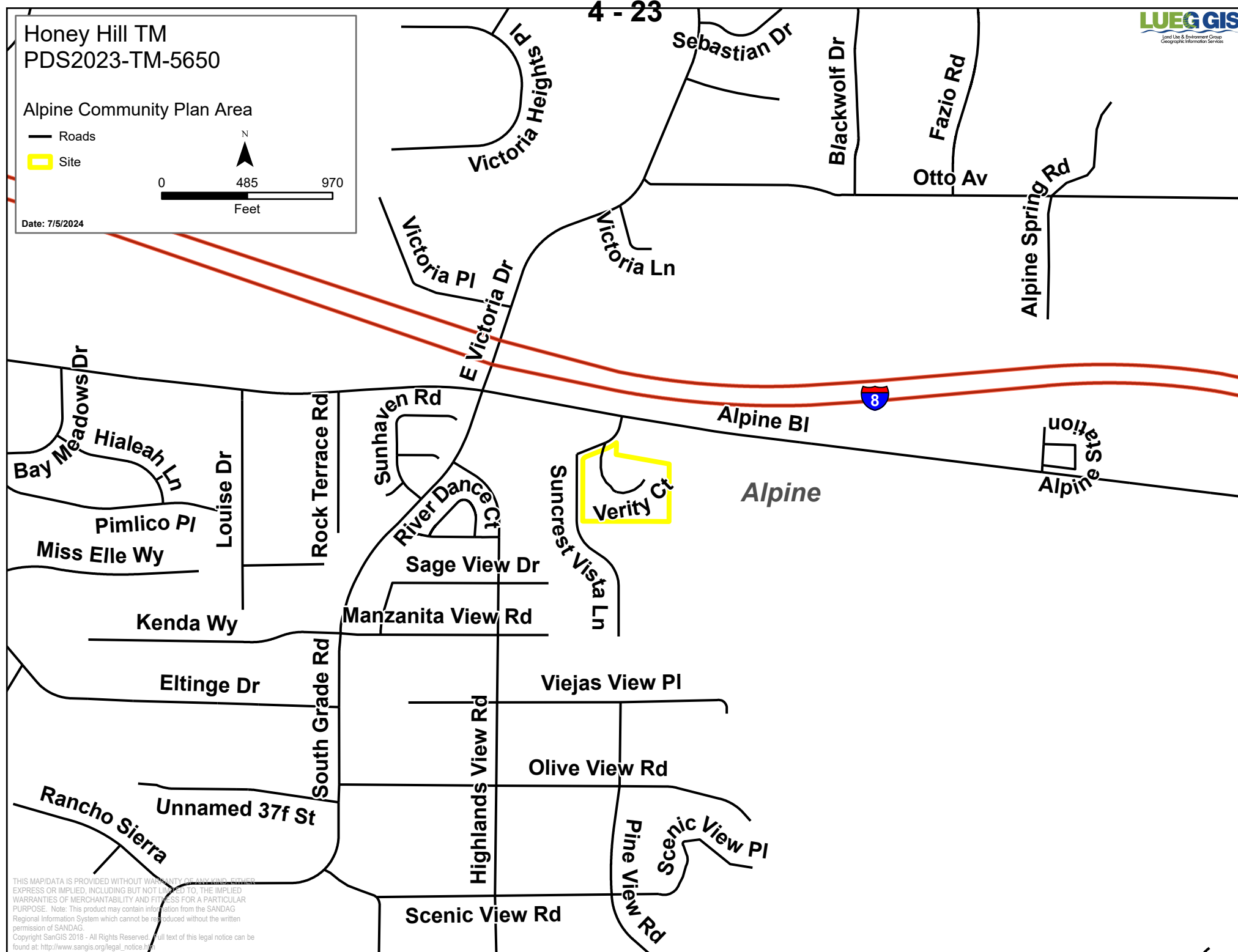
— Roads

□ Site



Date: 7/5/2024

4 - 23



Honey Hill TM

PDS2023-TM-5650

Alpine Community Plan Area

— Roads

■ Site

N

0 1,250 2,500

Feet

Date: 7/5/2024

This map displays the Alpine Community Plan Area, featuring a network of roads and geographical features. A yellow rectangle highlights a specific site located near the intersection of Alpine Blvd and E Victoria Dr. The map includes major roads such as Highway 8 (indicated by a red and blue shield), Polk Rd, and various local streets like Arnold Wy, Eltinge Dr, and South Grade Rd. Water bodies are shown in light blue, including POND 37A and PALO VERDE LAKE. The map also shows the location of Honey Hill TM and the project identifier PDS2023-TM-5650. A scale bar and north arrow are provided for reference.

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COUNTY OF SAN DIEGO TRACT TENTATIVE MAP - CONDOMINIUM

GENERAL NOTES:

- COUNTY ASSESSORS PARCEL No. 404-032-7300
- TAX RATE AREA: 51012
- GROSS AREA = 4.17 ACRES, NET AREA = 3.22 ACRES
- NUMBER OF UNITS = 17
- MINIMUM LOT SIZE: 0.5 AC
- EXISTING AND PROPOSED ZONING

USE REGULATIONS	EXISTING	PROPOSED
ANIMAL REGS	C34	J
DENSITY	5.5	5.5
LOT SIZE	0.5 AC	0.5 AC
BLOG. TYPE	L	L
MAX FLR AREA	--	--
FLR AREA RATIO	--	--
HEIGHT	G	G
LOT COVERAGE	--	--
SETBACK	G	G
OPEN SPACE	--	--
SPECIAL AREA REGS	B	B

- GENERAL PLAN LAND USE CATEGORY: VILLAGE
- GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL
- COMMUNITY PLAN: ALPINE
- NO SPECIAL ASSESSMENT ACT PROCEEDINGS ARE PROPOSED
- PARK FEES IN LIEU OF PARK LAND DEDICATION IS PROPOSED
- STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS.
- TOPOGRAPHY OBTAINED FROM SAN-LO AERIAL SURVEYS DATED: 12-21-04 AND FIELD SURVEY BY REC CONSULTANTS ON 10-21-13
- SEWER SERVICE: SAN DIEGO COUNTY SANITATION DISTRICT
- WATER SERVICE: PADRE DAM MUNICIPAL WATER DISTRICT
- FIRE PROTECTION SERVICE: ALPINE FIRE PROTECTION DISTRICT
- SCHOOLS: GENERAL ELEMENTARY ALPINE UNION SCHOOL DISTRICT AND GROSSMONT UNION HIGH SCHOOL DISTRICT
- STREET LIGHTING: PRIVATE SERVICE
- ALL STREETS TO BE PRIVATE.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

FOR COMPLETE METES AND BOUNDS LEGAL DESCRIPTION OF THE BOUNDARY OF THIS SUBDIVISION, SEE CERTIFIED TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-734393-SD, DATED MAY 31, 2015.

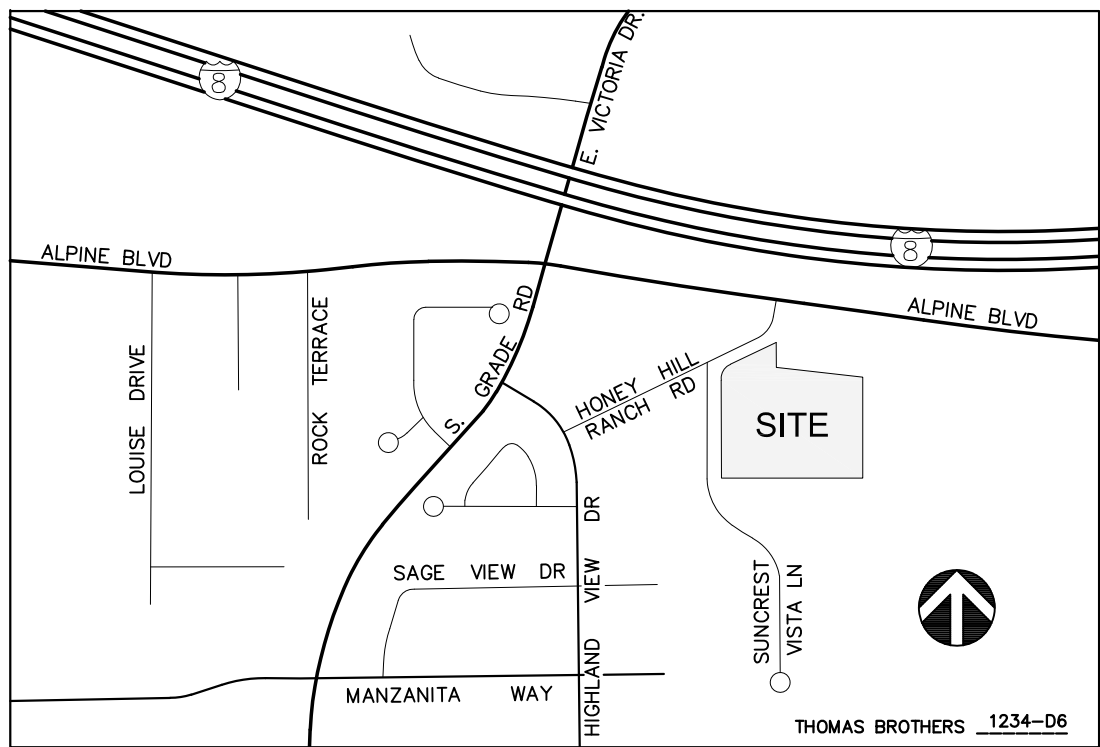
EASEMENTS NOTES

- (A) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 20, 1928 IN BOOK 1561 OF DEEDS, PAGE 5, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- (B) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED APRIL 24, 1951, BOOK 4071, PAGE 63, OFFICIAL RECORDS.
- (C) AN EASEMENT FOR WATER PIPELINES, LATERALS AND APPURTENANCES TO PADRE DAM MUNICIPAL WATER DISTRICT RECORDED OCTOBER 18, 2018 AS INSTRUMENT NO. 18-433725 OF OFFICIAL RECORDS.
- (D) AN EASEMENT FOR PUBLIC HIGHWAY, THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS FOR THE CONSTRUCTION AND MAINTENANCE OF SAID COUNTY HIGHWAY AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 06, 2019 AS INSTRUMENT NO. 19-0386167 OF OFFICIAL RECORDS. IN FAVOR OF: COUNTY OF SAN DIEGO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA AFFECTS: AS DESCRIBED THEREIN.
- (E) AN EASEMENT FOR SEWER LINES AND APPURTENANCES AND INCIDENTAL PURPOSES TO THE COUNTY OF SAN DIEGO SANITATION DISTRICT IN THE DOCUMENT RECORDED FEBRUARY 05, 2021 AS INSTRUMENT NO. 21-91853 OF OFFICIAL RECORDS.
- (F) PROPOSED PRIVATE ROAD AND UTILITY EASEMENT.
- (G) PROPOSED COMMON AREA MAINTENANCE EASEMENT.

CONDOMINIUM NOTES:

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODE, THE MAXIMUM NUMBER OF UNITS IS 17.

ALL BUILDINGS ARE EXISTING



LEGEND

SYMBOL:	DESCRIPTION:
R/W	RIGHT-OF-WAY
P	BOUNDARY
- - - - -	EASEMENTS
=>=>=>	EXISTING D-75 BROW DITCH
	EXISTING BUILDING
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN CLEANOUT
S-S-S	EXISTING 8" PVC SEWER MAIN
W	EXISTING 12" PVC WATER MAIN
	EXISTING STORM DRAIN
	EXISTING 16" PCC DRIVEWAY
	EXISTING 6" CURB AND GUTTER
	PROPOSED HOA MAINTAINED COMMON AREAS
	PROPOSED RELINQUISHMENT OF ACCESS

SOLAR ACCESS STATEMENT:

ALL UNITS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS TO EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

STREET LIGHT STATEMENT:

THE SUBDIVIDER INTENDS TO COMPLY WITH, THE STREET LIGHT REQUIREMENTS AS SPECIFIED IN THE COUNTY STANDARDS. THIS SUBDIVISION IS PROPOSING ONLY PRIVATE STREETS.

PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT.

SITE ADDRESS:

3087 HONEY HILL RANCH
ROAD ALPINE, CA 91901

APPLICANT/OWNER:

GREGG ROBERT HAMANN AND DEBRA LEE HAMANN, AS TRUSTEES UNDER THE HONEY HILL RANCH LP, A CALIFORNIA LIMITED PARTNERSHIP AS TO AN UNDIVIDED 50% INTEREST AND GREGORY BROWN AS TRUSTEE OF ALPINE RANCH ESTATES 2012 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50%, AS TENANTS IN COMMON.

1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

GREG BROWN

DATE

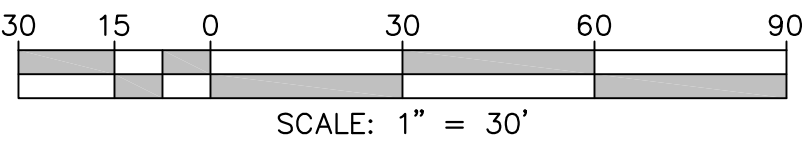
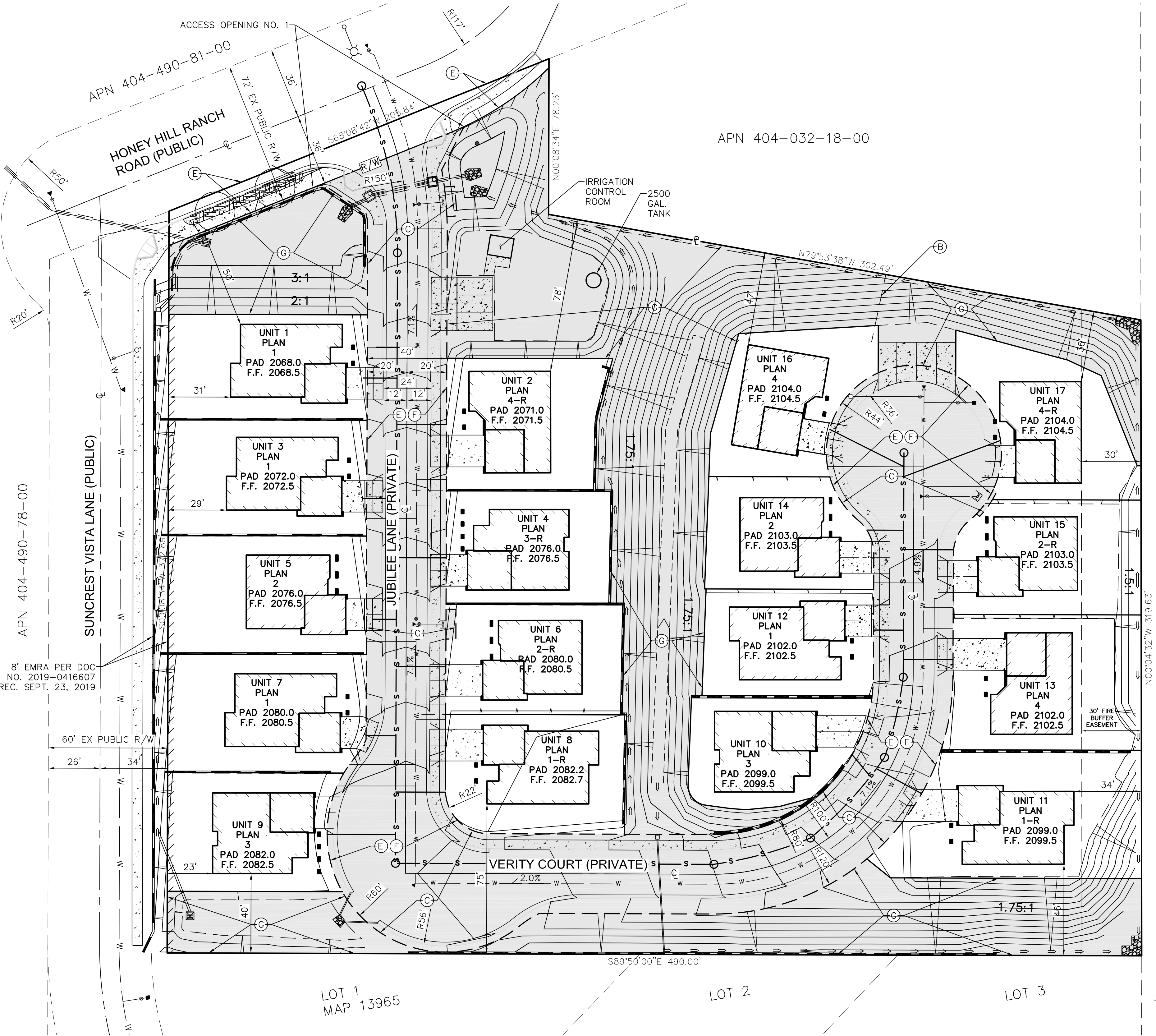
GREGG ROBERT HAMANN

DATE

SDC PDS RCVD 10-26-23
TM5650

ENGINEER OF WORK:

WALLACE M. BERON, RCE 27697 DATE
ALPINE ENGINEERING
P.O. BOX 2155
ALPINE, CA 91903
(619) 445-2024



**Attachment B – Form of Decision Approving
PDS2023-TM-5650**

Hearing Date: September 20, 2024

RESOLUTION OF SAN DIEGO COUNTY)
 CONDITIONALLY APPROVING)
 TENTATIVE MAP NO. PDS2023-TM-5650)

WHEREAS, Tentative Map No. PDS2023-TM-5650 proposing the division of property located at Honey Hill Ranch Road and generally described as:

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO (APN: 404-032-73)

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on February 9, 2023; and

WHEREAS, on September 20, 2024, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE BOARD OF SUPERVISORS AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY (AND, WHERE SPECIFICALLY, INDICATED, SHALL ALSO BE COMPLIED WITH PRIOR TO APPROVAL OF ANY PLANS, AND ISSUANCE OF ANY GRADING OR OTHER PERMITS AS SPECIFIED):

Board of Supervisors on June 16, 2000, and filed with the Clerk, as Document No. 740858(a) (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are hereby waived:**

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications revised September 2021.
- (2) Standard Condition 22: Said conditions apply to a septic sewer system. The project proposes to use a public sewer system.
- (3) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
- (4) Standard Condition 24: Said condition applies to projects outside the boundaries of a fire protection agency. This project is within the Alpine Fire Protection Districts service area.

30. **GEN#1 - COST RECOVERY**

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

31. **ROADS#1– RELINQUISH ACCESS**

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

- a. Relinquish access rights onto ***Honey Hill Ranch Road***. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the single access point for the private road, ***Jubilee Lane***, is permitted along ***Honey Hill Ranch Road***.

- b. Relinquish access rights onto **Suncrest Vista Lane**, a County-maintained public road, along the frontage of APN 404-032-73-00.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall prepare the Final Map and present it to [PDS, LDR] for review. **TIMING:** With the approval of the Final Map, the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Parcel Map.

32. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. Seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following: Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County. **DOCUMENTATION:** The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map execution of the agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

33. PLN#1–CONDO CONVERSION NOTICES [PDS, FEE]

INTENT: In order to comply with State Public Noticing requirements for Condominium (Condo) Conversions, the residents shall be given proper notice of the proposed condo conversion. **DESCRIPTION OF REQUIREMENT:** Each of the tenants of the proposed condominium shall be given the following notices:

- a. 180 days written notice of intention to convert before termination of tenancy due to the conversion or proposed conversion,
- b. Notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives written notice of his/her intention not to exercise the right; and

- c. A 10 days written notification that an application for a public report will be or has been submitted to the Department of Real Estate and that such report will be available on request.

DOCUMENTATION: The applicant shall submit to the [PDS, PCC] a signed statement that states that the required notices were given, or will be given to each resident at the time indicated above. Provide copies of the notices and the statement to the [PDS, PCC] for review and approval. **TIMING:** Prior to the recordation of the Map the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

33. **PLN#1–CONDO CONVERSION NOTICES [PDS, FEE]**

INTENT: In order to comply with State Public Noticing requirements for Condominium (Condo) Conversions, the residents shall be given proper notice of the proposed condo conversion. **DESCRIPTION OF REQUIREMENT:** Each of the tenants of the proposed condominium shall be given the following notices:

- a. 180 days written notice of intention to convert before termination of tenancy due to the conversion or proposed conversion,
- b. Notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives written notice of his/her intention not to exercise the right; and
- c. A 10 days written notification that an application for a public report will be or has been submitted to the Department of Real Estate and that such report will be available on request.

DOCUMENTATION: The applicant shall submit to the [PDS, PCC] a signed statement that states that the required notices were given, or will be given to each resident at the time indicated above. Provide copies of the notices and the statement to the [PDS, PCC] for review and approval. **TIMING:** Prior to the approval of the map, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition

34. **PLN#2–CONDO COMPLIANCE INSPECTION [PDS, FEE]**

INTENT: In order to ensure that the proposed condominium conversion complies with current building, plumbing, electrical, mechanical, and fire codes pursuant to the County Subdivision Ordinance Section 81.105.b.2, a compliance inspection shall be completed. **DESCRIPTION OF REQUIREMENT:** A building and site

compliance survey shall be performed to determine that the buildings and site comply with the following criteria:

- a. That all structures on the site are in conformance with the provisions of the Building, Plumbing, Electrical, Mechanical and Fire Codes as they were modified and in effect in San Diego County at the time the structures were constructed. In addition; pursuant to [County Subdivision Ordinance SEC 81.110.b.2](#), the project must install and meet the provisions of said Codes that are currently in effect, as it pertains to the following items: Interior fire sprinklers, smoke detectors, railings, guardrails, and handrails.
- c. Provide an individual gas and/or electric metering system for each unit.

DOCUMENTATION: The applicant shall apply for a compliance survey with the [PDS, BD], and pay all applicable inspection fees. Upon approval of the compliance survey, the applicant shall submit the approved inspections record to the [PDS, PCC] for review and approval. **TIMING:** Prior to the approval of the map, the applicant shall comply with this condition. **MONITORING:** The [PDS, BI] shall perform the compliance inspection to ensure that the project's buildings and site comply with this condition. The [PDS, PCC] shall review the building inspection records and any additional evidence for compliance with this condition.

35. PLN#3—CONDO CONVERSION GENERAL [PDS, FEE]

INTENT: In order to ensure that the proposed condominium conversion complies with the required Zoning for the Parcel as it relates to the residential density of 5.3 dwelling units per acre, the following notice shall be placed on the Final Map.

DESCRIPTION OF REQUIREMENT: A certification by the engineer of record shall be placed on the Final Map indicating that a maximum of 17 residential units will be constructed. **DOCUMENTATION:** The applicant shall prepare the Final Map with the above referenced statement. **TIMING:** Prior to the approval of the Final Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall verify that the Tentative Map has the required density statement pursuant to this condition.

36. FIRE#1—DEFENSIBLE SPACE MAINTENANCE

INTENT: To ensure that a defensible space fire buffer is maintained to the satisfaction of the Alpine Fire Protection District **DESCRIPTION OF**

REQUIREMENT: A defensible space fire buffer shall be maintained to the satisfaction of the Alpine Fire Protection District **DOCUMENTATION:** The Alpine Fire District will submit documentation that confirms that the Grossmont Union High School District is maintaining defensible space on the parcel of land adjacent to the subject condominium conversion. **TIMING:** Prior to approval of the Final Map. **MONITORING:** The Alpine Fire District is responsible for enforcement of this condition.

35. PLN#4–COMMON AREA MAINTENANCE AGREEMENT [PDS, FEE]

INTENT: To ensure that the common areas are maintained, the applicant shall assume responsibility of the common areas. **DESCRIPTION OF**

REQUIREMENT: A maintenance agreement shall be executed that indicates the following:

- a. The permittee and all persons, firms or corporations, owning the property subject to this Tentative Map at the time of the recording and/or owning a condominium interest after the conversion of the seventeen detached single-unit apartments, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair all common open space, drainage facilities, private streets and improvements shown on the map primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said open space, drainage facilities, private streets and improvements until such time as the operation and maintenance of said open space, facilities, streets and improvements are assured by some public agency, district, corporation or legal entity approved by the Board of Supervisors.
- b. The maintenance and operation of said open space, drainage facilities, private streets and improvements shall be assured by the granting of an undivided interest in said open space, drainage facilities, private streets and improvements to purchasers of each condominium interest in said development and inclusion in the deeds conveying said individual units of provisions, such as covenants running with the land, requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of legal entity with the right to assess all owners, in the costs of maintenance and operation of said facilities and improvements, or be assured by some other device creating a legal entity capable of maintaining and operating said open space, drainage facilities, private streets and improvements and providing for the participation by the owners of all condominium interests in cost of maintenance and operation of the enforcement of such participation.

DOCUMENTATION: The applicant shall sign the maintenance agreement to the satisfaction of the Director of DPW. **TIMING:** Prior to approval of the map the agreement shall be executed and indicated on the map. **MONITORING:** The [PDS] shall review the executed agreement and the map for compliance with this condition.

ONGOING: *(The following conditions shall apply during the term of this permit).*

36. ROADS#2–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards,

an unobstructed sight distance shall be maintained for the life of this permit.

DESCRIPTION OF REQUIREMENT:

- a. There shall be a minimum unobstructed sight distance of one hundred seventy-five feet (175') looking northeastward (for westbound traffic along Honey Hill Ranch Road) to the T-intersection with Alpine Boulevard along **Honey Hill Ranch Road** from the private easement road, Jubilee Lane for the life of this permit.
- b. There shall be a minimum unobstructed sight distance of one hundred forty-five feet (145') looking southwestward (for eastbound traffic along Honey Hill Ranch Road) to the T-intersection with Suncrest Vista Lane along **Honey Hill Ranch Road** to the end of the County Maintained Road, from the private easement road, Jubilee Lane for the life of this permit.

DOCUMENTATION: A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Compliance Division] is responsible for compliance of this permit.

37. STRMWTR#2–SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the General Commercial Land Use Designation within the Alpine Community Plan because it proposes a subdivision of land and future development will be subject to comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;

2. The Tentative Map is consistent with the Zoning Ordinance because it proposes a one lot subdivision with 17 existing residential units for a condominium conversion upon approval of TM-5650;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Alpine Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the subdivision because a Preliminary Grading Plan was prepared and demonstrates compliance with drainage and stormwater requirements, and is located near existing infrastructure and development;
5. The site is physically suitable for the proposed subdivision because all public facilities are available to serve the subdivision. The project has received service availability forms for water, sewer, schools and fire. Also, the project has a private driveway which provides access to Holly Hill Ranch Road.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon CEQA Section 15301(k) the findings of the Notice Exemption on file with Planning & Development Services (PDS2023-ER-23-15-002), dated August 23, 2024;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the San Diego County Sanitation sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the

public service needs of County residents and fiscal and environmental resources;
and

11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

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

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board

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

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

https://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf

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

DRAINAGE COMPLIANCE NOTICE: The project shall comply with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010.

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to Section 87.201 of the County Grading Ordinance.

CONSTRUCTION PERMIT REQUIRED: A Construction Permit (and possibly an Encroachment Permit) are required for any and all work within the County right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County requirements. In addition, before trimming, removing, or planting

trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

EXCAVATION MORATORIUM NOTICE: Department of Public Works policy prohibits trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three (3) years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties. The owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

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

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Commissioner of the County of San Diego, State of California, at a regular meeting held on this ____ day of _____, in Planning & Development Service County Operations Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

**Attachment C – Approved Site Plan Decision
PDS2015-STP-15-013**



May 02, 2018 04:14 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$0.00 (SB2 Atkins: \$0.00)

PAGES: 23

Recording requested by and for the benefit)
of the County of San Diego, Planning &)
Development Services)

Return to: County of San Diego)
Planning & Development Services)
Mail Station O650)
5510 Overland Avenue, Suite 110)
San Diego, CA 92123)
Attention: Don Kraft)

(No Transfer Tax Due)

(Above Space For Recorder's Use)

Site Plan Permit PDS2015-STP-15-013
ISSUED BY COUNTY OF SAN DIEGO

The Director of Planning Development Services of the County of San Diego on August 31, 2017 hereby grants Site Plan Permit PDS2015-STP-15-013 subject to the terms and conditions listed below, relating to that real property located in the County of San Diego, California, more particularly described as follows:

“See Exhibit A”

The Zoning Ordinance of the County of San Diego requires that this Site Plan Permit be recorded with the San Diego County Recorder, and provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this Site Plan Permit. (Zon. Ord. § 7019.)

The undersigned Owners of the property subject to this Site Plan Permit hereby agree, for themselves and their successors, to perform and at all times comply with all terms and conditions specified herein.

OWNER



Honey Hill Ranch LP
Matthew Jones, Partner

4/11/18

Date:

(Attach California All Purpose Acknowledgement

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST QUARTER DISTANT ALONG SAID CENTER LINE NORTH $00^{\circ} 11' 33''$ WEST 797.30 FEET FROM THE SOUTHERLY EXTREMITY OF SAID CENTER LINE; THENCE NORTH $89^{\circ} 57' 57''$ EAST, 60.00 FEET TO THE TRUE POINT OF BEGINNING IN A LINE WHICH IS PARALLEL WITH AND 60.00 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM SAID NORTH AND SOUTH CENTER LINE; THENCE ALONG SAID PARALLEL LINE NORTH $00^{\circ} 11' 33''$ WEST 372.70 FEET MORE OR LESS TO A POINT IN THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF THE COUNTY ROAD KNOWN AS ROAD SURVEY NO. 582; THENCE ALONG SAID SOUTHEASTERLY LINE NORTH $67^{\circ} 50' 20''$ EAST 206.07 FEET; THENCE SOUTH $00^{\circ} 11' 33''$ EAST 78.23 FEET; THENCE SOUTH $80^{\circ} 02' 09''$ EAST 303.66 FEET (RECORD 303.69 FEET) TO THE EASTERLY LINE OF THE WESTERLY 550 FEET OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID EASTERLY LINE SOUTH $00^{\circ} 11' 33''$ EAST 319.38 FEET MORE OR LESS TO A LINE WHICH BEARS NORTH $89^{\circ} 57' 57''$ EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH $89^{\circ} 57' 57''$ WEST 490.00 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NO. 404-032-73



County of San Diego

MARK WARDLAW
DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

August 31, 2017

PERMITEE:	Phoebe Hamann Jones and the Gregg Hamann Family Trust
SITE PLAN NO.:	PDS2015-STP-15-013
E.R. NUMBER:	PDS2015-ER-15-15-001
PROPERTY:	3087 Honey Hill Ranch Road
APN:	404-032-73

FORM OF DECISION

This Site Plan for compliance with the "B" special area designator for community design review pursuant to the Alpine Design Review Guidelines consists of thirteen sheets including plot plan, floor plans and elevations dated August 24, 2017 and a Conceptual Landscape Plan dated August 24, 2017. This permit authorizes 17 single family residential homes pursuant to Section 2340 of the Zoning Ordinance.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan dated August 24, 2017 consisting of four sheets. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on the plans, shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

SITE PLAN EXPIRATION: This Site Plan expires on **August 31, 2019** (two years from the date of approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration). If construction or use of the property in reliance on a Site Plan approval has not commenced within the two year period, said period may be extended by the Director of Planning & Development Services at any time prior to the original expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

SPECIFIC CONDITIONS: Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. GEN#1–COST RECOVERY

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

2. GEN#2–RECORDATION OF DECISION

INTENT: In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

3. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate landscaping that provides screening and addresses community character, and to comply with the B Designator, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the State's Model Water Efficient Landscape Ordinance (MWELO) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the States MWELO. Upon the effective date of the Ordinance, the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWELO, the COSD Parking Design Manual, the COSD Grading Ordinance, the Alpine Design Guidelines, The Alpine Design Review Checklist and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Off-street Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: The State's MWELO can be found at: <https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=%28sc.Default%29>.
- j. Per the Alpine Design Review Checklist, Section 29, page 5, chain link fencing is not permitted. Remove and replace the proposed 5' black vinyl chain link fencing from both the plan and details.

- k. Clearly show, dimension and label the right-of-way lines. Move all street trees behind the right-of-way lines.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

GRADING PERMIT: (Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits).

4. **PLN#1–PLAN CONFORMANCE**

INTENT: In order to implement the required mitigation measures for the project, the required Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: archaeological monitoring and temporary construction noise measures. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

5. **HAZ#1–STRUCTURE REMOVAL [PDS, FEE]**

INTENT: In order to allow for the implementation of the Site Plan, the structures on site shall be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The single family residences and accessory structures located on-site as shown on the approved Plot Plan, shall be removed or demolished. A Demolition Permit shall be obtained from [PDS BD]. Compliance with conditions 6 and 7 to determine the presence or absence of Lead Based Paints and/or Asbestos shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure(s). **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

6. HAZ#2-LEAD SURVEY [PDS, FEE X 2]

INTENT: In order to avoid hazards associated with Lead Based Paint (LBP) and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structures on site shall be surveyed for the presence of Lead Based Paint (LBP) because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A survey shall be performed before the removal or demolition of the single family residences and accessory structures located on-site as shown on the approved Plot Plan. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

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

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [PDS, PCC], which certifies that there was no presence of Lead Based Paint Material, or that there was LBD present and all lead containing materials have been remediated pursuant to code sections referenced above. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits, the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the report and any additional evidence for compliance with this condition.

7. HAZ#3-ASBESTOS SURVEY [PDS, FEE X 2]

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs), and to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the structure(s) on site shall be surveyed for the presence of ACMs because the structures were built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) of the single family residences and accessory structures located on-site as shown on the approved Plot Plan:

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

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

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

BUILDING PERMIT: (Prior to approval of any building plan and the issuance of any building permit).

8. NOISE#1–INTERIOR NOISE STUDY [PDS, FEE X 1]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2), and as evaluated in the County of San Diego Noise Guidelines for Determining Significance an interior noise report must be submitted to demonstrate future noise exposure of land uses for sensitive receptors are below levels of significance. **DESCRIPTION OF REQUIREMENT:** All habitable residential units shall comply with the following:

- a. A County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **residential dwelling** units will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Alpine Boulevard and Interstate 8. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- b. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before subsequent approval of any future building permit.

DOCUMENTATION: The applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures. **TIMING:** Prior to the approval of any building plans and the issuance of any building

permits for all habitable units, and as referenced within the Noise Report prepared by Eilar Associates, the requirements of this condition shall be completed. **MONITORING:** The [PDS, BD] shall route the building plans and noise analysis to the [PDS, PCC] for review. The [PDS, PCC] shall review the acoustical analysis and building plans for compliance with this condition, and make any recommendations that shall be implemented on the proposed building plans. The [PDS, BPPR], shall verify that the building plans comply with this condition and the recommendations of [PDS, PCC].

9. **NOISE#2–NOISE REQUIREMENTS NSLU EXTERIOR [PDS, FEE X3]**

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2), and to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the County Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and incorporated into the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be shown on the building plans and made conditions of its issuance: Six-foot high noise barriers would be required on Units 1, 10 and 14 (refer to Figure 7 and Section 2.2.2.1 Exterior in the noise report for details) to reduce outdoor areas to 65 dBA and below. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

10. **ROADS#1–CENTERLINE REVIEW**

INTENT: In order to promote orderly development and to comply with the Centerline Ordinance 9974, Section 51.300, frontage improvements will be required. [PDS, LDR] **DESCRIPTION OF REQUIREMENT:** This project is subject to the Centerline Ordinance (unless otherwise noted per Sec. 51.305(b)). *The applicant must initiate the centerline review process with the Building Official in the Department of Planning and Development Services (PDS) as early as possible in order to coordinate requirements and processing time, and to determine if review is required by PDS Land Development.* Requirements may include, but are not limited to granting of right-of-way, irrevocable offers of dedication, relinquishment of access rights, traffic striping, installation of curb, gutter, & sidewalk, road widening, street lights, drainage facilities, no-parking restrictions, and undergrounding of utility distribution facilities along the project frontages, and offsite road improvements from the project to the nearest publicly maintained road. **TIMING:** Prior to approval of any building permits, the centerline review shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the centerline conditions and County Standards.

11. **ROADS#2–ROAD DEDICATION**

INTENT: In order to promote orderly development and to comply with the Centerline Ordinance Section 51.510, and the County Public Road Standards, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-six feet (36') from centerline, plus slope

rights and drainage easements for Honey Hill Ranch Road along the frontage of the project.

- a. Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-six feet (36') from centerline for **Honey Hill Ranch Road** in accordance with Public Road Standards for a Non-Mobility Element Industrial/Commercial Road, plus slope rights and drainage easements along the frontage of the project to the satisfaction of the Director of Planning and Development Services.

The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition

12. **ROADS#3-ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Centerline Ordinance Sec. 51.301 et. al., Honey Hill Ranch Road and Suncrest Vista Lane shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. **Honey Hill Ranch Road**, along the project frontage to a graded half width of thirty-six feet (36') and improved to a half width of twenty-six feet (26') from centerline with AC pavement over approved base and PCC curb, gutter and sidewalk.
- b. **Suncrest Vista Lane**, along the project frontage to a graded half width of twenty-six feet (26') and improved to a half width of sixteen feet (16') from centerline with AC pavement over approved base and PCC curb, gutter and sidewalk.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the PDS Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- d. Process and obtain approval of Improvement Plans to improve Honey Hill Ranch Road and Suncrest Vista Lane.
- e. Provide Secured agreements. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.
- f. Pay all applicable inspection fees with [DPW, PDCI].
- g. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- h. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Alpine Fire Protection District and the [PDS, LDR].
- i. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove, plant or trim shrubs or trees from the Permit Services Section.

TIMING: Prior to issuance of any permit, and prior to use of the premises in reliance of this permit the plans shall be approved and securities must be provided.

MONITORING: The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS before any work can commence.

13. UTILITIES#1–PAVEMENT CUT POLICY

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surfacing, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities.

