



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

October 16, 2026

TO: Planning Commission

FROM: Vince Nicoletti, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Revised Tentative Map and Six-Year Time Extension for Rancho Sierra Revised Tentative Map 5601 (District: 2)

REVISED TENTATIVE MAP AND TIME EXTENSION INFORMATIONAL ITEM H-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to approve revised conditions (Revised Tentative Map) and extend the period of time (Time Extension) for the Rancho Sierra Tentative Map (TM 5601) to allow completion of the Final Map. The applicant is requesting a Revised Tentative Map which includes the addition of approximately 14,000 cubic yards of cut, 15,000 cubic yards of fill, and 1,000 cubic yards of import, revision of lot lines, and an adjustment to pad elevations to balance earthwork due to an updated stormwater design. Total earthwork for the Revised Map includes 21,906 cubic yards of cut, 22,805 cubic yards of fill, and 899 cubic yards of import.

The Director's decision will become final and effective unless the Planning Commission takes action to schedule the Revised Tentative Map and Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Revised Tentative Map and Time Extension.

BACKGROUND

On July 20, 2018, the San Diego County Planning Commission approved a Tentative Map to subdivide 11.52 acres into 10 residential lots for the Rancho Sierra Project (Project). The Project site is located on Rancho Sierra, and South Grade Road, south of Alpine

H1 - 2

Boulevard and Interstate 8 in the Alpine Community Plan area. The Planning Commission approved TM 5601 for three years, with an expiration date of July 20, 2021.

Assembly Bill 1561 automatically extended TM 5601 for 18 months to January 20, 2023. The applicant filed a request on January 9, 2023 for a Tentative Map Time Extension to allow more time to satisfy conditions of approval and obtain the Final Map for the property. The new expiration date of the Tentative Map would be January 20, 2029.

An application for a Revised Tentative Map was required due to minor changes to the project and was submitted on April 5, 2024. The Revised Map includes the addition of approximately 14,000 cubic yards of cut, 15,000 cubic yards of fill, and 1,000 cubic yards of import, revision of lot lines, and an adjustment to pad elevations to balance earthwork due to an updated stormwater design. Total earthwork for the Revised Map includes 21,906 cubic yards of cut, 22,805 cubic yards of fill, and 899 cubic yards of import. The changes were analyzed and it was determined that the Project remains consistent with the General Plan Designation and density of the site and no changes are proposed that create an impact on the environment pursuant to the California Environmental Quality Act (CEQA).

The Project is located within the Alpine Community Plan Area. On May 8, 2024, the Alpine Community Planning Group (CPG) recommended approval of the Tentative Map Time Extension and Revised Map without conditions by a vote of 8-Yes, 0-No, 0-Abstain and 7-Vacant/Absent.

The Director reviewed the application for a Time Extension and a Revised Map with consideration to conformance with all federal, State, and County regulations, including the County General Plan, Alpine Community Plan, Zoning Ordinance, and CEQA. No significant changes were found to density, zoning, or CEQA requirements as the project is consistent with the density of the General Plan and the minimum lot size. The Time Extension and Revised Map would not introduce new impacts or a change in circumstances that would create an additional impact CEQA that was not previously reviewed during the processing of the original Project or tied to conditions of the original Project. The Project has been revised to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations. There are no changes to circumstances associated with the Project that would preclude approval of the Time Extension and Revised Map.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the Notice of Preliminary Decision of the Director of Planning & Development Services to approve Revised Map and Tentative Map Time Extension PDS2024-TM-5601TER dated October 6, 2026 (Attachment B) has been issued and filed with the Planning Commission as an Administrative Item. If the Planning Commission so chooses, it can take action to schedule the Revised Tentative Map and Time Extension for the Planning Commission's consideration at a noticed hearing. If the Planning Commission schedules the matter for a public hearing, the Planning Commission will be the decision-making authority for the Revised Tentative Map and Time Extension.

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ATTACHMENTS:

Attachment A – Planning Documentation

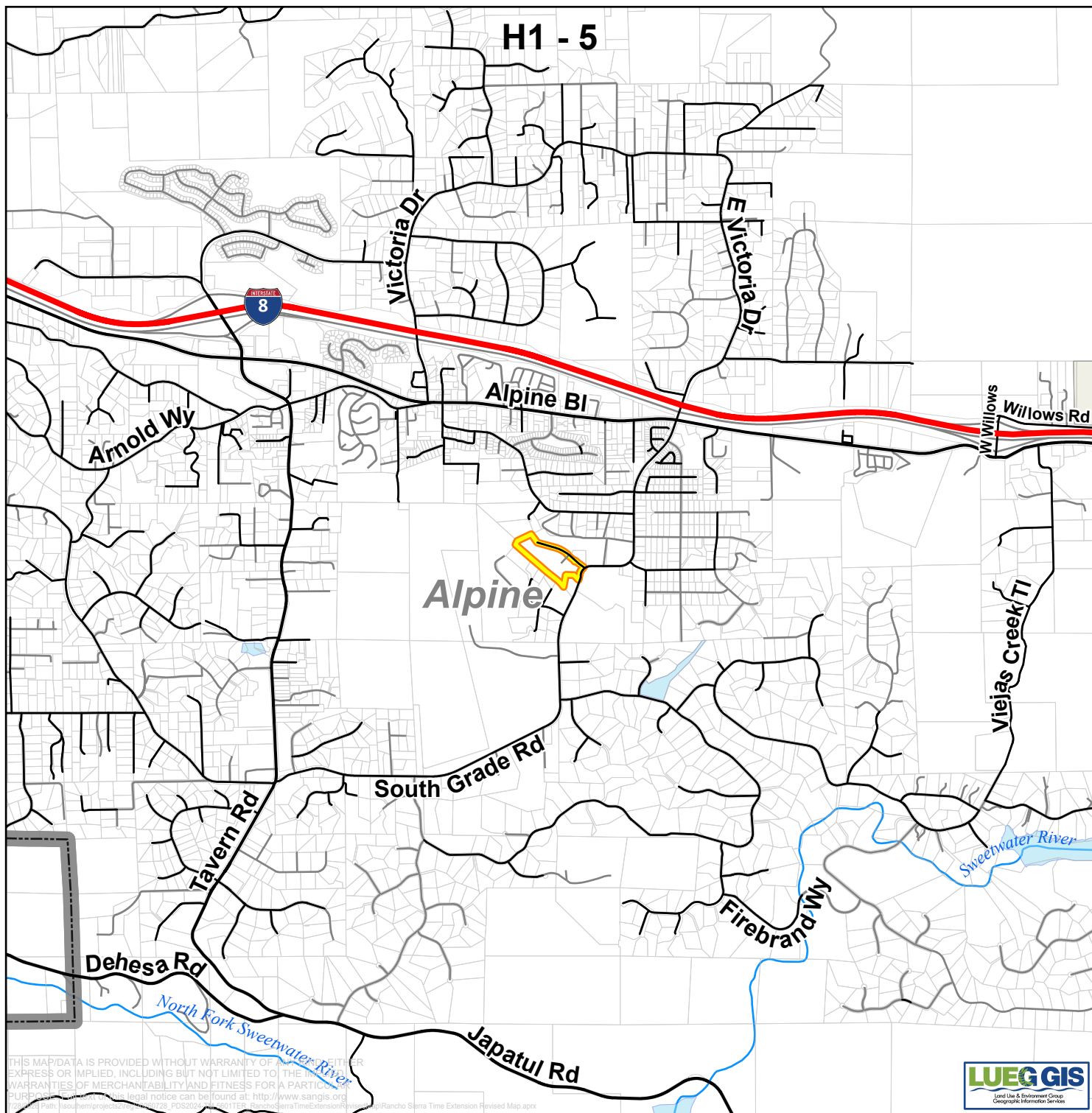
Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Revised Map and a Time Extension for Tentative Map 5601