DESCRIPTION OF REQUIREMENT: All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS LDR] for review. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the letters must be submitted for approval. **MONITORING:** [PDS, LDR] shall review the signed letters to determine compliance with the condition.

14. ROADS#4-ANNEX TO LIGHTING DISTRICT

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the [Centerline Ordinance Section 51.510](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

15. STRMWTR#1-STORMWATER MAINTENANCE DOCUMENTATION

In order to promote orderly development and to comply with the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay any deposit and applicable review fees. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, prior to use of the property in reliance of this permit; execution of the recorded agreements and securities shall be completed. **MONITORING:** The [PDS, LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

16. STRMWTR#2-EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [State Construction General Permit, Order No. 2009-00090-DWQ](#), or subsequent order and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304\(e\)](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall process an Erosion Control Plan and provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to approval of any grading or improvement plan or construction permit, and prior to use of the property in reliance of this permit, the Erosion Control Plan shall be approved and the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the Erosion Control Plan adequately satisfies the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

17. **PLN#2–SITE PLAN IMPLEMENTATION**

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Site Plan plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

18. **LNDSKP#2–CERTIFICATION OF INSTALLATION**

INTENT: In order to provide adequate landscaping that addresses screening and community character, and to comply with the State's Model Water Efficient Landscape Ordinance (MWELO) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the States MWELO. Upon the effective date of the Ordinance, the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWELO, the COSD Parking Design Manual, the COSD Grading ordinance, the Alpine Design Guidelines, the Alpine Design Review Checklist and the requirements of the B Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County

Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

19. NOISE#3-NOISE MEASURES NSLU EXTERIOR [PDS FEE X3]

INTENT: In order to reduce the impacts of traffic noise to the project site and to conform with the County of San Diego General Plan Noise Element Tables N-1 and N-2, and as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans: Six-foot high noise barriers would be required on Units 1, 10 and 14 (refer to Figure 7 and Section 2.2.2.1 Exterior in the noise report for details) to reduce outdoor areas to 65 dBA and below. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise measured shall be installed. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

20. ROADS#2-SIGHT DISTANCE

INTENT: In order to comply with the Design Standards of Section 6.1, Table 5, of the County of San Diego Public Road Standards, an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:** Have a Registered Civil Engineer or a Licensed Land Surveyor provide the following certified signed statement:

"I, _____ (C _____ or LS _____) certify that there is _____ feet of unobstructed intersectional sight distance looking both directions from the project private access road along Honey Hill Ranch Road measured in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. This sight distance exceeds the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification.

I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to occupancy of the first structure built in

association with this permit, and prior to final grading release, or use of the premises in reliance of this permit, and annually after that until the project is completely built, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certification for compliance with this condition.

21. STRMWTR#3-VERIFICATION OF STRUCTURAL BMPs

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., verification of Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Complete a Structural BMP Verification Form as shown in Attachment 4 of the PDP SWQMP. **DOCUMENTATION:** The applicant shall process the Structural BMP Verification Forms with [DPW, PDCI] or [PDS, BLDG]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; execution of the Structural BMP Verification Form shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the Structural BMP Verification Forms for consistency with the condition and County Standards.

22. STRMWTR#4-PROVISION OF STORMWATER DOCUMENTATION TO PROPERTY OWNER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., stormwater documentation shall be provided to property owner. **DESCRIPTION OF REQUIREMENT:** Demonstrate that copies of the following documents are provided to the property owner and initial occupants:

- a. A copy of the project's approved SWQMP (with attached Operation & Maintenance Plan).
- b. A copy of project's recorded Maintenance Notification Agreement and/or Stormwater Facilities Maintenance Agreement and/or Private Road Maintenance Agreement showing the Structural BMPs pertaining to the property.
- c. Sample copies of the following:
 - i. A Letter for Privately Owned Stormwater Treatment Control Best Management Practices Operation and Maintenance Verification.
 - ii. One Operation and Maintenance Verification Form for each type of Private Treatment Control BMP.

DOCUMENTATION: The applicant shall submit a letter stating that the above documentation has been submitted to the property owner and initial occupants. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit; provision of stormwater documents shall be completed. **MONITORING:** The [PDS, LDR] and [DPW, WPP] shall review the letter provided by the applicant for consistency with the condition and County Standards.

ONGOING: *(Upon establishment of use the following conditions shall apply during the term of this permit).*

23. PLN#3–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: improving all parking areas and driveways, installing all required design features, painting all structures with the approved colors and all temporary construction facilities have been removed from the site. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

24. PLN#4–ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The *[PDS, Code Enforcement Division]* is responsible for enforcement of this permit.

25. NOISE#4–ON-GOING SOUND LEVEL COMPLIANCE: [PDS, CODES] [OG]

INTENT: In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the following requirements:

- a. Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404.

- b. All mechanical equipment may incorporate (if needed for noise ordinance compliance) noise reducing measures such as, but not limited to, screen walls, noise barriers, increased setbacks to the property line, placement of equipment behind structures, etc.

DOCUMENTATION: The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

26. ROADS#3-SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.(E) of the County of San Diego Public Road Standards, an unobstructed sight distance shall be maintained for the life of this permit. **DESCRIPTION OF REQUIREMENT:** There shall be a minimum unobstructed sight distance in both directions along **Honey Hill Ranch Road** from the proposed project access road for the life of this permit. **DOCUMENTATION:** A minimum unobstructed sight shall be maintained. The sight distance of adjacent driveways and street openings shall not be adversely affected by this project at any time. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

27. STRMWTR#5-SELF-VERIFICATION OPERATION AND MAINTENANCE LETTER

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., an operation and maintenance verification form for each Structural BMPs shall be completed. **DESCRIPTION OF REQUIREMENT:** Every year the property owner shall receive from the County a BMP Verification Form to be completed for each privately owned Structural BMP. **DOCUMENTATION:** Every year the property owner shall file with the County the completed Structural BMP Verification Form stating the maintenance performed during the reporting period for each privately owned Structural BMP with [DPW, WPP]. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [DPW, WPP] is responsible for compliance of this permit.

.....

MITIGATION MONITORING OR REPORTING PROGRAM (MMRP): Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid

significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.

Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.

Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 8, 9, 19, 25

SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 2340 and 5750 of The Zoning Ordinance because the development is compatible with adjacent land uses and complies with the Alpine Design Review Guidelines.
- b. That the proposed development is compatible with the Alpine Community Plan and Alpine Design Review Guidelines because it focuses development in the Alpine Village while complying with the design standards and architectural character set forth for this area.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.

ORDINANCE COMPLIANCE AND NOTICES: The project is subject to, but not limited to the following County of San Diego, State of California, and US Federal Government, Ordinances, Permits, and Requirements:

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID)

Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

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

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3284, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-

4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

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

NOTICE: The project was found to be "Exempt" (CEQA §15183) from the California Environmental Quality Act (CEQA), therefore no fee is required.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on August 31, 2017.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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

Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Planning Commission in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed 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. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

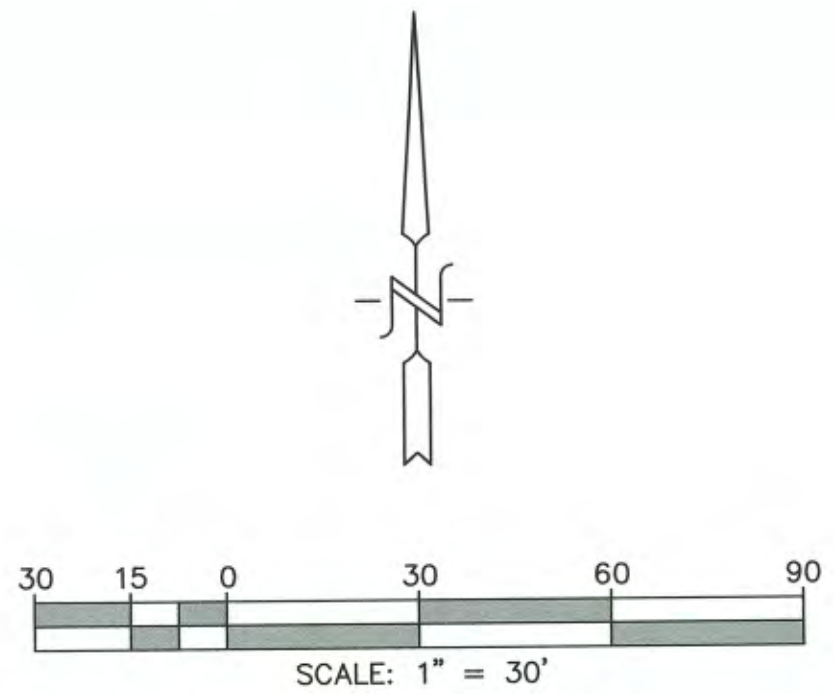
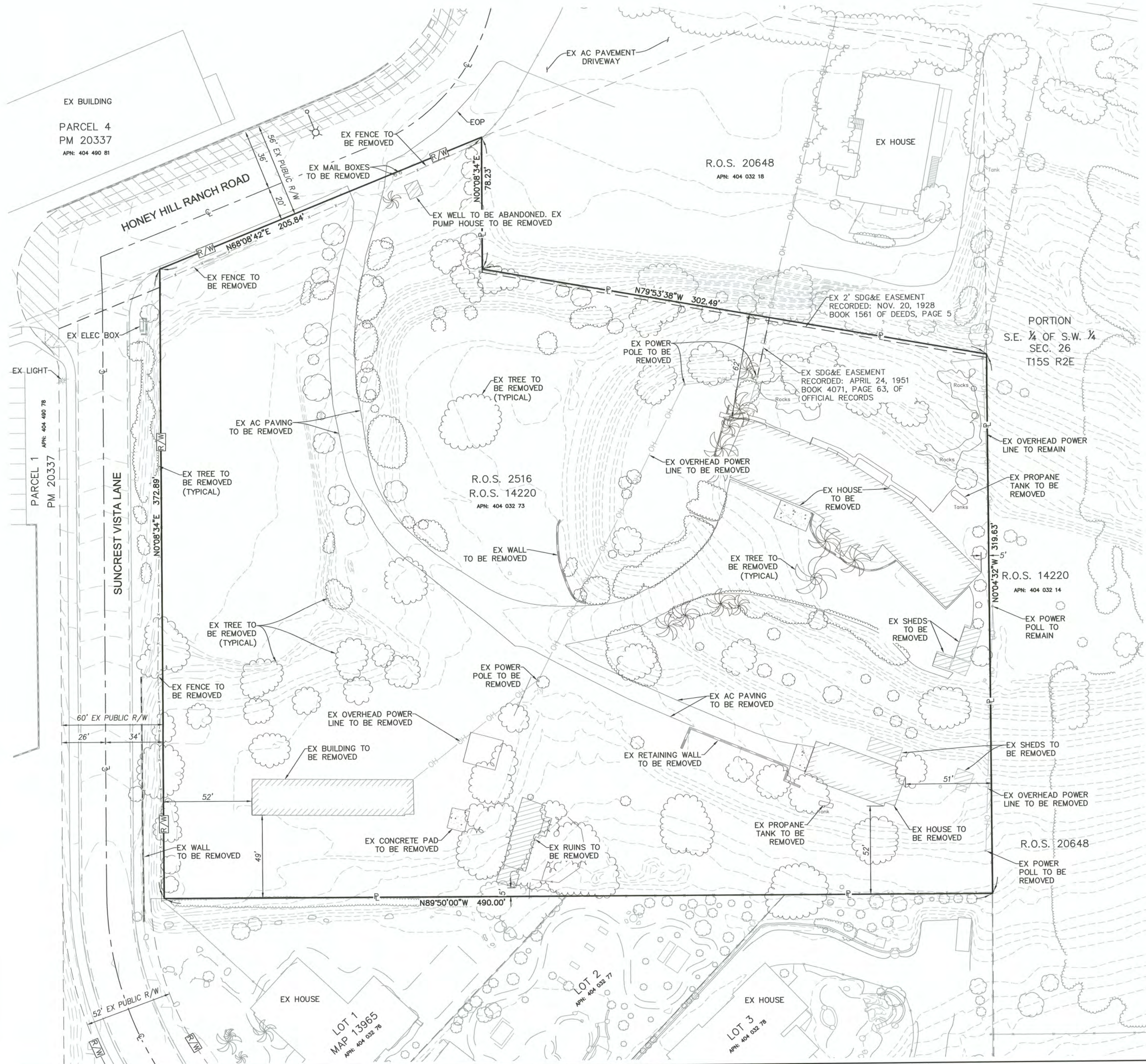
PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY: 
Ashley Smith, Planning Manager
Project Planning Division

cc: Phoebe Hamann Jones and the Gregg Hamann Family Trust, 1000 Pioneer Way, El Cajon, CA 92020
Gregory Brown, 565 N. Magnolia Avenue, El Cajon, CA 92020
REC Consultants, 2442 Second Avenue, San Diego, CA 92101

email cc:
Ken Brazell, Team Leader, Land Development, PDS
Mark Slovic, Group Program Manager, Project Planning, PDS

PLOT PLAN - EXISTING CONDITIONS PLAN
"HONEY HILL RANCH ROAD"
Alpine, County of San Diego, California



APPROVED
AUG 31 2017
PLANNING AND DEVELOPMENT SERVICES

ENGINEER OF WORK



REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

BRUCE A. ROBERTSON
EXPIRES ON 6/30/16

R.C.E. 48529

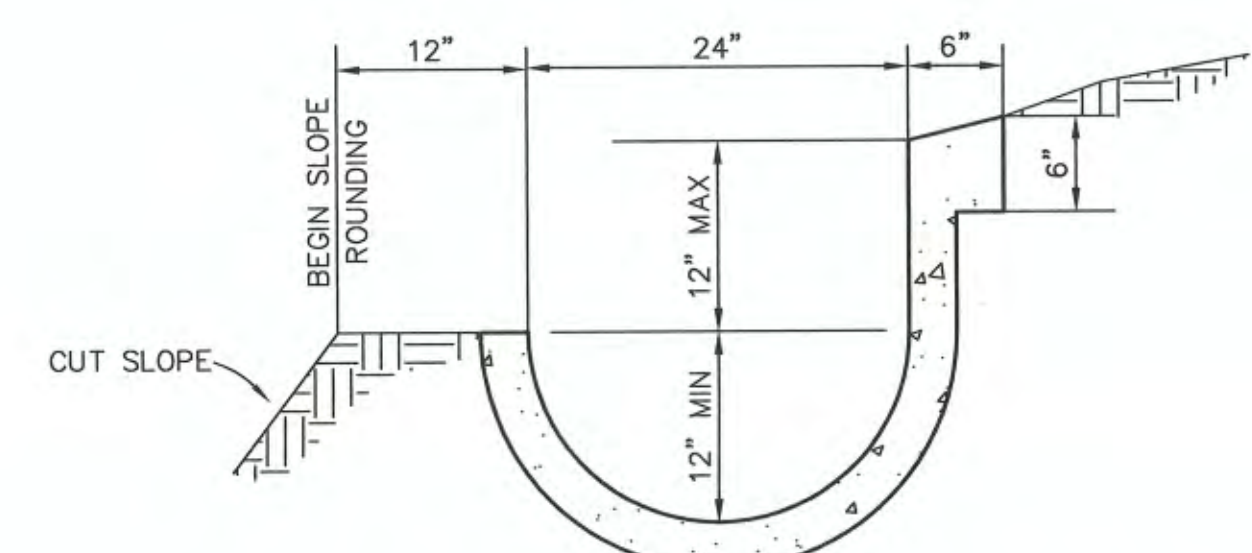
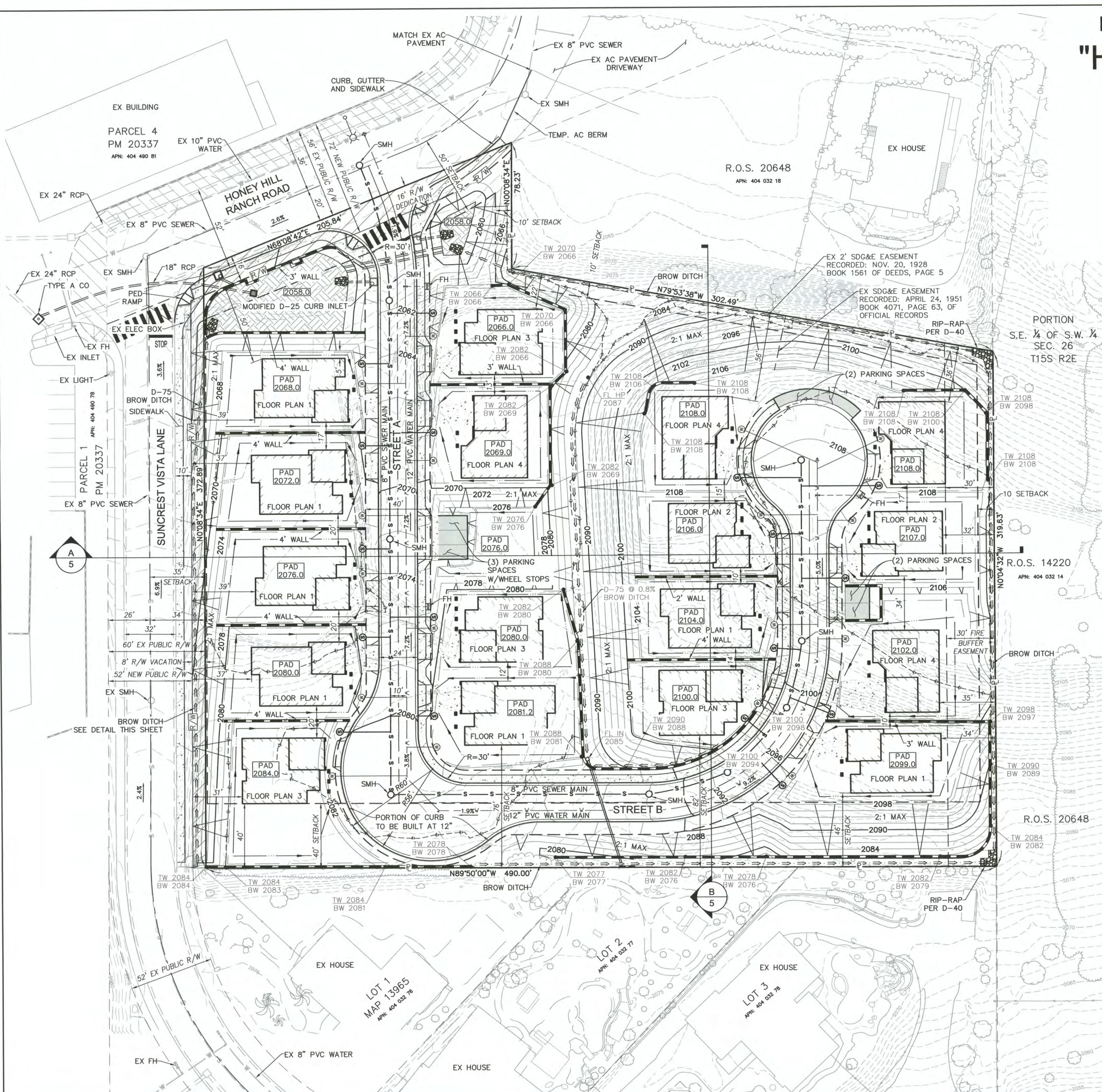
8/22/17
DATE