Attachment C – Environmental Documentation

Attachment D – Public Documentation

Attachment E – Ownership Disclosure

Attachment A – Planning Documentation



Rancho Sierra Time
Extension Revised
Map
PDS2024-TM-5601TER

Vicinity

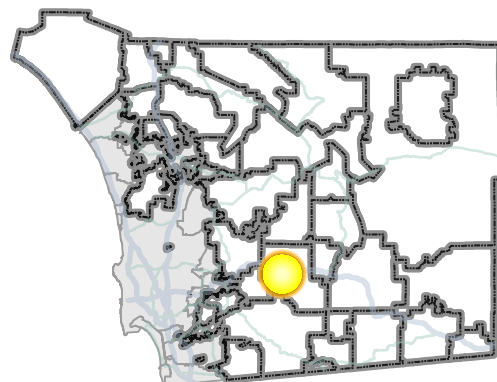
Alpine
Community Plan Area

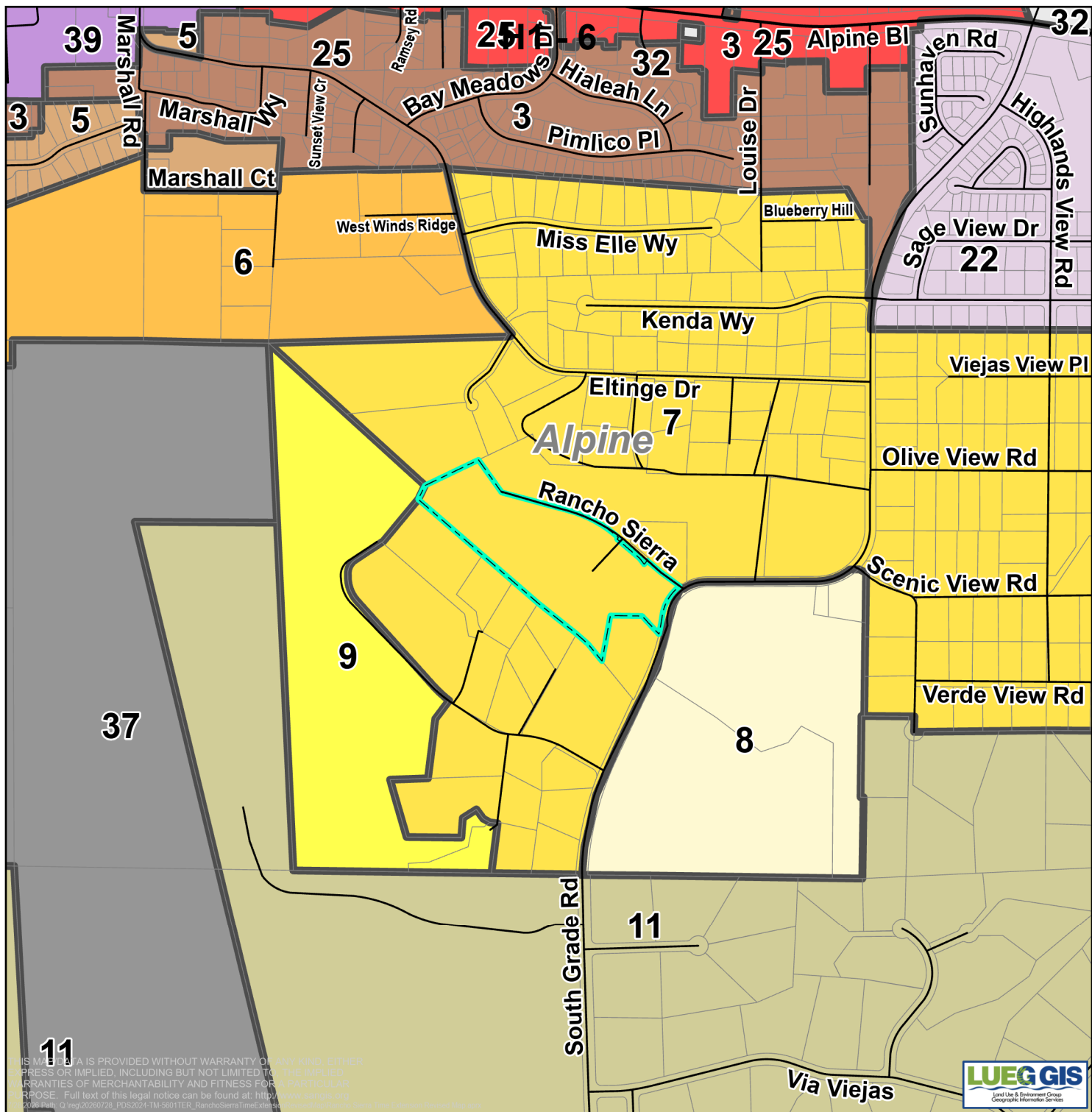
- Roads
- Site
- Parcels
- Tribal Lands
- CPA



0 0.2 0.4
Miles

1:32,500





Rancho Sierra Time Extension Revised Map
PDS2024-TM-5601TER
General Plan
Alpine Community Plan Area

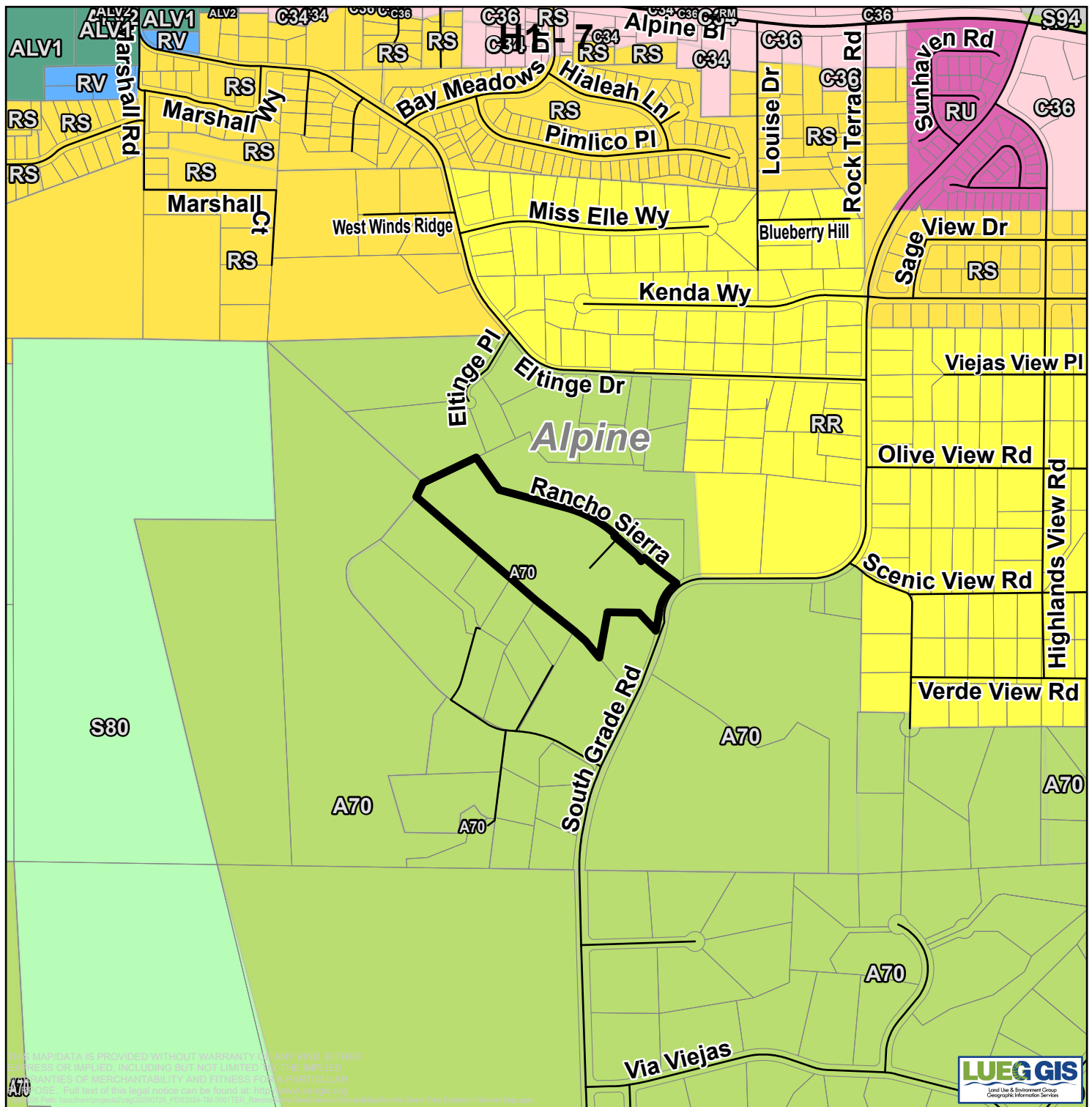
- Roads
- Site
- Parcels
- CPA

General Plan

- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (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
- (32) Public/Semi-Public Facilities
- (37) Open Space (Conservation)
- (39) Village Core Mixed Use