SHEET TITLE	PROJECT	SHEET	REVISIONS		DATE	APP'D
			NO.	DESCRIPTION		
PLOT PLAN - EXISTING CONDITIONS	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901	2 OF 5 SHEETS				

Civil Engineering - Environmental
Land Surveying
REC
Consultants, Inc.
2442 Second Avenue
San Diego, CA 92101
(619) 232-9200 (619) 232-9210 Fax

DATE: 8-26-14
SCALE: 1" = 30'
DRAWN: JMW
CHECKED: BAR

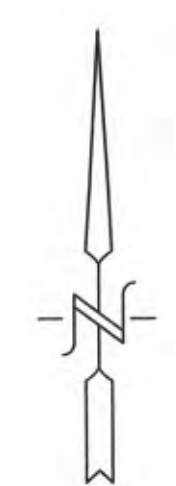
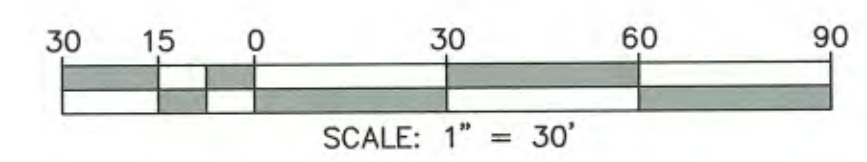
PLOT PLAN - PROPOSED CONDITIONS PLAN
"HONEY HILL RANCH ROAD"
Alpine, County of San Diego, California



TYPICAL BROW DITCH SECTION
NO SCALE

SETBACKS:

SETBACK DESIGNATOR	"G"
FRONT YARD SETBACK	50'
SIDE YARD (INTERIOR)	10'
SIDE YARD (EXTERIOR)	35'
REAR YARD	40'



APPROVED
AUG 31 2017
PLANNING AND DEVELOPMENT SERVICES

ENGINEER OF WORK

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

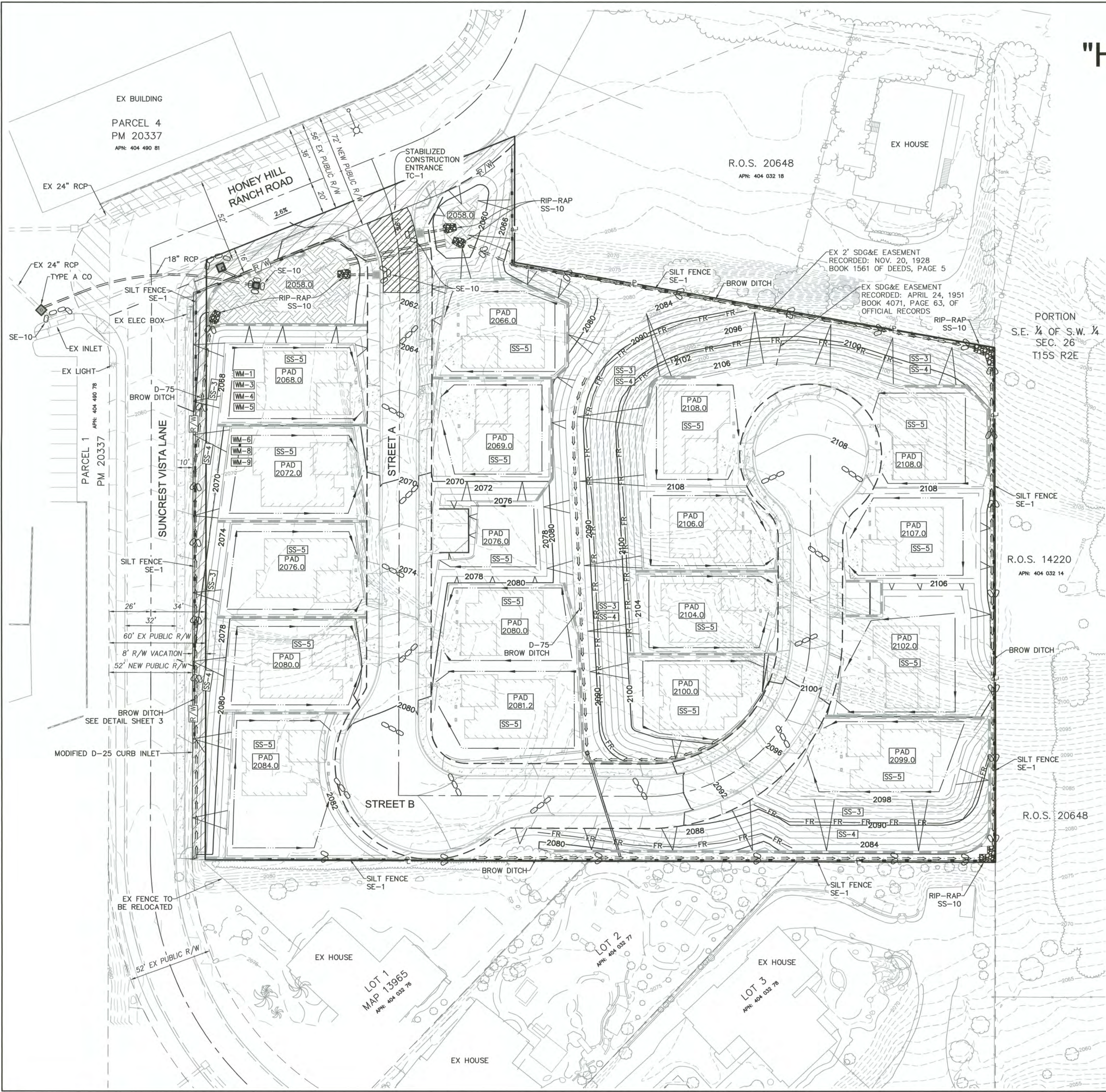
[Signature]
BRUCE A. ROBERTSON
R.C.E. 48529
EXPIRES ON 6/30/16

8/22/17
DATE

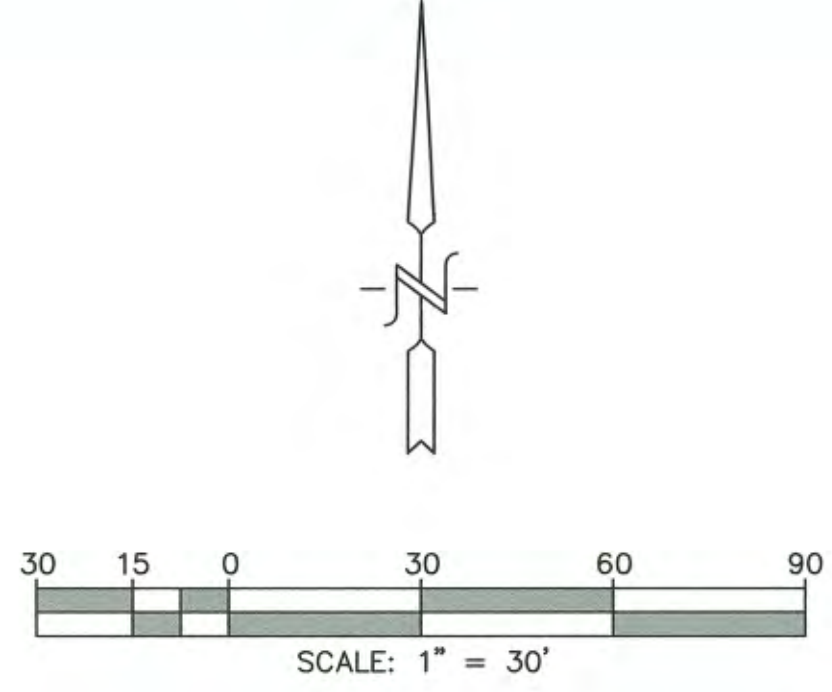


SHEET	SHEET TITLE	PLOT PLAN - PROPOSED CONDITIONS	DATE:	6-26-14	NO.	DESCRIPTION	DATE	APP'D
			SCALE:	1" = 30'				
			DRAWN:	JMW				
			CHECKED:	BAR				
			PROJECT					
HONEY HILL RANCH		<div>Civil Engineering - Environmental Land Surveying</div> <div>REC</div> <div>2442 Second Avenue San Diego, CA 92101 (619)232-9200 (619)232-9210 Fax</div> <div>Consultants, Inc.</div>						
3087 HONEY HILL RANCH ROAD								
ALPINE, CA 91901								
3								
OF 5 SHEETS								

PLOT PLAN - BMP PLAN
"HONEY HILL RANCH ROAD"
Alpine, County of San Diego, California



LEGEND		
ITEM	CALTRANS #	SYMBOL
RIPRAP ENERGY DISSIPATOR	SS-10	
SILT FENCE	SE-1	
STORM DRAIN INLET PROTECTION	SE-10	
GRAVEL BAGS	SE-6, SE-8	
DRAINAGE SWALE		
STABILIZED CONSTRUCTION ENTRANCE	TC-1	
FIBER ROLL:	SE-5	
MATERIAL DELIVERY & STORAGE:	WM-1	
STOCKPILE MANAGEMENT:	WM-3	
SPILL PREVENTION AND CONTROL:	WM-4	
SOLID WASTE MANAGEMENT:	WM-5	
HAZARDOUS WASTE MANAGEMENT:	WM-6	
CONCRETE WASTE MANAGEMENT:	WM-8	
SANITARY WASTE MANAGEMENT:	WM-9	
WATER CONSERVATION PRACTICES:	NS-1	
PAVING AND GRINDING OPERATIONS:	NS-3	
VEHICLE AND EQUIPMENT MAINT.	NS-10	
STREET SWEEPING AND VACUUMING:	SE-7	
HYDRAULIC MULCH:	SS-3	
HYDROSEEDING:	SS-4	
PAD STABILIZATION:	SS-5	



APPROVED
AUG 31 2017
PLANNING AND DEVELOPMENT SERVICES

ENGINEER OF WORK

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

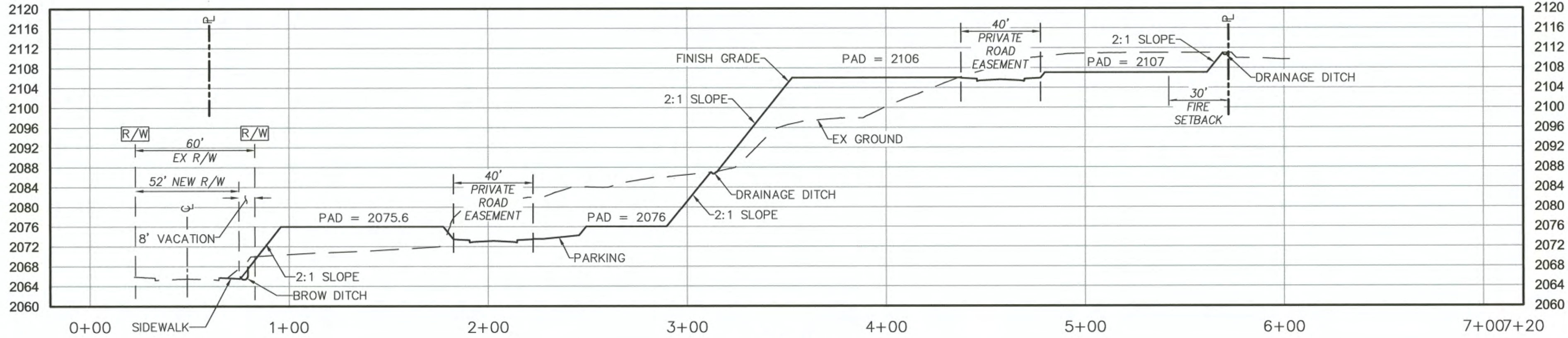
BRUCE A. ROBERTSON
EXPIRES ON 6/30/16

R.C.E. 48529

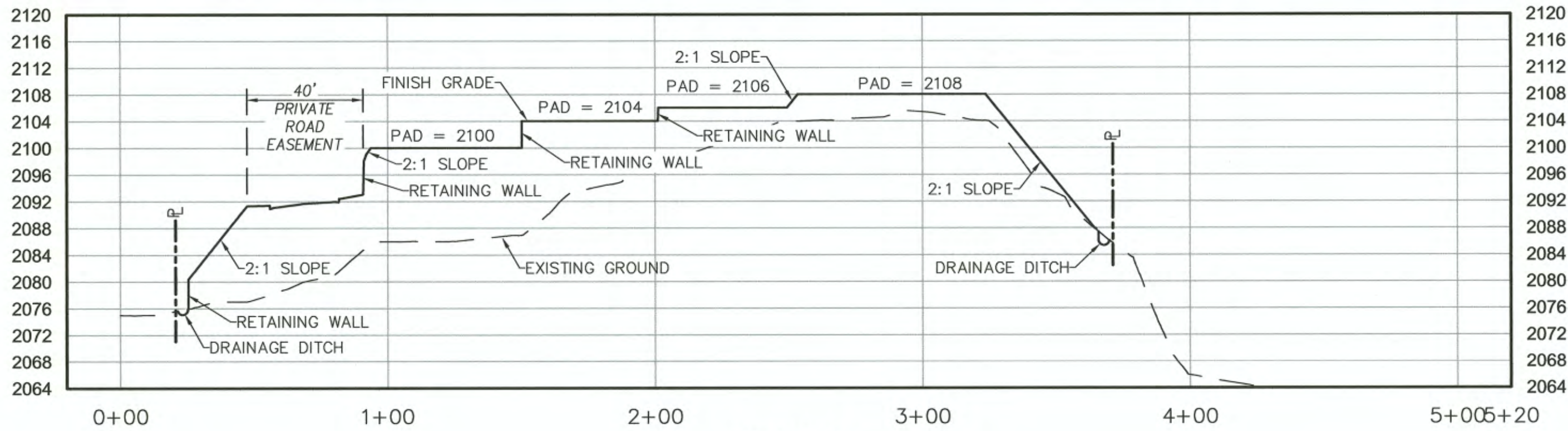
8/22/17
DATE

REVISIONS		DATE	APPD
DESCRIPTION			
NO.			
Civil Engineering - Environmental Land Surveying 2442 Second Avenue San Diego, CA 92101 Consultants, Inc. (619)232-9200 (619)232-9210 Fax			
DATE:	6-26-14		
SCALE:	1" = 30'		
DRAWN:	JMW		
CHECKED:	BAR		
SHEET TITLE	PLOT PLAN - BMP PLAN		
PROJECT	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901		
SHEET	4		
OF 5 SHEETS			

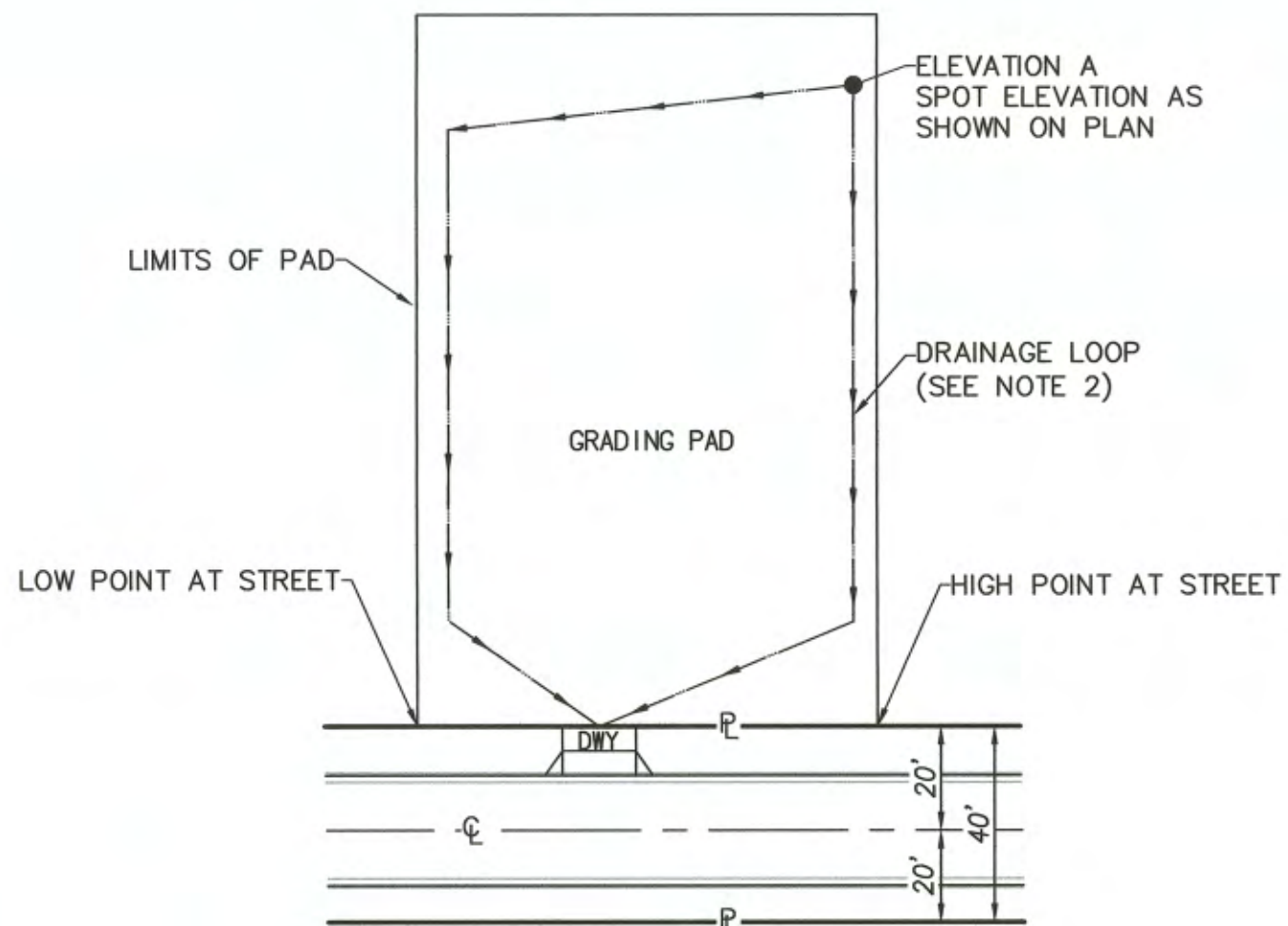
PLOT PLAN - PROPOSED CONDITIONS PLAN
"HONEY HILL RANCH ROAD"
Alpine, County of San Diego, California



SECTION A
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 16'



SECTION B
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 16'



TYPICAL RESIDENTIAL PAD DRAINAGE
NO SCALE

- NOTES:
- ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 - MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 - ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 - ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



ENGINEER OF WORK

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SAN DIEGO, CA 92101
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BRUCE A. ROBERTSON
EXPIRES ON 6/30/16

APPROVED
AUG 31 2017
PLANNING AND DEVELOPMENT SERVICES

NO.	REVISIONS DESCRIPTION	DATE	APP'D

Civil Engineering - Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619) 232-9200 (619) 232-9210 Fax



DATE: 6-26-14
SCALE: 1" = 40'
DRAWN: JMW
CHECKED: BAR

SHEET TITLE: PLOT PLAN - SITE CROSS SECTION
PROJECT: HONEY HILL RANCH
3087 HONEY HILL RANCH ROAD
ALPINE, CA 91901

SHEET
OF 5 SHEETS
5

PRELIMINARY GRADING PLAN
"HONEY HILL RANCH ROAD"
Alpine, County of San Diego, California

GENERAL NOTES:

- COUNTY ASSESSORS PARCEL No. 404-032-7300
- TAX RATE AREA: 51012
- GROSS AREA = 4.17 ACRES, NET AREA = 3.22 ± ACRES
- NUMBER OF UNITS = 17
- MINIMUM LOT SIZE: 05 AC
- TOPOGRAPHY OBTAINED FROM SAN-LO AERIAL SURVEYS DATED: 12-21-04 AND FIELD SURVEY BY REC CONSULTANTS ON 10-21-13
- SEWER SERVICE: SAN DIEGO COUNTY SANITATION DISTRICT
- WATER SERVICE: HELIX WATER DISTRICT
- FIRE PROTECTION SERVICE: ALPINE FIRE PROTECTION DISTRICT
- STREET LIGHTING: PRIVATE SERVICE
- ALL STREETS TO BE PRIVATE.

LEGAL DESCRIPTION

BEING A SUBDIVISION OF PORTIONS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

FOR COMPLETE METES AND BOUNDS LEGAL DESCRIPTION OF THE BOUNDARY OF THIS SUBDIVISION, SEE CERTIFIED TITLE COMPANY DESCRIPTION AND REPORT ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-734393-SD, DATED MAY 31, 2015.

EASEMENTS NOTES

- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO CONSOLIDATED GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED NOVEMBER 20, 1928 AS BOOK 1561 OF DEEDS, PAGE 5, OFFICIAL RECORDS.
- EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES TO SAN DIEGO GAS & ELECTRIC COMPANY, A CORPORATION, RECORDED APRIL 24, 1951, BOOK 4071, PAGE 63, OFFICIAL RECORDS.
- PROPOSED PRIVATE ROAD AND UTILITY EASEMENT, GRANTED PER SEPARATE DOCUMENT.
- PROPOSED NOISE PROTECTION EASEMENT, GRANTED PER SEPARATE DOCUMENT.
- PROPOSED PORTION OF HONEY HILL RANCH ROAD DEDICATED PER SEPARATE DOCUMENT.
- PROPOSED STREET VACATION, GRANTED PER SEPARATE DOCUMENT.

PLAN NOTE:

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 VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY

GRADING QUANTITIES:

CUT	21,000 CY
FILL	21,000 CY
EXPORT	NONE CY

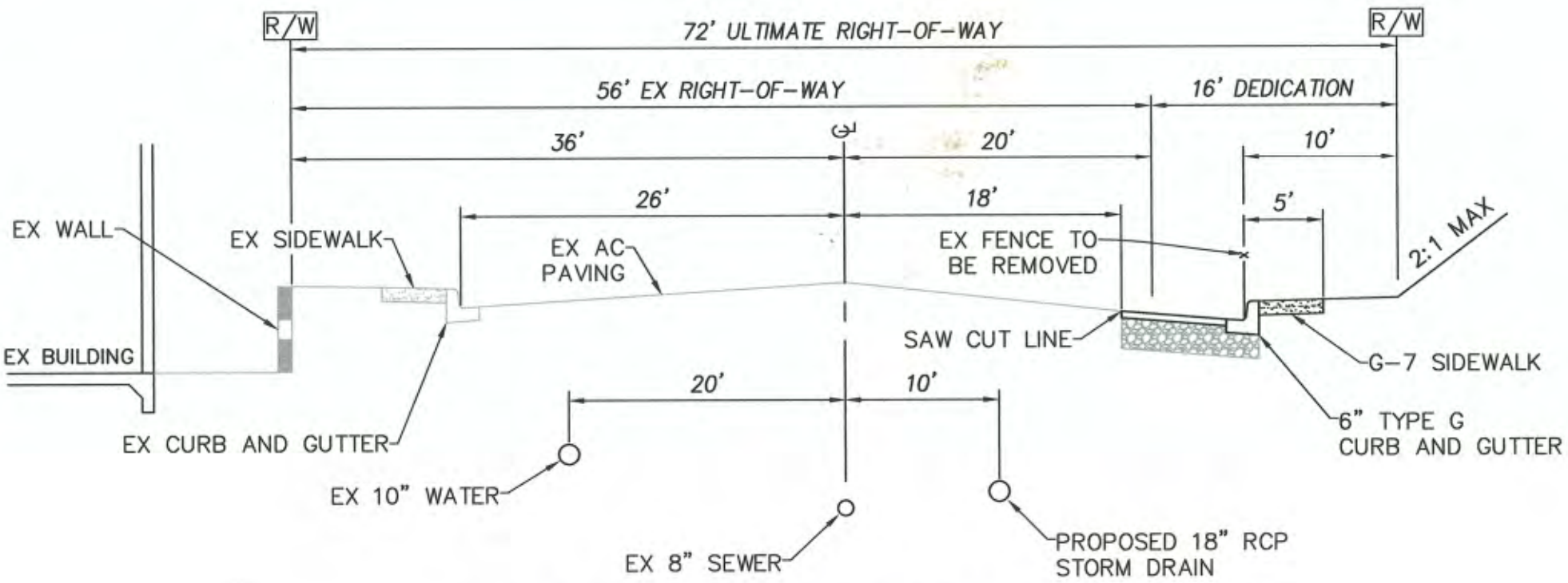
REQUIRED PARKING TABLE:

DESCRIPTION	QTY	TOTAL
No OF UNITS	17	34
RECREATION CENTER	N/A	0
BICYCLE PARKING	N/A	0
TOTAL REQUIRED SPACES		34
GARAGE SPACES PROVIDED	34	
GUEST PARKING PROVIDED	7	
TOTAL SPACES PROVIDED	41	



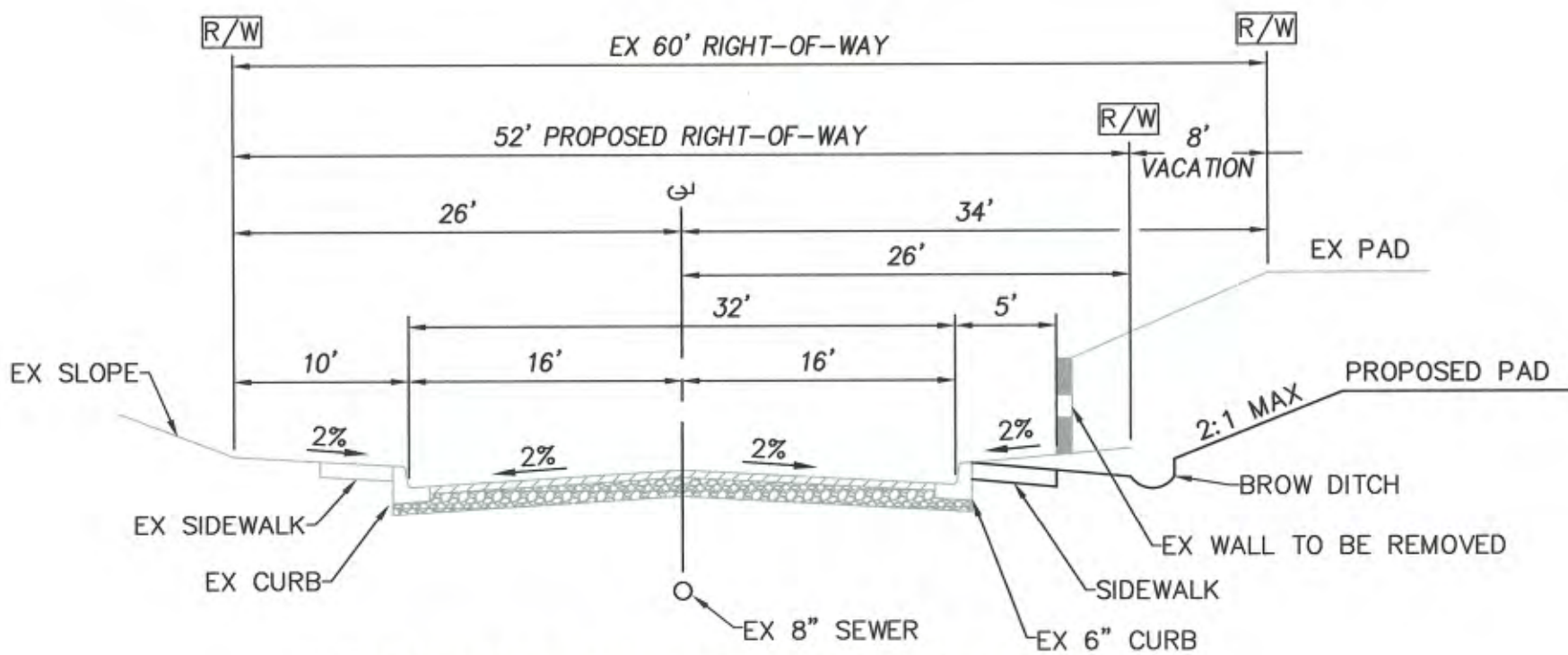
VICINITY MAP

NOT TO SCALE



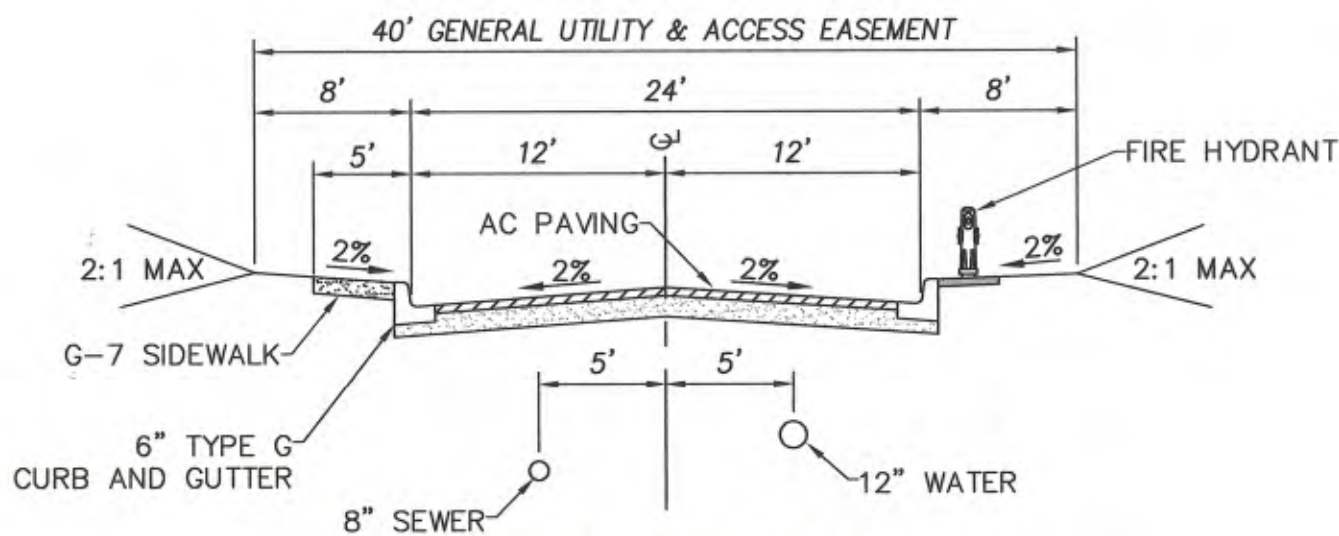
HONEY HILL RANCH ROAD SECTION

NTS



SUNCREST VISTA LANE SECTION

NTS



PRIVATE STREETS 'A' & 'B'

NTS

LEGEND

PROPOSED:

SYMBOL:	DESCRIPTION:
	RIGHT-OF-WAY
	BOUNDARY
	EASEMENTS
	RELINQUISH ACCESS TO HONEY HILL RANCH RD AND SUNCREST VISTA LANE
	PROPOSED D-75 BROW DITCH
	PROPOSED RETAINING WALL
	PROPOSED BUILDING
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN CLEANOUT
	PROPOSED MODIFIED D-25 CURB INLET (SEE DETAIL SHEET 3)
	PROPOSED 8" PVC SEWER MAIN
	PROPOSED 12" PVC WATER MAIN
	PROPOSED STORM DRAIN
	PROPOSED 16" PCC DRIVEWAY
	PROPOSED 6" CURB AND GUTTER

EXISTING:

SYMBOL:	DESCRIPTION:
	EXIST FH
	EXIST CONTOUR
	EX POWER POLE
	EX STREET LIGHT
	EX PVC SEWER MAIN (SIZE AS SHOWN)
	EX PVC WATER MAIN (SIZE AS SHOWN)
	EX STORM DRAIN (SIZE AS SHOWN)

SEE TYPICAL PAD DRAINAGE DETAIL - SHEET 4

SITE ADDRESS:

3087 HONEY HILL RANCH
ROAD ALPINE, CA 91901

APPLICANT/OWNER:

GREGG ROBERT HAMANN AND DEBRA LEE HAMANN, AS CO-TRUSTEES UNDER THE GREGG HAMANN FAMILY TRUST DATED APRIL 25, 1986, AS AMENDED, AS TO AN UNDIVIDED ONE-HALF INTEREST, AND MATTHEW PHILLIP JONES AND PHOEBE HAMANN JONES, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED ONE-HALF INTEREST, AS TENANTS IN COMMON

1000 PIONEER WAY
EL CAJON, CA 92020
TEL: (619) 440-7424

GREGG ROBERT HAMANN
8/23/17
DATE

DEBRA LEE HAMANN
8-23-17
DATE

MATTHEW PHILLIP JONES
8/23/17
DATE

PHOEBE HAMANN JONES
8/23/17
DATE

ENGINEER OF WORK:

REC CONSULTANTS, INC.
2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

BRUCE A. ROBERTSON
EXPIRES ON 6/30/16
R.C.E. 48529
8/23/17
DATE



Civil Engineering-Environmental
Land Surveying

2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax

NO.	REVISIONS	DATE	APP'D
	DESCRIPTION		

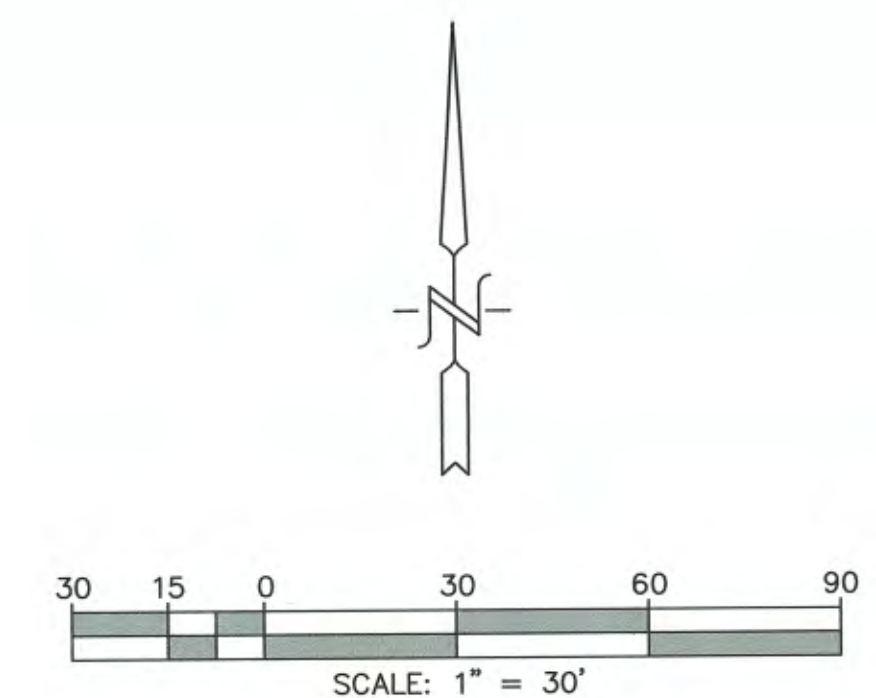
Civil Engineering-Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax



CONSULTANTS, INC.