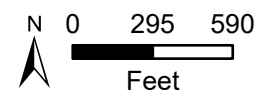


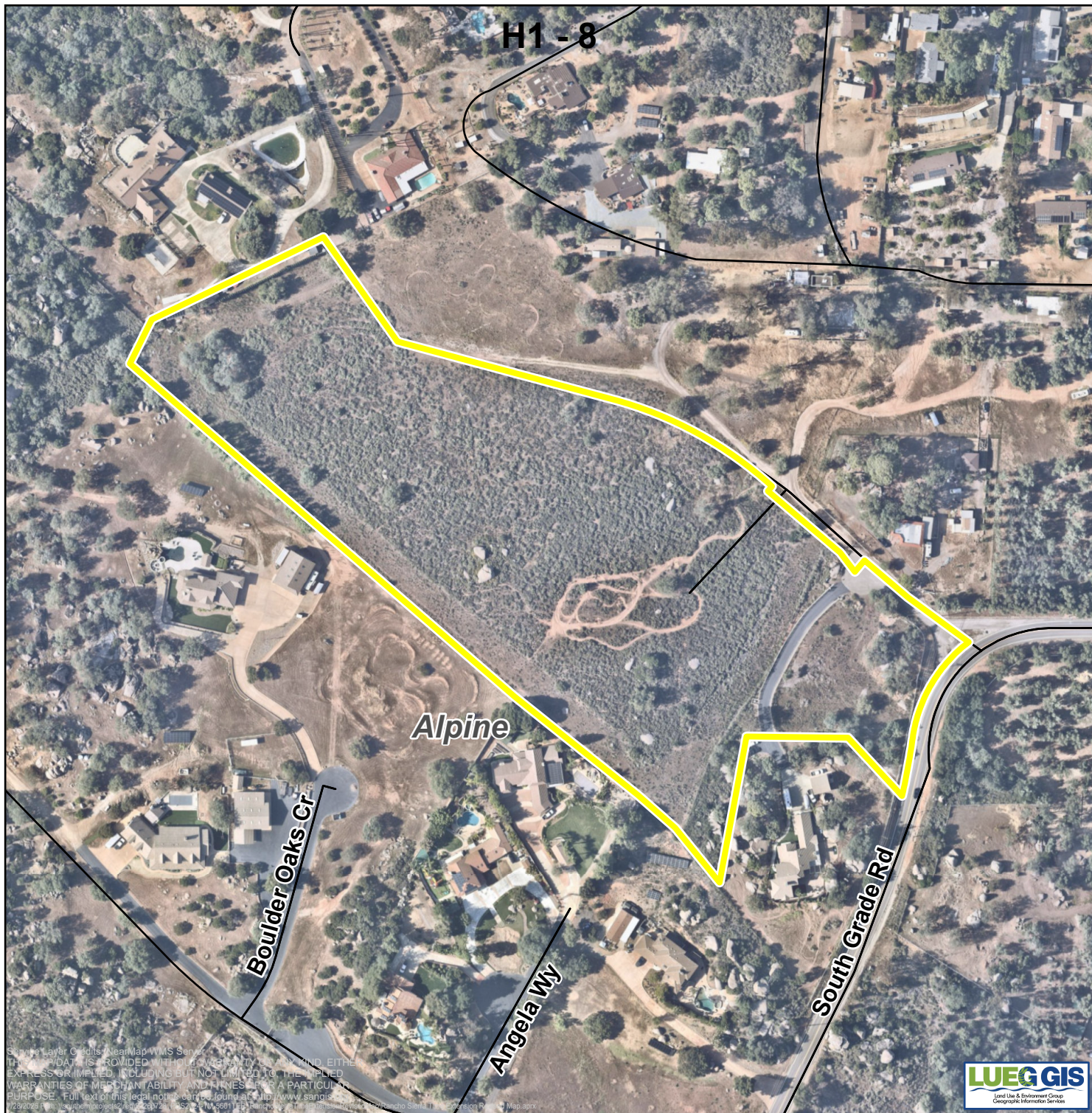


Rancho Sierra Time
Extension Revised
Map
PDS2024-TM-5601TER

Zoning
Alpine
Community Plan Area

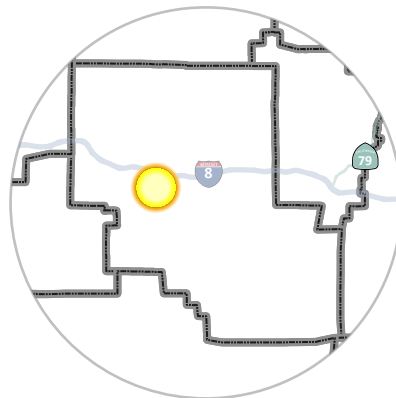
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> Roads Site Parcels CPA | Zoning <ul style="list-style-type: none"> (A) Agriculture (AL) Alpine Village (C##) Commercial and Office (RM) Multi-Family Residential (S80) Open Space | <ul style="list-style-type: none"> (RS) Residential - Single (RU) Residential - Urban (RV) Residential - Variable (RR) Rural Residential (S##) Transportation and Utility |
|---|--|--|

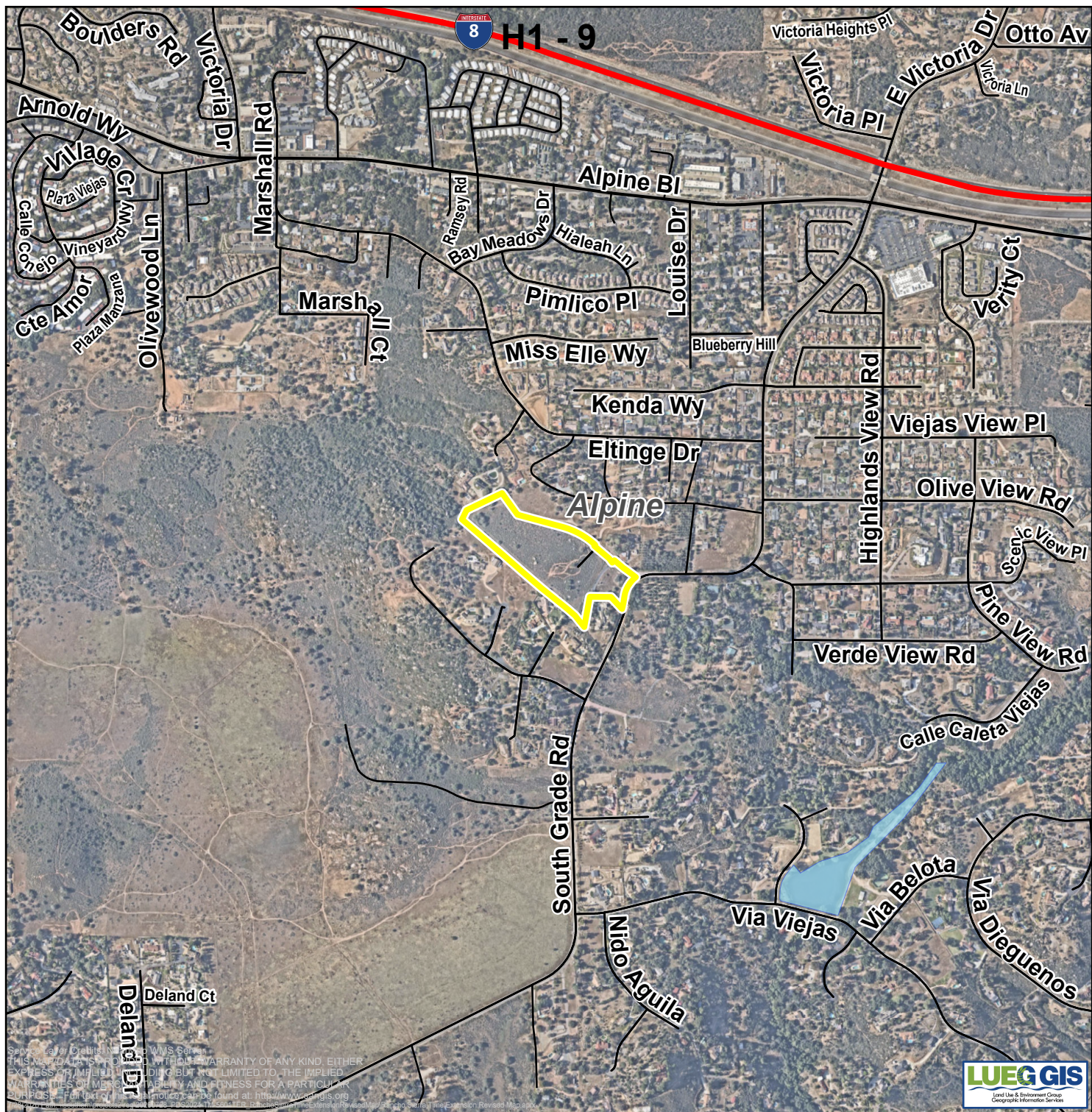




Rancho Sierra Time
 Extension Revised
 Map
 PDS2024-TM-5601TER

Aerial
 Alpine
 Community Plan Area





Rancho Sierra Time
Extension Revised
Map
PDS2024-TM-5601TER
Aerial
Alpine
Community Plan Area