DATE:	4-1-2015
SCALE:	N/A
DRAWN:	JMW
CHECKED:	BAR

SHEET TITLE	GRADING PLAN - TITLE SHEET
PROJECT	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901
SHEET	1
OF 4 SHEETS	



APPROVED
AUG 31 2017 *OS*

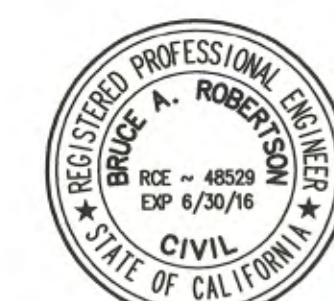
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SAN DIEGO, CA 92101
PH. (619) 232-9200

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EXPIRES ON 6/30/16

R.C.E. 48529

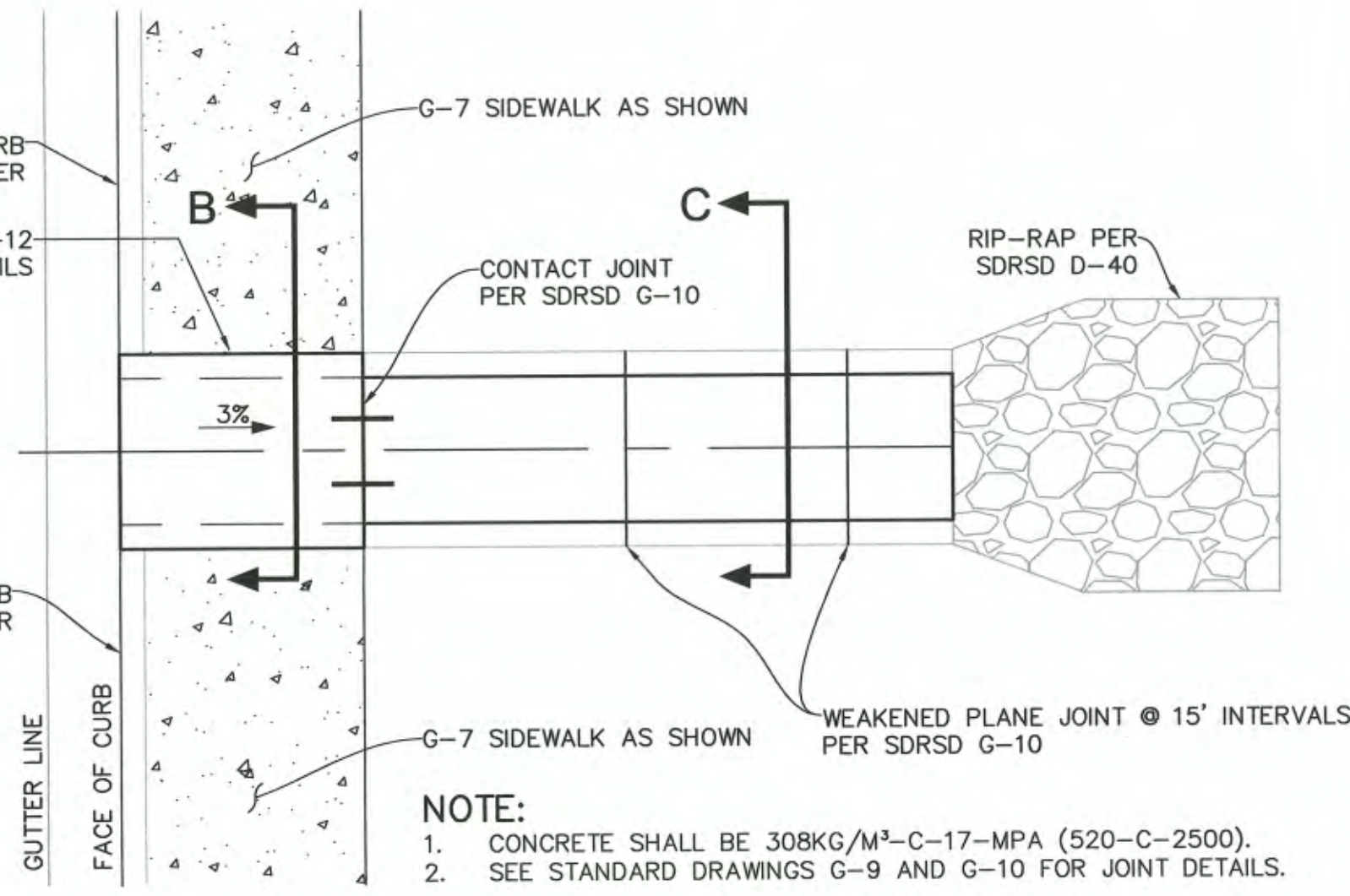
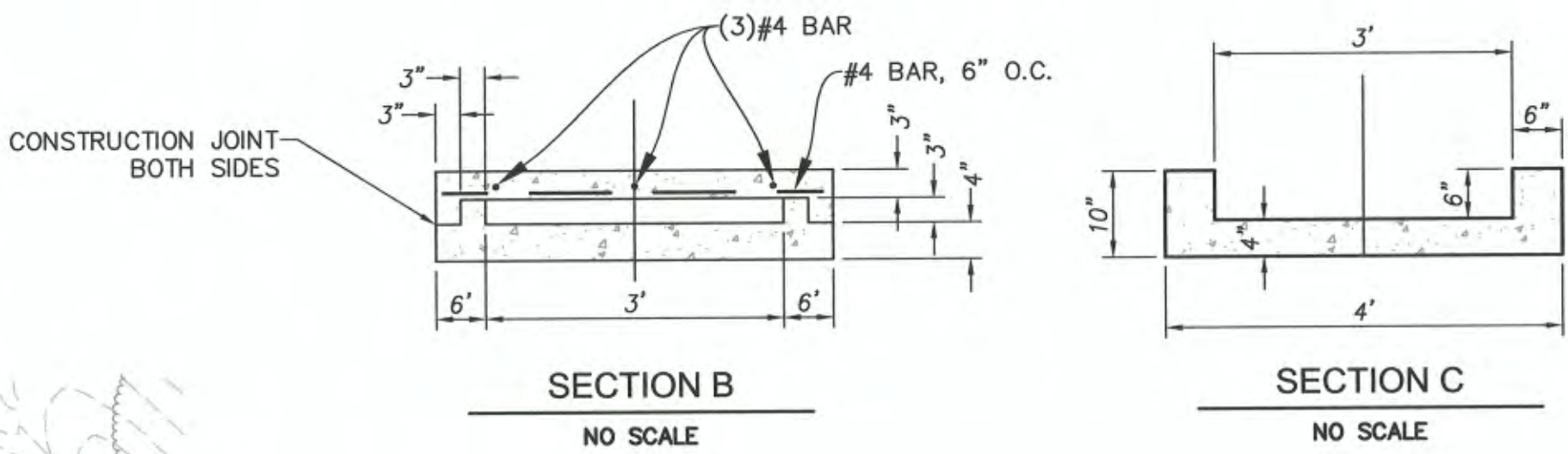
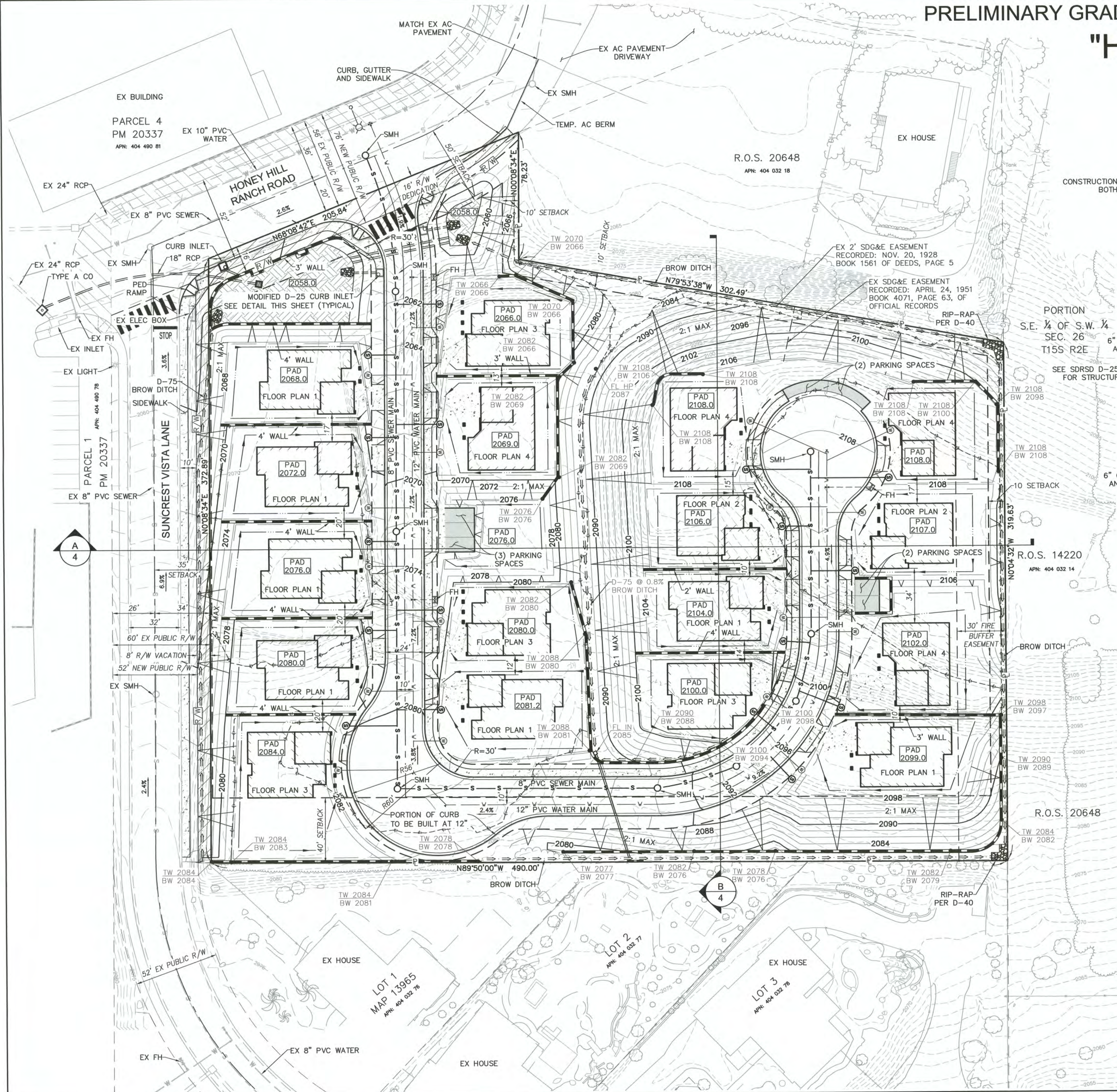
6/22/17
DATE

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PRELIMINARY GRADING PLAN - PROPOSED CONDITIONS PLAN

"HONEY HILL RANCH ROAD"

Alpine, County of San Diego, California

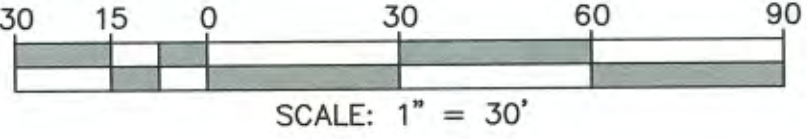


- NOTE:
1. CONCRETE SHALL BE 308KG/M³-C-17-MPA (520-C-2500).
 2. SEE STANDARD DRAWINGS G-9 AND G-10 FOR JOINT DETAILS.

SDRSD D-25 CURB OUTLET MODIFIED TO REMOVE MANHOLE COVER, INCREASE OPENING DEPTH AND REVERSE DIRECTION OF FLOW

SETBACKS:

SETBACK DESIGNATOR	"G"
FRONT YARD SETBACK	50'
SIDE YARD (INTERIOR)	10'
SIDE YARD (EXTERIOR)	35'
REAR YARD	40'



ENGINEER OF WORK

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2442 SECOND AVENUE
SAN DIEGO, CA 92101
PH. (619) 232-9200

BRUCE A. ROBERTSON
EXPIRES ON 6/30/16

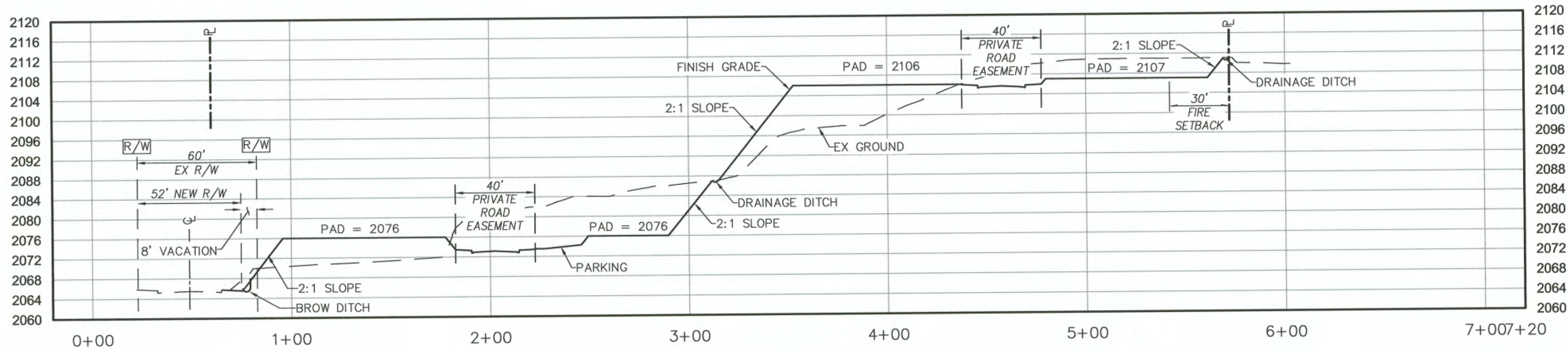
APPROVED
AUG 31 2017
PLANNING AND DEVELOPMENT SERVICES

SHEET TITLE	GRADING PLAN - PROPOSED CONDITIONS			DATE: 6-26-14	REVISIONS	DESCRIPTION	DATE	APP'D
	PROJECT	HONEY HILL RANCH 3087 HONEY HILL RANCH ROAD ALPINE, CA 91901						
SHEET				SCALE: 1" = 30'	<div>REC</div> <div>Civil Engineering - Environmental Land Surveying</div> <div>2442 Second Avenue San Diego, CA 92101 (619)232-9200 (619)232-9210 Fax</div> <div>Consultants, Inc.</div>			
3								
OF 4 SHEETS								
DRAWN: JMW								
CHECKED: BAR								

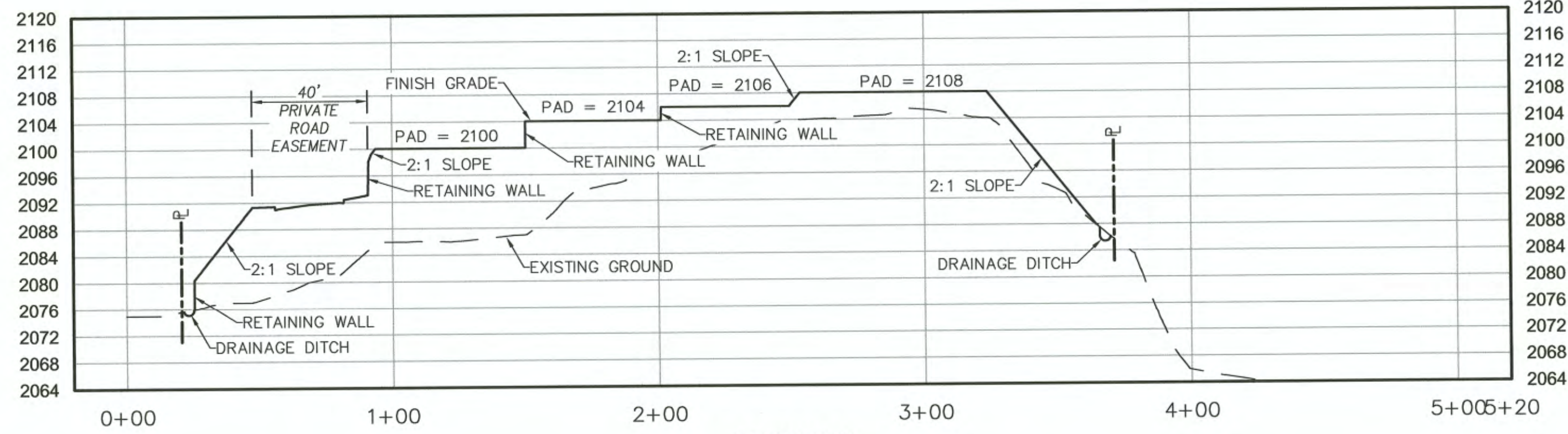
PRELIMINARY GRADING PLAN - PROPOSED CONDITIONS PLAN

"HONEY HILL RANCH ROAD"

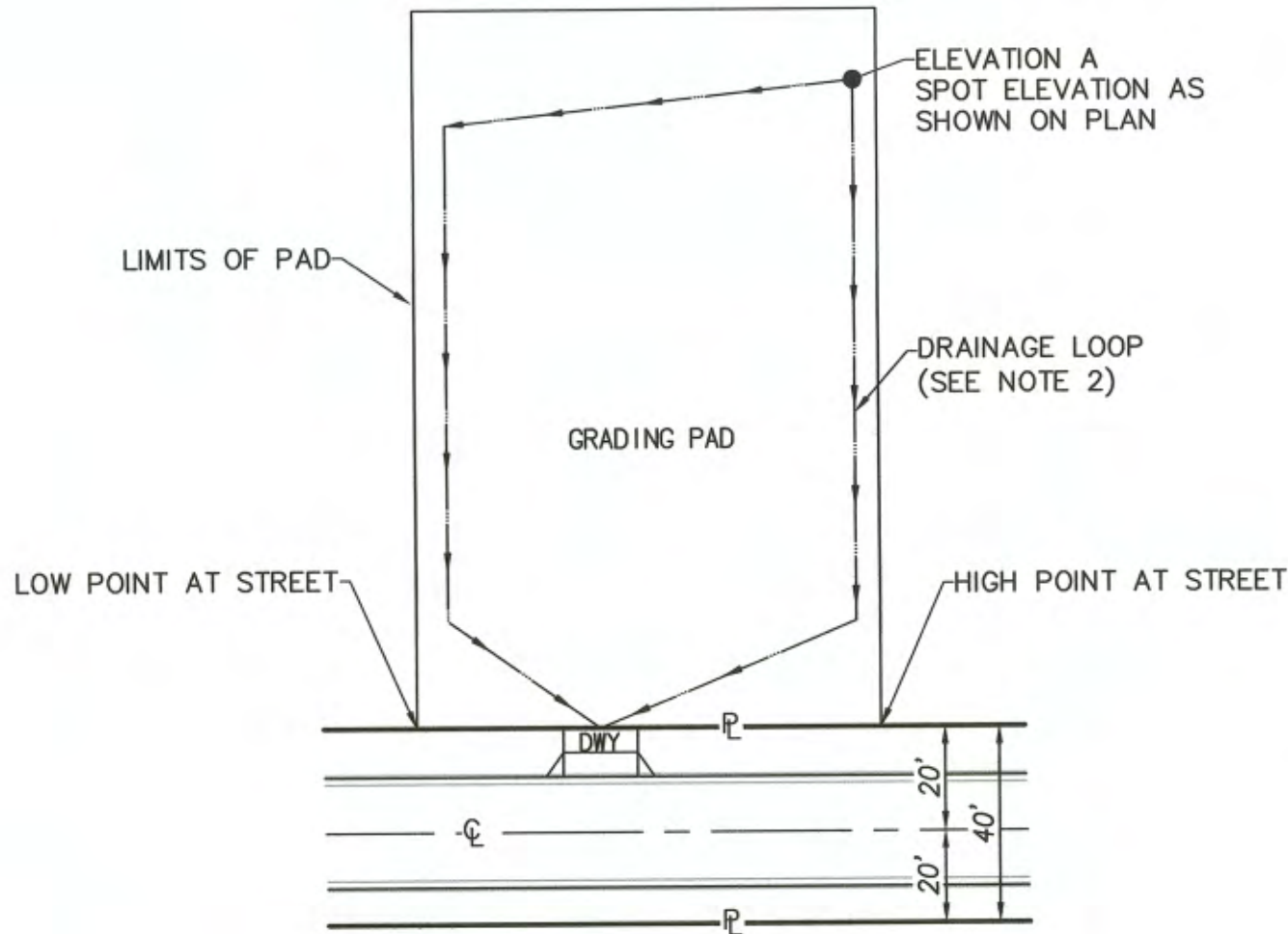
Alpine, County of San Diego, California



SECTION A
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 16'



SECTION B
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 16'



TYPICAL RESIDENTIAL PAD DRAINAGE
NO SCALE

- NOTES:
1. ELEVATION "A" IS LOCATED AT THE MOST REMOTE CORNER OF THE PAD FROM THE DRIVEWAY.
 2. MINIMUM 1% SWALE TO STREET OR OTHER DISCHARGE POINT.
 3. ALL SLOPE SURFACES SHALL BE PROTECTED BY APPROVED EROSION CONTROL MATERIAL.
 4. ALL PADS TO BE BERMED TO PREVENT RUN-OFF TO ADJACENT PADS.



ENGINEER OF WORK

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SAN DIEGO, CA 92101
PH. (619) 232-9200

BRUCE A. ROBERTSON
EXPIRES ON 6/30/16

APPROVED
AUG 31 2017
PLANNING AND DEVELOPMENT SERVICES

R.C.E. 48529

8/22/17
DATE

REVISIONS		NO.	DESCRIPTION	DATE	APP'D

Civil Engineering-Environmental
Land Surveying
2442 Second Avenue
San Diego, CA 92101
(619)232-9200 (619)232-9210 Fax



DATE: 8-26-14
SCALE: 1" = 40'
DRAWN: JMW
CHECKED: BAR

SHEET TITLE: GRADING PLAN - SITE CROSS SECTION
PROJECT: HONEY HILL RANCH
3087 HONEY HILL RANCH ROAD
ALPINE, CA 91901

SHEET 4
OF 4 SHEETS

Attachment D – Environmental Documentation

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: Record ID: PDS2023-TM-5650, PDS2023-ER-23-15-002
Honey Hill Ranch Condominium Conversion Tentative Map

Project Location: 3087 Honey Hill Ranch Road, Alpine, CA 91901
APN: 404-032-73-00

Project Applicant: New West Investments, c/o Greg Brown (greg@NWInvestmentInc.com; 619-441-1463), 565 North Magnolia Avenue, El Cajon, CA 92020

Project Description: Conversion of 17 existing detached single-family residential structures into condominiums.

Agency Approving Project: County of San Diego

County Contact Person: Bronwyn Brown, (619) 309-9949

Date Form Completed: September 20, 2024

This is to advise that the County of San Diego Director of Planning & Development Services has approved the above-described project on September 20, 2024, Item #4 and found the project to be exempt from the CEQA under the following criteria:

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - ☐ Declared Emergency [C 21080(b)(3); G 15269(a)]
 - ☐ Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - ☐ Statutory Exemption. C Section:
 - ☒ **Categorical Exemption. G Section: 15301**
 - ☒ 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: Section 15301 consists of the operation, repair, maintenance, leasing, licensing, or minor alteration of existing minor public or private structures facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Section 15301(k) applies to the division of existing multiple family or single-family residences into common interest ownership where no physical changes occur which are not otherwise exempt. The project is to convert 17 existing single-family residences into condominiums. No new construction or operational activities would occur as a result of the project. Therefore, the project is exempt pursuant to CEQA guidelines 15301(k).

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

Signature: _____ Telephone: (619) 309-9949

Name (Print): Bronwyn Brown Title: Land Use/Environmental Planner

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

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF HONEY HILL RANCH TENTATIVE MAP CONDOMINIUM CONVERSION PDS2023-TM-5650; PDS2023-ER-23-15-002

September 20, 2024

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

Although the Project site is located outside the boundaries of the Multiple Species Conservation Program, the scope of the Project will not impact Coastal Sage Scrub and will not require a Habitat Loss Permit. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated July 3, 2024.

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The project will obtain its water supply from the Padre Dam Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Discussion:

Wetland and Wetland Buffers:

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe:

A Floodway or Floodplain fringe does not exist on the project sites subject to the proposed Tentative Map. Construction associated with the project will not be located within a Floodway or Floodplain fringe. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats:

No sensitive habitat lands were identified on the site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego staff archaeologist and it has been determined that the property does not contain any archaeological and/or historical

sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The project Storm Water Quality Management Plan has been reviewed and has been found to be complete and in conformance with the WPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The Project is a subdivision of 17 existing residential units. No construction nor additional units are proposed. The Project is constructed and adhered to all noise mitigation conditions outlined in the Site Plan decision. The Project would continue to be governed by the on-going noise conditions outlined in the approved Site Plan (PDS2015-STP-15-013).

Background:

The previous Site Plan and CEQA 15183 exemption determined that the only subject area necessitating mitigation was noise. Based on the approved Noise Study prepared by Eiler Associates, Inc., noise sensitive private outdoor areas associated with the project would be exposed to traffic noise exceeding the General Plan Noise Element standards. The project was conditioned to mitigate this impact through the construction of six-foot high noise barriers that were constructed. In addition, the project was conditioned to complete an interior noise study prior to issuance of building permits. This interior noise study was completed and confirmed the interior noise levels are in compliance with the General Plan Noise Element. In accordance with the Noise Ordinance, non-transportation noise generated by the project is not expected to exceed the standards at or beyond the project's property line.

The project would not result in an off-site direct and cumulative noise impact due to the minimal ADT contributions. The project is also subject to the County Noise Ordinance. Permanent noise sources such as HVAC units subject to the County Noise Ordinance one-hour average sound level limit at the property line pursuant to Section 36.404. Mechanical equipment has been assessed and would generate levels as high as 44.5 dBA and would not exceed the most restrictive 45 dBA requirement. The project was conditioned to implement this design and would result in all mechanical equipment demonstrating compliance with the County Noise Ordinance.

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT**

**Honey Hill Tentative Map Condominium Conversion
PDS2023-TM-5650, APN 404-032-73-00**

July 3, 2024

Summary

The project proposes the conversion of 17 existing detached single-family residential structures into condominiums. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts to urban/developed do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.



County of San Diego

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

Date:	March 30, 2017
Project Title:	Honey Hill Ranch Road Site Plan
Record ID:	PDS2015-STP-15-013, LOG NO. PDS2015-ER-15-15-001
Plan Area:	Alpine Community Plan Area
GP Designation:	General Commercial
Density:	5.5 du/acre
Zoning:	C34
Min. Lot Size:	0.5 AC
Special Area Reg.:	B
Lot Size:	4.16 acres
Applicant:	Gregory Brown - (619) 441-1463
Staff Contact:	Ashley Smith - (858) 495-5375 ashley.smith2@sdcounty.ca.gov

Project Description

The project is a Site Plan for 17 single family residential homes (on one lot held in common ownership) on a 4.16-acre property. The project site is located at 3087 Honey Hill Ranch Road in the Alpine Community Plan Area. Access to the site would be provided by Honey Hill Ranch Road. Water would be provided by the Padre Dam Municipal Water District and sewer would be provided by the San Diego County Sanitation District. Earthwork will consist of 21,000 cubic yards of balanced cut and fill.

The project site is subject to the Village General Plan Regional Category and General Commercial Land Use Designation. Zoning for the site is C34, General Commercial-Residential. The project is consistent with density requirements of the General Plan and Zoning Ordinance.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or

community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

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

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

Summary of Findings

The Honey Hill Ranch Road Site Plan is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see below link for a complete list of GPU Mitigation Measures) http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_Mitigation_Measures_2011.pdf

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

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

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**

The project is a Site Plan for 17 single family residential homes (on one lot held in common ownership) on a 4.16-acre property, which is consistent with the General Commercial development density established by the General Plan and the certified GPU EIR.

2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.**

The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to noise. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

3. **There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.**


The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**

As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

5. **The project will undertake feasible mitigation measures specified in the GPU EIR.**

As explained in the 15183 exemption checklist below, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.


Signature

March 30, 2017

Date

Ashley Smith
Printed Name

Project Manager
Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

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

Discussion

- 1(a) The project would be visible from public roads and trails and is located south of Interstate 8 which is part of the County Scenic Highway System identified in the County's General Plan. Seven key viewpoint locations were analyzed in the document entitled Honey Hill Ranch Road Photosimulations. Based on the profiles and photographic evidence, as well as the existing viewshed of the site and surrounding area, it was determined that the project would not have a substantial adverse effect on a scenic vista.
- 1(b) The property is located south of Interstate 8 which is part of the County Scenic Highway System identified in the County's General Plan. Based on a site visit by County staff as well as the analysis of seven key viewpoint locations in the document entitled Honey Hill Ranch Road Photosimulations, it was determined that the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located in an area characterized by commercial and similar residential uses. The addition of 17 new residences would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

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

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

Discussion

- 2(a) The project and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- 2(b) The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land.
- 2(c) There are no timberland production zones on or near the property.
- 2(d) The project site is not located near any forest lands.
- 2(e) The project site is not located near any important farmlands or active agricultural production areas.

Conclusion

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

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

Discussion

- 3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.
- 3(b) Grading operations associated with the construction of the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. In addition, the vehicle trips generated from the project will result in 170 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants.
- 3(c) The project would contribute PM₁₀, NO_x, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above).
- 3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.

- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m³).

Conclusion

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

4. Biological Resources – Would the Project:

Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Significant
Project
Impact

Impact not
identified by
GPU EIR

Substantial
New
Information

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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

☐
☐
☐

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☐
☐
☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐
☐
☐

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

☐
☐
☐

Discussion

- 4(a) Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, historic aerial photos, and a site visit by County staff, the site has been completely disturbed by existing residential use. The site is located within the Multiple Species Conservation Plan (MSCP), but is not

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designated as a Pre-approved Mitigation Area (PAMA) or a Biological Resource Core Area (BRCA). Therefore, the project will not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

- 4(b) Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, historic aerial photos, and a site visit by County staff, no wetlands or jurisdictional waters were found on-site or off-site. Also, the site does not support sensitive habitats as the entire site has been disturbed by existing residential use. Therefore, the project will not impact sensitive habitats, jurisdictional wetlands or waters.
- 4(c) The proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, therefore, no impacts will occur.
- 4(d) Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos and a site visit by County staff, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Adjoining properties to the west and south are developed with commercial and residential development and Interstate 8 is located directly to the north. MSCP preserve lands are located over ½ mile to the southwest of the project site and therefore the project will not interfere with wildlife movement.
- 4(e) The project is consistent with the MSCP, Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO) because the site is completely disturbed.

Conclusion

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

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

Discussion

- 5(a) Based on an analysis of records and a survey of the property by County staff archaeologist, Heather Thomson, it has been determined that although there are potentially historic resources on site, they are not historically significant.
- 5(b) Based on an analysis of records and a survey of the property by County staff archaeologist, Heather Thomson, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. In addition, it has been determined that tribal cultural resources are not present within the project site based on an analysis of records, cultural surveys of the property and Native American consultation.

Native American consultation included a Sacred Lands check which was initiated with the Native American Heritage Commission (NAHC). The Sacred Lands check conducted by the NAHC "failed to identify the presence of Native American cultural resources in the immediate project area". The NAHC provided a list of tribes who were contacted for the purpose of identifying sacred lands and tribal cultural resources. No responses were received.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered.

- 5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.
- 5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on Cretaceous Plutonic formations that have a no potential to contain unique paleontological resources. Implementation of the project would have no impacts to paleontological resources.
- 5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

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

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. Geology and Soils – Would the Project:			
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.
- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.
- 6(a)(iv) The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Fallbrook sandy loam (FaE2, 15 to 30 percent slopes, eroded) and Fallbrook sandy loam (FaD2, 9 to 15 percent slopes, eroded) that have soil erodibility ratings of severe. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any

15183 Exemption Checklist

unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project.
- 6(d) The project is not underlain by an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). In addition compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

Conclusion

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

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

Discussion

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

Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis.

The project proposes the development of 17 single family residential homes and therefore would fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

- 7(b) As described above, the project would not result in a cumulatively considerable contribution to global climate change. As such, the project would be consistent with

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County goals and policies included in the County General Plan that address greenhouse gas reductions. Therefore, the project would be consistent with emissions reduction targets of Assembly Bill 32, the Global Warming Solutions Act. Thus, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

Conclusion

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

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

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residences are intermixed with wildlands?

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

☐☐☐**Discussion**

- 8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. The project propose to demolish existing structures onsite but will take appropriate measures (ie: lead and asbestos surveys) to avoid impacts from asbestos, lead based paint or other hazardous materials.
- 8(b) The project is not located within one-quarter mile of an existing or proposed school.
- 8(c) Based on a site visit and a comprehensive review of regulatory databases (see attached Hazards/Hazardous Materials references), the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.
- 8(d) The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8(f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.

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- 8(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code. The project has also been found to meet maximum travel time allowed by the County Public Facilities Element.
- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, there are none of these uses on adjacent properties.

Conclusion

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

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

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amount of surface runoff in a manner which would result in flooding on- or off-site?

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

☐ ☐ ☐

h) Provide substantial additional sources of polluted runoff?

☐ ☐ ☐

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

☐ ☐ ☐

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

☐ ☐ ☐

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

☐ ☐ ☐

m) Inundation by seiche, tsunami, or mudflow?

☐ ☐ ☐

Discussion

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

9(b) The project lies in the Alpine (907.33), Loveland (909.31), and Viejas (909.33) hydrologic subareas, within the San Diego and Sweetwater hydrologic units. The project is not in proximity to any waterbody listed on the Clean Water Act Section 303(d) list. The project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.

9(d) The project will obtain its water supply from the P Water District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater.

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In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

- 9(e) As outlined in the project's SWQMP, the project will implement source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff.
- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff as it will not alter the natural drainage patterns and will have facilities to mitigate any increase in flowrate associated with the development based on a Drainage Study prepared by REC Consultants dated January 27, 2017.
- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No Federal Emergency Management Agency (FEMA) mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.
- 9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.
- 9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

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

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

Discussion

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

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

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as Mineral Resources Zone (MRZ-3). However, the project site is surrounded by residential and commercial uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.			
11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25).			

Conclusion

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

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

Discussion

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

General Plan – Noise Element:

The project is comprised of 17 single family homes with private useable outdoor areas. The project is subject to the County Noise Element which limits exterior noise levels for multi-family developments to 65 dBA CNEL. Primary noise sources to potentially impact the site would be from future traffic from Alpine Boulevard and Interstate 8. Based on the Noise Study prepared by Eiler Associates, Inc., dated March 3, 2016, noise sensitive private outdoor areas associated with the project would be exposed to traffic noise exceeding 65 dBA CNEL at the backyards of Units 1, 10, 11, 14, and 15 (as referenced in the noise report) all facing Alpine Boulevard and Interstate 8. Noise mitigation in the form of six-foot high noise barriers would be required on Units 1, 10 and 14 (refer to Figure 7 in the noise report) to reduce outdoor areas to 65 dBA and below. An interior

noise study would be required prior to approval of building permits for all units as future traffic is anticipated to be over 60 dBA CNEL at all building facades. This would ensure the interior noise level requirement of 45 dB is met per the County Noise Element. Additionally, project related traffic contributions to nearby roadways have been assessed. The project would not result in an off-site direct and cumulative noise impact due to the minimal ADT contributions.

Noise Ordinance – Section 36-404:

Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. Mechanical equipment has been assessed and would generate levels as high as 44.5 dBA and would not exceed the most restrictive 45 dBA requirement. The project will be conditioned to implement this design and would result in all mechanical equipment demonstrating compliance with the County Noise Ordinance.

Noise Ordinance – Section 36-408 & 36-409:

The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM. The nearest residential property line would be to the south at an approximate distance of 85 feet from the centroid construction area. Grading would result in a temporary activity while no materials processing would occur on site. Furthermore, drilling and blasting is not proposed and based on the noise report, noise level are not anticipated to exceed the 75 dBA eight hour average at any occupied property line.

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

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise

standards. Also, the project is not expected to expose existing or planned noise sensitive areas to off-site direct and cumulative noise impacts over existing ambient noise levels.

- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than 8 hours during a 24 hour period.

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

Temporary grading operations to prepare the site were also assessed. The nearest residential property line would be to the south at an approximate distance of 85 feet from the centroid construction area. Grading would result in a temporary activity while no materials processing would occur on site. Furthermore, drilling and blasting is not proposed and based on the noise report, noise level are not anticipated to exceed the 75 dBA eight hour average at any occupied property line.

- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.

- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR. Additionally, feasible mitigation measures contained within the GPU EIR Noi-1.1 will be applied to the project.

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

Discussion

- 13(a) The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.
- 13(b) The property currently has a single family residence, which will be removed. This residential development would not displace any amount of existing housing as it will result in a total of 17 dwellings units.
- 13(c) The property currently has a single family residence, which will be removed. This residential development would not displace a substantial number of people as it will result in a total of 17 dwellings units

Conclusion

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

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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14. Public Services – Would the Project:

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

☐☐☐**Discussion**

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

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
15. Recreation – Would the Project:			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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

15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities would have an adverse physical effect on the environment.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
16. Transportation and Traffic – Would the Project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

☐☐☐

e) Result in inadequate emergency access?

☐☐☐

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

☐☐☐**Discussion**

16(a) The project will result in an additional 170 ADT. The project will not conflict with any established performance measures. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

16(b) The project proposes an additional 170 ADT, therefore the project does not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.

16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport.

16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.

16(e) The Alpine Fire District and County Fire Authority have reviewed the project and has determined that there is adequate emergency fire access.

16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

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

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

Discussion

- 17(a) The project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from the San Diego County Sanitation District that indicates that there is adequate capacity to serve the project.
- 17(b) The project involves new water and wastewater pipeline extensions. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the Padre Dam Municipal Water District has been provided which indicates that there is adequate water to serve the project.

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- 17(e) A Service Availability Letter from the San Diego County Sanitation District has been provided, which indicates that there is adequate wastewater capacity to serve the project.
- 17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

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

Attachments:

Appendix A – References

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

Appendix A

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

Acoustical Analysis Report, Eilar Associates, Inc., March 3, 2016
Cultural Resources Survey Report- Negative Findings, County of San Diego, October 17, 2015
Drainage Study, REC Consultants, Inc., January 27, 2017
Honey Hill Ranch Road Photosimulations, REC Consultants, Inc., December 2015
Priority Development Project (PDP) SWQMP, REC Consultants, Inc., January 26, 2017
SWMM Modeling for Hydromodification Compliance, REC Consultants, Inc., October 11, 2016

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

[http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 - References 2011.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

[http://www.sdcounty.ca.gov/pds/gpupdate/GPU FEIR Summary 15183 Reference.pdf](http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)

Attachment E – Environmental Findings

ENVIRONMENTAL FINDINGS

Honey Hill Ranch Tentative Map Condominium Conversion

PDS2023-TM-5650

PDS2023-ER-23-15-002

September 20, 2024

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15301(k) for the reasons stated in the Notice of Exemption on file with Planning & Development Services as Environmental Review Number PDS2023-ER-23-15-002.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment F – Public Documentation

Alpine Community Planning Group

P.O. Box 1419, Alpine, CA 91903-1419

FINAL MEETING MINUTES

Thursday, February 23, 2023 at 6:00pm

Alpine Community Center | 1830 Alpine Boulevard, Alpine, CA 91901

Archived Agendas & Minutes – <http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/alpine.html>

A. Call to Order

B. Invocation / Pledge of Allegiance

C. Roll Call of Members

Present: Travis Lyon, Erika Simmons, Angela May, Mary Kay Borchard, Mary Davis, Mike Milligan, Roger Garay, Kippy Thomas, Amy Easterling Blake, Kimberly Brown, Sarah Reimund, Darlene Cossio (Arrived at 6:06)

Excused: Colby Ross, John Paul Sullivan, Richard Saldano

D. Approval of Minutes / Correspondence / Announcements

1. Approval of Minutes

i. February 2, 2023

First: Mike Milligan

Second: Mary Davis

Approve (11)

Opposed (0)

Abstain (0)

Vacant/Absent (4)

2. **ACPG Statement:** The Alpine Community Planning Group was formed for the purpose of advising and assisting the Director of Planning, the Zoning Administrator, the Planning Commission and the Board of Supervisors in the preparation, amendment and implementation of community and sub-regional plans. The Alpine Community Planning Group is an advisory body only.