Rancho Sierra Time
Extension Revised
Map
PDS2024-TM-5601TER

Aerial
Alpine
Community Plan Area

OWNER/APPLICANT:

ALL CASTER
1622 VIA DE LA MONTANA
ALPINE, CA 91901
619-649-0387

PREVIOUS TM

TM 5457 (ABANDONED)

SITE SUMMARY:

TOTAL NUMBER OF LOTS:	10
GROSS AREA OF SITE:	500,940 SF (11.5 ACRES)
OFF-STREET COMMON AREA PARKING:	N/A
OPEN SPACE REQUIRED:	N/A
COMMON LOT OPEN SPACE PROVIDED:	N/A
AREA COVERED BY STRUCTURES:	N/A
GENERAL ZONING AREA:	VILLAGE RESIDENTIAL
EXISTING ZONING AREA:	N/A
COMMUNITY PLAN:	A-70
GENERAL CATEGORY:	VILLAGE RESIDENTIAL (NR-2.9)
PROPOSED USE:	RESIDENTIAL
STATUS OF LEGAL ACCESS:	NONE. SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP 0602020606
FLOOD HAZARDS:	NO EXISTING RAILROADS ON SITE
RAILROADS:	NO EXISTING STRUCTURES ON SITE
STRUCTURES:	N/A
COMMON AREA:	

SERVICE PROVIDERS:

SEWER DISTRICT:	ALPINE SANITATION DISTRICT
WATER DISTRICT:	PAIDRE DAM MUNICIPAL WATER DISTRICT
FIRE DEPT:	ALPINE FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER:	S.D.G.&E.
TELEPHONE PROVIDER:	A.T.&T.
CABLE PROVIDER:	COX COMMUNICATIONS
SCHOOL DISTRICT:	ALPINE UNION SCHOOL (K-8)
	GROSSMOUNT UNION HIGH SCHOOL (9-12)
STREET LIGHT:	COUNTY OF SAN DIEGO (PUBLIC STREET ONLY)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A-1 (APN 404-430-45-01)

ALL THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15195 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ON APRIL 7, 1988, SAID PARCEL ALSO DESCRIBED AS PARCEL B OF A CERTIFICATE OF COMPLIANCE RECORDED MAY 19, 2005 AS DOCUMENT NUMBER 2005-0423284 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF ACRESSARD PARCEL 2, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING DESCRIBED COURSE:
N 40° 33' 07" E 50.00' ALONG A WESTERLY LINE OF PARCEL 2, THENCE: N 63° 47' 50" E 394.80' TO A POINT ON THE WESTERLY LINE OF PARCEL 2, THENCE: S 35° 24' 48" E 20.00' THENCE: S 74° 59' 16" E 346.30' THENCE: TO THE END OF A 600' RADIUS CIRCULAR ARC CONCAVE SOUTHWESTERLY, A RADIUS BEING TO SAID POINT BEARS S 45° 00' 44" W THENCE ALONG SAID ARC A DISTANCE OF 264.72' THEREBY A CENTRAL ANGLE OF 25° 16' 46" THENCE: S 40° 17' 20" W 10.00 FEET, THENCE: S 40° 42' 30" E 42.96 FEET, THENCE: S 37° 33' 18" E 38.00 FEET TO THE CENTER OF A 38' RADIUS CIRCLE DE-SAC ON RANCHO SIERRA, (A PRIVATE ROAD, MORE PARTICULARLY DESCRIBED AS AN EASEMENT TO PAIDRE DAM MUNICIPAL WATER DISTRICT BY FILE NO. 2002-100191 RECORDED 11/8/02, THENCE: N 40° 17' 39" E 18.00 FEET, THENCE: S 49° 42' 30" E 217.65' TO A POINT ON CURVE OF CENTERLINE OF SOUTH GRADE ROAD, SAID CURVE IS CONCAVE SOUTHWESTERLY, A RADIUS BEARING TO SAID POINT BEARS S 37° 22' 27" E, THENCE ALONG SAID CURVE A DISTANCE OF 133.15' THROUGH A CENTRAL ANGLE OF 43° 43' 42, S 108° 53' 51" W 18.99' THENCE: TO THE BEGINNING OF A 1002.05' RADIUS CIRCULAR ARC CONCAVE NORTHWESTERLY, A RADIUS BEARING TO SAID ARC BEARS N 81° 08' 08" W, THENCE ALONG SAID ARC A DISTANCE OF 78.81' THROUGH A CENTRAL ANGLE OF 04° 32' 26" 13, N 73° 33' 43" W 30.00' TO THE WESTERLY SUDLINE OF SOUTH GRADE ROAD, N 42° 56' 39" W 111.31, N 89° 16' 50" W 158.53, S 10° 28' 07" W 231.86, N 37° 22' 13" W 80.00, N 49° 26' 39" W 146.81 TO THE TRUE POINT OF BEGINNING.

PARCEL A-2

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THOSE PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 15195 DESCRIBED IN EASEMENT DOCUMENT TO PAIDRE DAM MUNICIPAL WATER DISTRICT RECORDED NOVEMBER 8, 2002 AS DOC. NO. 2002-100191.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A-1 ABOVE. APN 404-430-45-00

EXISTING EASEMENTS:

- EASEMENT TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PURPOSES PER RECORDING DOCUMENT BOOK 456, PAGE 450 OF THE OFFICIAL RECORDS DATED JANUARY 15, 1936
- NON-FLOTTABLE EASEMENT TO SOGAE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER BOOK 3867, PAGE 433 OF OFFICIAL RECORDS DATED NOVEMBER 20, 1980
- 40' FOOT PRIVATE ROADWAY EASEMENT AND INCIDENTAL PURPOSES AS SHOWN ON SAID MAP PARCEL MAP 15195 OF OFFICIAL RECORDS AS FILE NO. 88-160637, DATED APRIL 7, 1988
- ROADWAY EASEMENT AS SHOWN ON SAID MAP PARCEL MAP 15195
- NON-FLOTTABLE EASEMENT TO SOGAE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 88-262886 OF OFFICIAL RECORDS DATED 5-3-1986
- PUBLIC UTILITY EASEMENT TO PAIDRE DAM MUNICIPAL WATER DISTRICT, A STATE AGENCY PER DOCUMENT NO. 2002-100191 OF OFFICIAL RECORDS DATED NOVEMBER 8, 2002
- NON-FLOTTABLE RIGHT OF ENTRY TO CONSTRUCT OR IMPROVE A PRIVATE ROAD PER DOCUMENT NO. 2003-144789 OF OFFICIAL RECORDS DATED DECEMBER 5, 2003
- NON-FLOTTABLE EASEMENT TO SOGAE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 2005-065533 OF OFFICIAL RECORDS DATED AUGUST 2, 2005
- NON-FLOTTABLE EASEMENT TO COCOM, INC. D/B/A COX COMMUNICATIONS SAN DIEGO FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 2005-0637819 OF OFFICIAL RECORDS DATED SEPTEMBER 28, 2005
- ROADWAY ACCESS AND UTILITY EASEMENT AND INCIDENTAL PURPOSES TO ALPINE INVESTMENTS, LLC PER DOCUMENT NO. 2015-063042 OF OFFICIAL RECORD DATED OCTOBER 22, 2013
- ACCESS EASEMENT TO PARCEL 1 OF PARCEL MAP 15195 PER DOCUMENT NO. 2005-063519 OF OFFICIAL RECORD DATED SEPTEMBER 21, 2005 TO BE REMOVED AND REPLACED

ZONING:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.

GRADING STATEMENT:

CUT = 21,906 CY
FILL = 24,957 CY
IMPORT = 889 CY

RETAINING WALL STATEMENT:

THIS PROJECT PROPOSES TWO RETAINING WALLS. THE MAXIMUM LENGTH OF THE WALLS IS 145 FEET. THE MAXIMUM HEIGHT OF THE WALLS IS 2.5 FEET.

STORM DRAIN STATEMENT

THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO EXISTING DRAINAGE PATTERNS.

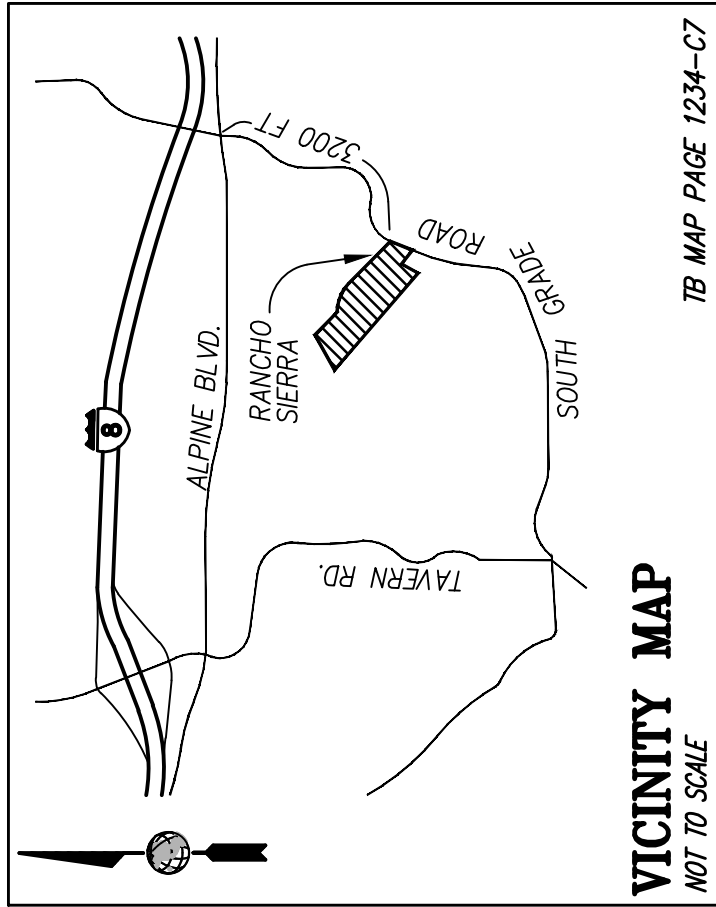
HILLSIDE STATEMENT:

THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY 1-73

ZONE	
USE REGULATIONS	A-70
ANIMAL REGULATIONS	L
DENSITY	---
LOT SIZE	15,000 SF
BUILDING TYPE	C
MAXIMUM FLOOR AREA	---
FLOOR AREA RATIO	---
HEIGHT	G
LOT COVERAGE	---
SETBACK	C
OPEN SPACE	---
SPECIAL AREA REGULATIONS	

RANCHO SIERRA

TENTATIVE MAP



VICINITY MAP
NOT TO SCALE

TB MAP PAGE 1234-C7

STREET LIGHT STATEMENT:

THIS PROJECT DOES NOT PROPOSE TO CONSTRUCT STREET LIGHTS ON THE PRIVATE STREET

PARK LAND DEDICATION STATEMENT:

THE DEVELOPER INTENDS TO PAY THE REQUIRED PARK FEES IN LIEU OF DEDICATION

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

NET LOT AREA NOTE:

CALCULATED NET LOT AREA IS THE GROSS LOT AREA MINUS THE FOLLOWING ITEMS: ROAD EASEMENTS, STORMWATER EASEMENTS & ACCESS EASEMENTS.

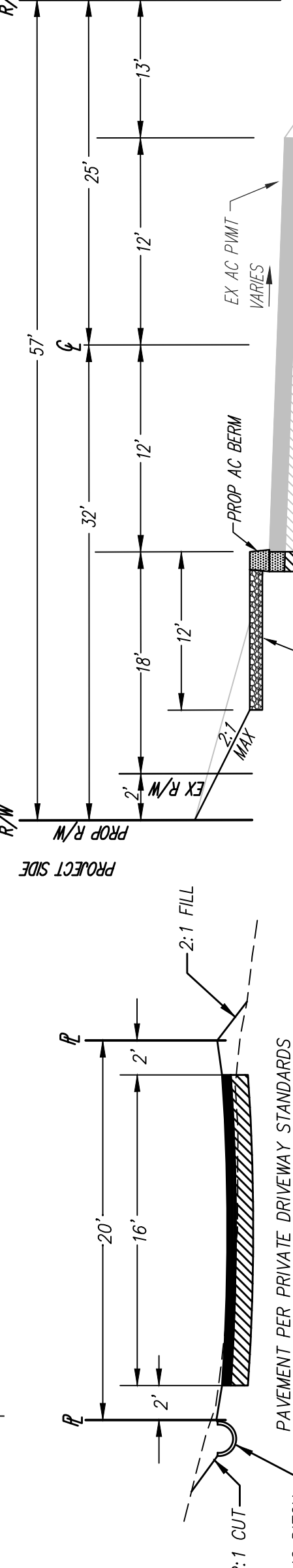
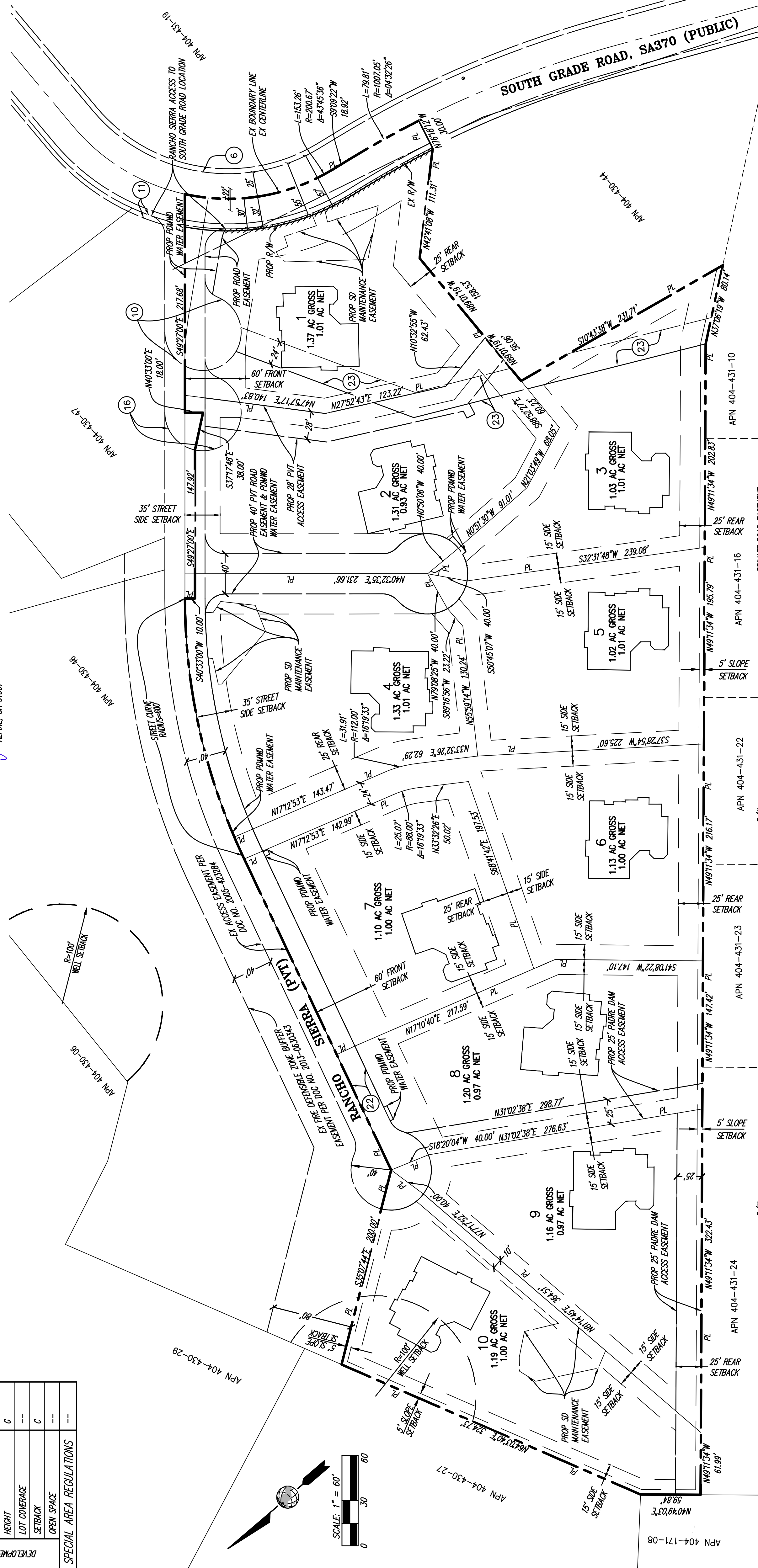
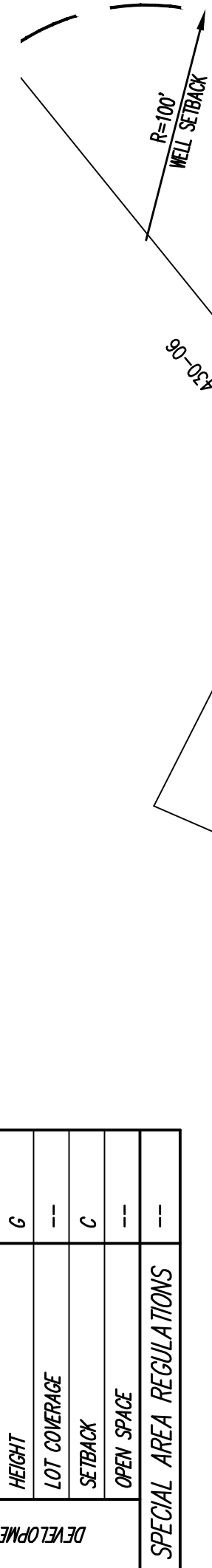
LAND DIVISION STATEMENT OWNER'S CERTIFICATE

WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP AND THAT WE HAVE THE AUTHORITY TO OFFER THE PROPERTY FOR SUBDIVISION. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS, EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

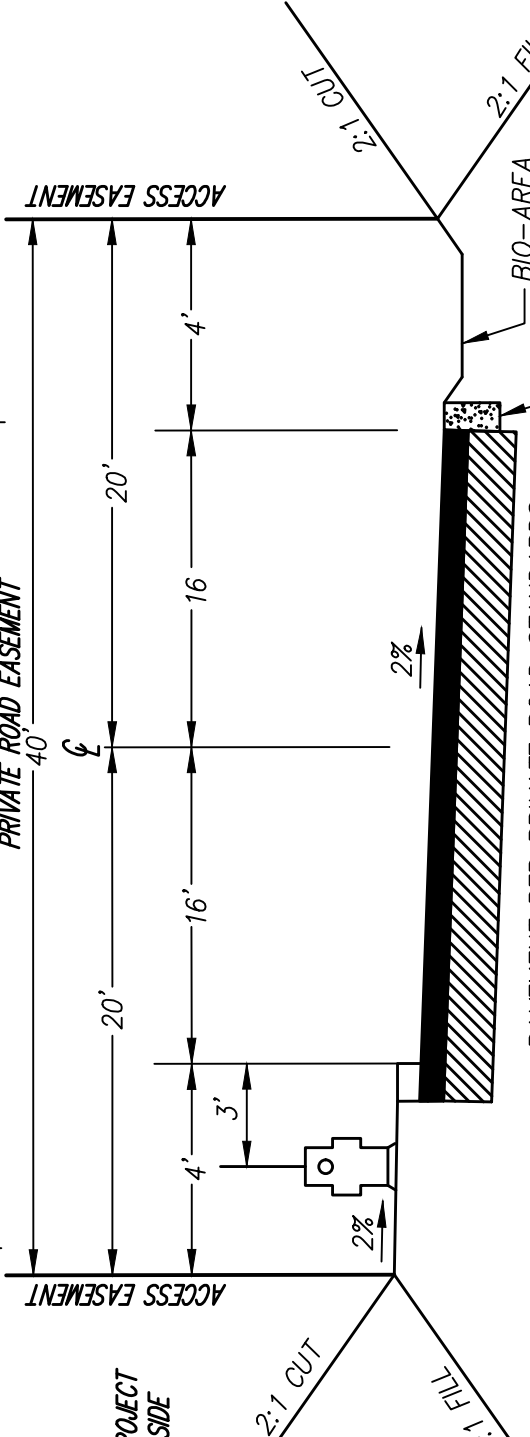
11/22/2024

DATE

ALL CASTER
1622 VIA DE LA MONTANA
ALPINE, CA 91901

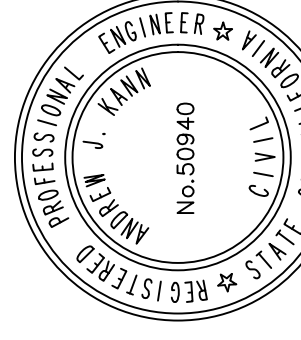


TYPICAL DRIVEWAY SECTION
(N.T.S.)



TYPICAL SECTION
SOUTH GRADE ROAD, SA370 (PUBLIC)
(N.T.S.)

ENGINEER OF WORK:



Andrew J. Kann
R.C.E. 50940

06/16/2025

DATE

TM -5601-REV

LEGEND:

EXISTING	SYMBOL
CENTERLINE	---
RIGHT OF WAY LINE	---
PROPERTY/BOUNDARY LINE	---
EXISTING LOT LINE	---
EXISTING EASEMENT	---
ROW SETBACK	---
WORK TO BE DONE	
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
ACCESS RIGHTS RELINQUISHED	---

SITE SUMMARY:

TOTAL NUMBER OF LOTS	10
GROSS AREA OF SITE	500,940 S.F. (11.5 ACRES)
OFF-STREET COMMON AREA PARKING	N/A
OPEN SPACE REQUIRED	N/A
COMMON LOT OPEN SPACE PROVIDED	N/A
AREA COVERED BY STRUCTURES	N/A
GENERAL PLANNING AREA	IR-2-3 (MILLAGE RESIDENTIAL)
EXISTING ZONING AREA	A-20
EXISTING PLANNING AREA	ALPINE
GENERAL PLANNING CATEGORY	RESIDENTIAL
PROPOSED PLANNING CATEGORY	RESIDENTIAL
PROPOSED USE	SOUTH GRADE ROAD
STATUS OF LEGAL ACCESS	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD FLOOD HAZARDS
INSURANCE RATE MAP (R0723/0585)	NO EXISTING RAILROADS ON SITE
RAILROADS	NO EXISTING STRUCTURES ON SITE
STRUCTURES	N/A
COMMON AREA	

SERVICE PROVIDERS:

SERVICES DISTRICT	ALPINE SANITATION DISTRICT
WATER DISTRICT	PAURE DAM MUNICIPAL WATER DISTRICT
FIRE DEPT.	ALPINE FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER	S D G & E
TELEPHONE PROVIDER	A T & T
CABLE PROVIDER	COM. COMMUNICATIONS
SCHOOL DISTRICT	ALPINE UNION SCHOOL (K-8) & GROSSMONT UNION HIGH SCHOOL (9-12)
STREET LIGHTS	COUNTY OF SAN DIEGO (STREET ONLY)