E. **Open Discussion:** Opportunity for members of the public to speak to the ACPG on any subject matter within the ACPG's jurisdiction that is not on the posted agenda.

F. Prioritization of this Meeting's Agenda Items

Motion to move G3 ahead of G1.

First: Travis Lyon

Second: Angela May

Approve (12)

Opposed (0)

Abstain (0)

Vacant/Absent (3)

G. Organized / Special Presentations

1. The owner/applicant of a 4.09-acre property located at 3087 Honey Hill Ranch Road, Alpine, CA (APN 404-032-73-00) has applied for a discretionary permit for a tentative map - condominium to subdivide the property into 17 residential units (PDS2023-TPM-21325). The property is currently developed with 17 homes through an existing site plan. The project is served by Padre Dam Municipal Water District for water and the San Diego County Sanitation District for sewer. The Group may make a recommendation on this application. **Presentation, Discussion & Action** (Previously G3 on agenda)

Motion: Recommendation to approve project as presented.

First: Kippy Thomas

Second: Darlen Cossio

Approve (12)

Opposed (0)

Abstain (0)

Vacant/Absent (3)

2. The owner/applicant of a property located at 3547 "C" East Victoria Drive, Alpine, CA has applied for a discretionary permit for a major use permit to install a wireless cell tower and new ground equipment (PDS2021-MUP-21-004). The cell tower will be a mono-tree type facility and will replace an existing 30' tower with a 60' tower. The Group may make a recommendation on this application. (Continued from previous meetings.) **Presentation, Discussion & Action**

Motion: Table this item until the applicant can attend.

First: Travis Lyon

Second: Mike Milligan

Approve (12)

Opposed (0)

Abstain (0)

Vacant/Absent (3)

3. The owner/applicant of an approximately 160-acre property located at 23137 Japatul Valley Road, Alpine, CA (APN 523-120-32-00) has applied for a discretionary permit for a tentative parcel map to subdivide the property into 4 residential lots (PDS2023-TM-5650). The lots would have septic systems and would rely on wells for water. The Group may make a recommendation on this application. **Presentation, Discussion & Action** (Previously G2 on agenda)

Motion: Table the item until the applicant can attend the meeting in March.

First: Travis Lyon

Second: Mary Borchard

Approve (12)

Opposed (0)

Abstain (0)

Vacant/Absent (3)

4. The San Diego County Department of Public Works (DPW) has requested the ACPG's participation in identifying a prioritized list of transportation improvement projects on the county-maintained road network in Alpine. Project types include the following:

- i. *Road Reconstruction/Reconfiguration/New Roads*: Improvements include adding and/or modifying street lighting, lanes, turning lanes, roundabouts, or bike lanes to improve safety and/or increase roadway capacity.
- ii. *Bridges Repair/Reconstruction*: Improvements include adding and/or modifying street lighting, lanes, or bike lanes to improve safety and/or increase bridge capacity.
- iii. *Sidewalk/Pathways/Pedestrian Access Ramps*: Improvements include sidewalks, pathways, and ramps that promote safety and walking in the community.
- iv. *Drainage*: Improvements include corrections to storm drain problems on roadways or dip sections.
- v. *Traffic Signals*: Installation of traffic signals to improve safety and traffic operation.
- vi. *Intersections*: Improvements could include new signals and turn lanes to improve safety and traffic operation.

Presentation, Discussion & Action.

Two recommendations were provided by members of the public.

- 1. 3 inch minus rock on the sides of the road to decrease runoff of decomposed granite
- 2. A dedicated right hand turn lane on eastbound Tavern Road onto Dehesa Road.

No action taken.

H. Group Business:

- 1. Appointment of Sub Committee Chairs. **Presentation, Discussion & Action.**
 - a. The following appointments were made by the Chair. Open seats to be filled at a later date.
 - i. Private Actions - Richard Saldano
 - ii. Communications - Darlene Cossio
 - iii. Public Safety - Colby Ross
 - iv. Circulation - Angela May
 - v. Parks, Trails & Conservation - Open
 - vi. Major Public Policy - Open
- 2. Group to review Alpine Community Planning Group Standing Rules and vote on any updates. **Presentation,**

Discussion & Action.

Motion: To approve standing rules as they are currently written without any updates.

First: Mary Kay Borchard

Second: Kim Brown

Approve (12)

Opposed (0)

Abstain (0)

Vacant/Absent (3)

- I. **Consent Calendar**
- J. **Subcommittee Reports (including Alpine Design Review Board)**
- K. **Officer Reports**
- L. **Open Discussion 2 (if necessary)**
- M. **Request for Agenda Items for Upcoming Agendas**
- **Sweetwater Authority**
- N. **Approval of Expenses / Expenditures**
- O. **Announcement of Meetings:**
 - 1. Alpine Community Planning Group – March 23rd, 2023
 - 2. ACPG Subcommittees – TBD
 - 3. Planning Commission – March 24th, 2023
 - 4. Board of Supervisors – February 28th & March 1st and March 14th & 15th 2023
- P. **Adjournment of Meeting**

Motion: Travis Lyon

Second: Mike Milligan

Approve (12)

Opposed (0)

Abstain (0)

Vacant/Absent (3)

Meeting adjourned at 7:11pm

Disclaimer Language

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

Access and Correction of Personal Information

You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.



4 - 123 ALPINE FIRE PROTECTION DISTRICT

County of San Diego PDS
5510 Overland Drive
San Diego, Ca. 92123
PDS2021-IC-084

February 10, 2023

To Whom it May Concern,

Alpine Fire Protection District has received a request for agency recommendations on the above project located at Honey Hill and Suncrest Vista. Project SP-015-013 was constructed and finalized by the fire district 8-2020.

A request for PDS2021-IC-21-084 has been received. The following are the recommendations requested by the fire district.

1. The owner has obtained written agreement with Grossmont Union High School District stating they will maintain defensible space on parcel of land adjacent to parcel above as needed. Document is attached as proof of record.
2. Grossmont School District has provided in writing written statement of intent to complete as needed defensible space for item #1. Alpine Fire considers this item to be resolved.
3. No further items at this time.

Yours in Service,

Jason M. McBroom
Fire Marshal
Alpine Fire Protection District

1364 Tavern Road Alpine, Ca. 91901-3831 Business: (619) 445-2635 Fax: (619) 445- 2634

We are a public safety organization of dedicated professionals whose mission it is to:
Save Lives, Protect Property and the Environment, Serve the Community.
www.alpinefire.org



COMMITTED TO EXCELLENCE
SINCE 1920

• GOVERNING BOARD MEMBERS

CHRIS FITE
JIM KELLY
ELVA SALINAS
ROBERT SHIELD
DR. GARY C. WOODS

• SUPERINTENDENT

MARY BETH KASTAN

Greg Brown

New West Investments

565 Magnolia Ave,

El Cajon, CA 92020

October 17, 2022

Dear Mr. Brown,

This letter is to inform you that the Grossmont Union High School District takes its responsibility seriously to maintain defensible spaces and ensure a fuel reduction by June 1st annually on its Alpine Blvd property in Alpine, CA. The District has a positive and proactive relationship with Alpine Fire and will continue to maintain the property to ensure fire safety.

Sincerely,

Lindsey Danner

Executive Director Facilities Management

Attachment G – Service Availability Forms



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

Please type or use pen

GREG BROWN	619-441-1463	ORG _____	F
Owner's Name	Phone	ACCT _____	
565 NORTH MAGNOLIA	AVENUE	ACT _____	
Owner's Mailing Address	Street	TASK _____	
EL CAJON	CA 92020	DATE _____ AMT \$ _____	
City	State	Zip	DISTRICT CASHIER'S USE ONLY

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

- A. ☐ Major Subdivision (TM) ☐ Specific Plan or Specific Plan Amendment
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance:
☐ Boundary Adjustment
☐ Rezone (Reclassification) from _____ to _____ zone.
☐ Major Use Permit (MUP), purpose:
☐ Time Extension...Case No.
☐ Expired Map...Case No.
☒ Other TENTATIVE MAP: CONDO CONVERSION
- B. ☒ Residential Total number of dwelling units 17
☐ Commercial Gross floor area
☐ Industrial Gross floor area
☐ Other Gross floor area
- C. Total Project acreage 4.09 Total lots 1 Smallest proposed lot 4.09

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

404-032-73-00	404-032-73-00
404-032-73-00	404-032-73-00
404-032-73-00	404-032-73-00
404-032-73-00	404-032-73-00

Thomas Guide. Page 1234 Grid D6
 1509 JUBILEE LANE
 Project address Street
 ALPINE 91901
 Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: _____
 Address: 565 NORTH MAGNOLIA AVE Phone: 619-441-1463
 (On completion of above, present to the district that provides fire protection to complete Section 2 and 3 below.)

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

District Name: ALPINE FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project:
 1364 TAVERN RD ALPINE, CA. 91901 PARCEL IS 1.75 NE OF STATION 17

- A. ☒ Project is in the District and eligible for service.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is _____ minutes.
- C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.
☒ District conditions are attached. Number of sheets attached: 2
☐ District will submit conditions at a later date.

SECTION 3. FUELBREAK REQUIREMENTS

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

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

EXPIRES 1 YEAR FROM THIS DATE: 11-1-2022

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

Authorized Signature: Jason M. Brown Jason M. Brown F.M. 619 445-2635 11-1-2022
 Print Name and Title Phone Date

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



SDC PDS RCVD 02-9-23

TM5650



COMMITTED TO EXCELLENCE
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GOVERNING BOARD MEMBERS

CHRIS FITE
JIM KELLY
ELVA SALINAS
ROBERT SHIELD
DR. GARY C. WOODS

SUPERINTENDENT

MARY BETH KASTAN

Greg Brown

New West Investments

565 Magnolia Ave,

El Cajon, CA 92020

October 17, 2022

Dear Mr. Brown,

This letter is to inform you that the Grossmont Union High School District takes its responsibility seriously to maintain defensible spaces and ensure a fuel reduction by June 1st annually on its Alpine Blvd property in Alpine, CA. The District has a positive and proactive relationship with Alpine Fire and will continue to maintain the property to ensure fire safety.

Sincerely,

Lindsey Danner

Executive Director Facilities Management



ALPINE FIRE PROTECTION DISTRICT

County of San Diego PDS
5510 Overland Drive
San Diego, Ca. 92123
PDS IC-084

November 1, 2022

To Whom it May Concern,

Alpine Fire Protection District has received a request for agency recommendations on the above project located at Honey Hill and Suncrest Vista. Project SP-015-013 was constructed and finalized by the fire district 8-2020.

A request for PDS2021-IC-21-084 has been received. The following are the recommendations requested by the fire district.

1. The owner has obtained written agreement with Grossmont Union High School District stating they will maintain defensible space on parcel of land adjacent to parcel above as needed. Document is attached as proof of record.

Yours in Service,

A handwritten signature in cursive script that reads "Jason M. McBroom".

Jason M. McBroom
Fire Marshal
Alpine Fire Protection District

1364 Tavern Road Alpine, Ca. 91901-3831 Business: (619) 445-2635 Fax: (619) 445- 2634

We are a public safety organization of dedicated professionals whose mission it is to:
Save Lives, Protect Property and the Environment, Serve the Community.
www.alpinefire.org



4 - 129

County of San Diego, Planning & Development Services

PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

S

GREG BROWN 619-441-1463
 Owner's Name Phone
 565 NORTH MAGNOLIA AVENUE
 Owner's Mailing Address Street
 EL CAJON CA 92020
 City State Zip

ORG _____
 ACCT _____
 ACT _____ DPW2022-WWSAL-00053
 TASK _____
 DATE _____ AMT \$ 15.00

DISTRICT CASHIER'S USE ONLY

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

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

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

404-032-73-00 404-032-73-00

404-032-73-00 404-032-73-00

404-032-73-00 404-032-73-00

404-032-73-00 404-032-73-00

- B. ☒ Residential Total number of dwelling units 17
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

Thomas Guide Page 1234 Grid D6

1509 JUBILEE LANE

Project address Street

ALPINE 91901

Community Planning Area/Subregion Zip

- C. Total Project acreage 4.09 Total lots 1 Smallest proposed lot 4.09

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

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

Applicant's Signature: _____ Date: _____

Address 565 NORTH MAGNOLIA AVE Phone 619-441-1463

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

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

District name San Diego County Sanitation District Service area Alpine

- A. ☒ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☐ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.

- B. ☐ Facilities to serve the project ☐ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: _____
☐ Project will not be served for the following reason(s): _____

- C. ☒ District conditions are attached. Number of sheets attached: (1) see attached.
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☐ District will submit conditions at a later date.

- D. ☐ How far will the pipeline(s) have to be extended to serve the project? _____

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

Samantha Mayer
Digitally signed by Samantha Mayer
Date: 2022.11.04 13:10:31 0700

Samantha Mayer - Engineering Tech

11/04/2022

Authorized Signature

Print Name and Title

Phone

Date

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

SDC PDS RCVD 02-9-23



Greg Brown
Project Facility Availability Sewer
4.09 Acres
APN: 404-032-73-00
October 31, 2022

Page 1 of 1

ATTACHMENT

1. The San Diego County Sanitation District (District) currently has a Residential Wastewater Discharge Permit (RWWDP) on file for APN 404-032-73-00 with 17 EDU's.
2. The proposed change of use on parcel 404-032-73-00 within the San Diego County Sanitation District (District), Alpine Service Area, sewer system will require an updated Residential Wastewater Discharge Permit from the Department of Public Works. The applicant/owner shall make a written application to Wastewater Management through Department of Planning and Development Services (PDS), building permit counter. For information, contact the DPW/PDS intake counter at 858-495-5717.



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

Please type or use pen

GREG BROWN	619-441-1463		ORG _____	W
Owner's Name	Phone		ACCT _____	
565 NORTH MAGNOLIA	AVENUE		ACT _____	
Owner's Mailing Address	Street		TASK _____	
EL CAJON	CA	92020	DATE _____	
City	State	Zip	AMT \$ _____	

DISTRICT CASHIER'S USE ONLY

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

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

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

404-032-73-00	404-032-73-00
404-032-73-00	404-032-73-00
404-032-73-00	404-032-73-00
404-032-73-00	404-032-73-00

- B. ☒ Residential Total number of dwelling units 17
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

- C. ☒ Total Project acreage 4.09 Total number of lots 1

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

Thomas Guide Page 1234 Grid D6
 1509 JUBILEE LANE
 Project address Street
 ALPINE 91901
 Community Planning Area/Subregion Zip

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

Applicant's Signature: _____ Date: _____
 Address 565 NORTH MAGNOLIA AVE Phone 619-441-1463

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

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

District Name: PADRE DAM MWD Service area EAST

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

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

Authorized Signature: _____ Print Name Tom MARTIN
 Print Title FLS. TECH / PROJECT MGR. Phone (619) 258-4638 Date 10/28/22

NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT
 On completion of Section 2 and 3 by the District, applicant is to submit this form with application to:
 Planning & Development Services - Zoning Counter, 5510 Overland Ave, Suite 110, San Diego, CA 92123

SDC PDS RCVD 02-9-23





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

Please type or use pen

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

GREG BROWN 619-441-1463
Owner's Name Phone
565 NORTH MAGNOLIA AVENUE
Owner's Mailing Address Street
EL CAJON CA 92020
City State Zip

ORG _____
ACCT _____
ACT _____
TASK _____
DATE _____

Sc

ELEMENTARY _____
HIGH SCHOOL ☒ _____
UNIFIED _____

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT****A. LEGISLATIVE ACT**

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

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

404-032-73-00

B. DEVELOPMENT PROJECT

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

Thomas Guide Page 1234 Grid D6

- ☒ Residential Total number of dwelling units 17
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

1509 JUBILEE LANE
Project address Street
ALPINE 91901
Community Planning Area/Subregion Zip

- ☒ Total Project acreage 4.09 Total number lots 1

Applicant's Signature _____ Date 10-11-22

Address 565 NORTH MAGNOLIA AVENUE Phone 619-441-1463

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

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

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

District Name:

Indicate the location and distance of proposed schools of attendance.

Elementary: _____ miles: _____

Junior/Middle: _____ miles: _____

High school: GRANITE HILLS HIGH SCHOOL miles: _____

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

Authorized Signature

Print Title

Print Name

Phone

SDC PDS RCVD 02-9-23

On completion of Section 2 by the district, applicant is to submit this form with application to
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92121

TM5650



4 - 133

County of San Diego, Planning & Development Services

**PROJECT FACILITY AVAILABILITY - SCHOOL
ZONING DIVISION***Please type or use pen*

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

GREG BROWN 619-441-1463
Owner's Name Phone
565 NORTH MAGNOLIA AVENUE
Owner's Mailing Address Street
EL CAJON CA 92020
City State Zip

ORG _____

ACCT _____

ACT _____

TASK _____

DATE _____

ELEMENTARY _____

HIGH SCHOOL _____

UNIFIED _____

Sc

DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION**TO BE COMPLETED BY APPLICANT****A. LEGISLATIVE ACT**

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

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

404-032-73-00

B. DEVELOPMENT PROJECT

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

Thomas Guide Page 1234 Grid D61509 JUBILEE LANE
Project address StreetALPINE 91901
Community Planning Area/Subregion Zip

- C. ☒ Residential Total number of dwelling units 17
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☐ Other Gross floor area _____

D. ☒ Total Project acreage 4.09 Total number lots 1

Applicant's Signature: _____ Date: _____

Address: 565 NORTH MAGNOLIA AVENUE Phone: 619-441-1463

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

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

District Name:

ALPINE UNION SD.If not in a unified district, which elementary or
high school district must also fill out a form?GROSSMONT UNISD

Indicate the location and distance of proposed schools of attendance.

Elementary _____ miles _____

Junior/Middle _____ miles _____

High school _____ miles _____

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

Authorized Signature

WDR
CSO

Print Title

Print Name

William Pickering

Phone

619 445 3230

SDC PDS RCVD 02-9-23

On completion of Section 2 by the district, applicant is to submit this form with application to
Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123**TM5650**

Attachment H – Ownership Disclosure



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

Record ID(s) _____

Tm 5650

Assessor's Parcel Number(s) 404-032-73-00

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

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

HONEY HILL RANCH LP

ALPINE RANCH STATES 2012 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.

GREGG ROBERT HAMANN

GREG BROWN

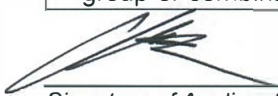
DEBRA LEE HAMANN

MATTHEW PHILLIP JONES

PHOEBE HAMANN JONES

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

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


Signature of Applicant

CHRISTOPHER CLARIE
Print Name

----- OFFICIAL USE ONLY -----
SDC PDS RCVD 02-9-23

TM5650

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123

For any questions, please email us at: PDSZoningPermitCounter@sdcounty.ca.gov
<http://www.sdcounty.ca.gov/pds>