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A-1 (APN 404-430-45-00): ALL THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15105 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON APRIL 17, 1988, SAID PARCEL ALSO DESCRIBED AS PARCEL B OF A CERTIFICATE OF COMPLIANCE RECORDED MAY 13, 2005 AS DOCUMENT NUMBER 2005-040229 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF ADDRESSED PARCEL 2, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING NAMED COURSES:
N 40° 33' 03" E, 59.90' ALONG A WESTERLY LINE OF PARCEL 2, THENCE, N 63° 47' 59" E, 124.60' TO A POINT ON THE WESTERLY LINE OF PARCEL 2, THENCE, S 55° 24' 48" E, 200.00' THENCE, S 74° 59' 16" E, 346.30', THENCE, TO THE END OF A 600' RADIUS CIRCULAR ARC CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID POINT BEARS S 15° 10' 44" W, THENCE, ALONG SAID ARC A DISTANCE OF 284.72' THROUGH A CENTRAL ANGLE OF 25° 16' 46" THENCE, S 40° 17' 28" W, 10.00' FEET, THENCE, S 49° 42' 30" E, 147.96' FEET, THENCE, S 37° 33' 18" E, 38.00' FEET TO THE CENTER OF A 38' RADIUS CIRCLE SAID CIRCLE BEING A PRIVATE ROAD, MORE PARTICULARLY DESCRIBED AS AN EASEMENT TO PAURE DAM MUNICIPAL WATER DISTRICT BY FILE NO. 2002-100119 RECORDED 11/01/02, THENCE, N 40° 17' 39" E, 18.00' FEET, THENCE, S 49° 42' 30" E, 271.85' TO A POINT ON CURVE OF SOUTH GRADE ROAD RS 582, SAID POINT BEING THE INTERSECTION OF RANCHO SIERRA, A PRIVATE ROAD, WITH SOUTH GRADE ROAD, SAID CURVE IS CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID POINT BEARS S 37° 22' 27" E, THENCE, ALONG SAID CURVE A DISTANCE OF 153.15' THROUGH A CENTRAL ANGLE OF 43° 42' 53" S 55° 51' W, 18.99' THENCE, TO THE BEGINNING OF A 1007.05' RADIUS CIRCULAR ARC CONCAVE NORTHWESTERLY, A RADIAL BEARING TO SAID ARC BEARS N 81° 06' 09" W, THENCE, ALONG SAID ARC A DISTANCE OF 79.81' THROUGH A CENTRAL ANGLE OF 04° 32' 26" 13" N 73° 33' 43" W, 30.00' TO THE WESTERLY SHELVE OF SOUTH GRADE ROAD, N 42° 58' 39" W, 111.31' N 89° 16' 50" W, 158.33' S 10° 28' 07" W, 231.86' N 37° 22' 13" W, 80.00' N 49° 26' 39" W, 1146.81' TO THE TRUE POINT OF BEGINNING.

PARCEL A-2
AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THOSE PORTIONS OF PARCELS 1, 2, 3, AND 4 OF PARCEL MAP 15105 DESCRIBED IN EASEMENT DOCUMENT TO PAURE DAM MUNICIPAL WATER DISTRICT RECORDED NOVEMBER 8, 2002 AS DOC. NO. 2002-100119.

EXCEPTING THEREFROM THAT PORTION LING WITHIN PARCEL A-1 ABOVE, APN 404-430-45-00

EXISTING EASEMENTS:

- 6 EASEMENT TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PURPOSES PER RECORDING DOCUMENT BOOK 468, PAGE 430 OF THE OFFICIAL RECORDS DATED JANUARY 15, 1938
- 7 NON-PLOTTABLE EASEMENT TO SUEDE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER BOOK 3867, PAGE 433 OF OFFICIAL RECORDS DATED NOVEMBER 24, 1950
- 8 NO 100' PRIVATE RAILROAD EASEMENT AND INCIDENTAL PURPOSES AS SHOWN ON SAID MAP PARCEL MAP 15105 OF OFFICIAL RECORDS AS FILE NO. 88-16667, DATED APRIL 7, 1988
- 9 RAILROAD EASEMENT AS SHOWN ON SAID MAP PARCEL MAP 15105
- 10 NON-PLOTTABLE EASEMENT TO SUEDE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 88-205888 OF OFFICIAL RECORDS DATED 5-3-1989
- 11 PUBLIC UTILITY EASEMENT TO PAURE DAM MUNICIPAL WATER DISTRICT, A STATE AGENCY PER DOCUMENT NO. 2002-100119 OF OFFICIAL RECORDS DATED NOVEMBER 8, 2002
- 12 NON-PLOTTABLE EASEMENT TO SUEDE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 2003-1444788 OF OFFICIAL RECORDS DATED DECEMBER 3, 2003
- 13 NON-PLOTTABLE EASEMENT TO SUEDE FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 2005-063553 OF OFFICIAL RECORDS DATED AUGUST 2, 2005
- 14 NON-PLOTTABLE EASEMENT TO COCONA, INC. (A/CORP) COMMUNICATIONS SAN DIEGO FOR PUBLIC UTILITIES, INGRESS AND EGRESS PER DOCUMENT NO. 2005-063553 OF OFFICIAL RECORDS DATED SEPTEMBER 28, 2005
- 15 RAILROAD ACCESS AND UTILITY EASEMENT AND INCIDENTAL PURPOSES TO ALPINE INVESTMENTS, LLC PER DOCUMENT NO. 2012-0630342 OF OFFICIAL RECORD DATED OCTOBER 22, 2013
- 16 ACCESS EASEMENT TO PARCEL 1 OF PARCEL MAP 15105 PER DOCUMENT NO. 2005-063550 OF OFFICIAL RECORD DATED SEPTEMBER 27, 2005

PRELIMINARY GRADING 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 HEREIN, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

FIRE ACCESS NOTE:

1. PARKING ALLOWED ON ONE SIDE OF RANCHO SIERRA, OPPOSITE SIDE OF RANCHO SIERRA SHALL HAVE RED PAINT WITH "NO PARKING FIRE LANE" STENCILLED IN 4" HEIGHT 1/2" STROKE EVERY 30' SEPARATED WITH SECTION 2250.2 OF THE CALIFORNIA VEHICLE CODE. THESE SIGNS SHALL BE PLACED EVERY 30' OR AS PER DISTRICT REQUIREMENTS AT THE TIME OF FINAL APPROVAL.
2. NO SPEED BUMPS, SPEED HUMPS, SPEED CONTROL DEVICES, ETC. SHALL BE PERMITTED ON THE ACCESS ROADWAY.

RANCHO SIERRA

PRELIMINARY GRADING PLAN

OWNER/APPLICANT:

ALL CASTER
1022 VIA DE LA MONTANA
ALPINE, CA 91901
619-466-0397

GRADING STATEMENT:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF TWO SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.

SOLAR ACCESS STATEMENT:

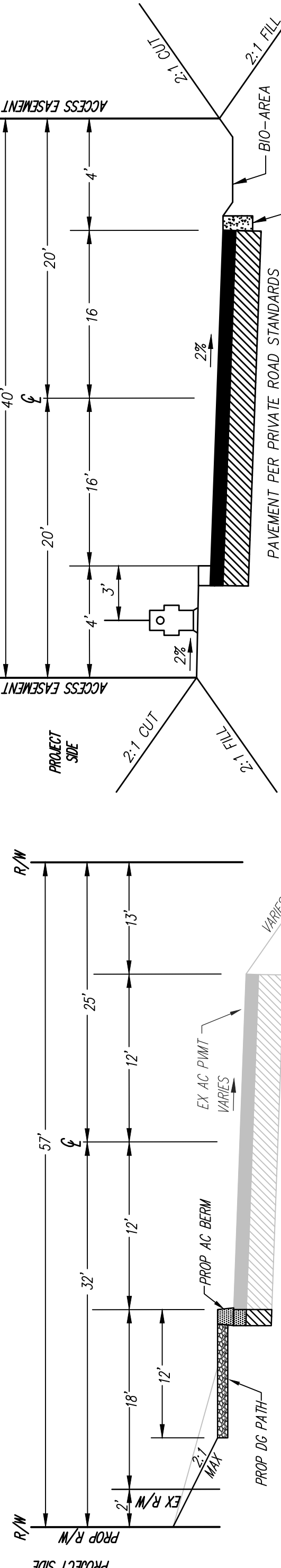
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF TWO SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL UNIT ALLOWED BY THIS SUBDIVISION.

TOPOGRAPHY:

EXISTING SITE BOUNDARY AND TOPOGRAPHIC SURVEY BY MORENO AERIAL PHOTO SURVEYS DATED 4-5-1989

LEGEND:

ITEM	SYMBOL	WORK TO BE DONE
EXISTING SPOT ELEVATIONS	385.00	PROPOSED LOT LINE
EXISTING CONTOUR	385.00	PROPOSED EASEMENT
EXISTING WATER LINE	385.00	PROPOSED SEPTIC FIELD
EXISTING FIRE HYDRANT ASSEMBLY	385.00	PROPOSED ATU TANK
EXISTING ELECTRIC OVERHEAD	385.00	PROPOSED OUT / FILL LIMITS
EXISTING DRAINAGE PATTERN	385.00	PROPOSED FIRE HYDRANT ASSEMBLY
CENTERLINE	385.00	PROPOSED WATER METER
RIGHT OF WAY LINE	385.00	PROPOSED 8" WATER MAIN
ACCESS RIGHTS RELINQUISHED	385.00	PROPOSED STORM DRAIN INLET
PROPERTY/BOUNDARY LINE	385.00	PROPOSED RPP RAP
ROW SETBACK	385.00	PROPOSED EARTH SWALE
EXISTING LOT LINE	385.00	PROPOSED DRAINAGE SWALE
	385.00	PROPOSED BROW DITCH
	385.00	PROPOSED RETAINING WALL
	385.00	PROPOSED TREE WELL

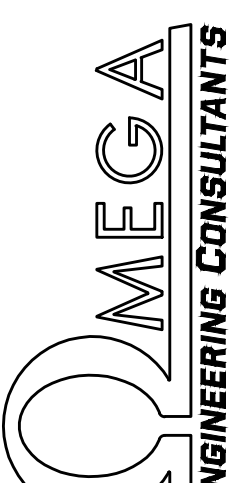


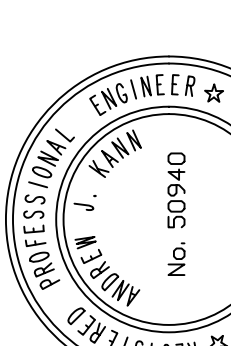
TYPICAL DRIVEWAY SECTION
(N.T.S.)

TYPICAL SECTION
SOUTH GRADE ROAD, SA370 (PUBLIC)
(N.T.S.)

TYPICAL SECTION
RANCHO SIERRA (EXTENSION)
(N.T.S.)

ENGINEER OF WORK:

**ENGINEERING CONSULTANTS**
4320 VIEWRIDGE AVE, SUITE C
SAN DIEGO, CALIFORNIA 92123
PH:(619) 634-8620 FAX:(619) 634-8627

**ANDREW J. KANN**
REGISTERED PROFESSIONAL ENGINEER
No. 50940
CIVIL
STATE OF CALIFORNIA

Andrew J. Kann
06/16/2025
DATE
ANDREW J. KANN R.C.E. 50940

**Attachment B – Notice of Preliminary Decision of
the Director of Planning & Development Services
and
Final Notice of Action of the Planning
Commission Approving a Revised Map and a
Time Extension for Tentative Map 5601**



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

October 6, 2026

REFERENCE: TIME EXTENSION AND REVISED TENTATIVE MAP PDS2024-TM-5601TER

**NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES**

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving a Time Extension and Revised Tentative Map for Rancho Sierra (TM 5601). A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on October 16, 2026. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

I, Vince Nicoletti, Director of PDS, San Diego County, State of California, hereby certify that this is a copy of the official document authorizing an amendment to the referenced Tentative Map.

PLANNING & DEVELOPMENT SERVICES
VINCE NICOLETTI, DIRECTOR

By:

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

October 16, 2026

Javier Canela
4320 Viewridge Avenue, Suite C
San Diego, CA 92123

REFERENCE: TIME EXTENSION AND REVISED TENTATIVE MAP PDS2024-TM-5601TER

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION AND REVISED MAP FOR TENTATIVE MAP 5601TER

PLEASE NOTE: THIS LETTER EXTENDS THAT DATE UPON WHICH THE TENTATIVE MAP WILL EXPIRE AND MAKES CERTAIN OTHER CHANGES AS LISTED BELOW. ALL OTHER RESOLUTION LANGUAGE AND CONDITIONS REMAIN AS ORIGINALLY ADOPTED. [Strikeout indicates deletion, underline indicates addition.]

1. The approval of this Tentative Map expires on ~~July 20, 2021/January 20, 2023~~ January 20, 2029 at 4:00 p.m.

The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5601 dated July 20, 2018 are still applicable. The original resolution for Tentative Map No. 5601 is attached.

July 20, 2018

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5601)

WHEREAS, Tentative Map No. 5601 proposing the division of property located south of Alpine Boulevard at South Grade Road and generally described as:

Boundary Adjustment BC 04-0240
recorded on May 19, 2005 as Document No. 2005-0423284

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 27, 2015; and

WHEREAS, on July 20, 2018, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

WAIVERS AND EXCEPTIONS: This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of the County San Diego. The sole exceptions to the aforementioned are:

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of Light-Emitting Diode (LED) light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading Plan dated February 15, 2018 (Attached Herein as Exhibit B) pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

1-29. The “Standard Conditions (1-29) for Tentative Subdivision Maps” approved by the Board of Supervisors on June 16, 2000, with the exception of those “Standard Conditions” waived above.

30. GEN#1–COST RECOVERY

INTENT: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this map shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficits associated with processing this map. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, Zoning Counter], which shows that all fees and trust account deficits have been paid. No

map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. GEN#2–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: breeding season avoidance, grading monitoring and temporary construction noise measures. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

32. ROADS#1–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the San Diego [County Subdivision Ordinance Section 81.404](#), proposed onsite private road easement shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the on-and off-site private easement road, **Rancho Sierra** from South Grade Road northwesterly to the terminus of the proposed private road easement at **Lot 10**, to a minimum graded width of thirty-six feet (36') and improved to a width of thirty-two feet (32') with asphalt concrete (AC) pavement over approved base with face of AC dike on the south side at sixteen feet (16') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750') trips shall apply.
- b. Improve or agree to improve and provide security for the on-site private road easement, serving **Lot 3** and **Lot 5** from Rancho Sierra southwesterly to the terminus of the proposed private road easement, to a minimum graded to a width of twenty feet (20') and improved to a width of sixteen feet (16') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.13(D) of the San Diego County Standards for Private Roads shall apply.

- c. Improve or agree to improve and provide security for the on- and off-site private road easement, **Rancho Sierra**, that shall terminate at **Lot 8, Lot 9** and **Lot 10** with a cul-de-sac graded to a radius of forty feet (40') and improved to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base.
- d. Improve or agree to improve and provide security for the proposed on-site private easement road serving **Lot 3** and **Lot 5**, that shall terminate with a cul-de-sac located at **Lot 3** and **Lot 5** graded to a radius of forty feet (40') and improved to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base.
- e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- f. Process and obtain approval of Improvement Plans to improve the on- and off-site, Rancho Sierra, and the private easement road serving **Lot 3** and **Lot 5**.
- g. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.407 and 81.408.](#), respectively.
- h. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- i. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements, to the satisfaction of the Alpine Fire Protection District and the [PDS, LDR].
- j. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the Final Map, the improvement and grading plans, agreements, and securities shall be approved. **MONITORING:** The [PDS,

LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [*PDS*, *LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

33. **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 verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____ feet of unobstructed intersectional sight distance in both directions along **South Grade Road** from the existing private easement road, Rancho Sierra, in accordance with the methodology described in Section 6.1(E) Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement as detailed above, and submit them to the [*PDS*, *LDR*] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [*PDS*, *LDR*] shall verify the sight distance certifications.

34. **ROADS#3–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 in and onto **South Grade Road (SA370)** along the project frontage except for the existing private road easement, Rancho Sierra, opening.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

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

35. **ROADS#4–TRAFFIC CONTROL PLAN**

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, or approval of the Final Map, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

36. **ROADS#5–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 pavement treatment, and to comply with [County Policy RO-7](#), adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **DOCUMENTATION:** The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval of improvement plans or the approval of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed acknowledgement letter.

37. **ROADS#6–ROAD DEDICATION**

INTENT: In order to improve the quality of the roads, promote orderly development, and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right-of-way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Dedicate on the map to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-two feet (32') from the centerline of **South Grade Road (SA370)** together with the right to construct and maintain drainage facilities, along the project frontage in

accordance with [County of San Diego Public Road Standards](#) for a Light Collector (2.2C) with a minimum of twenty foot (20') radius corner rounding at South Grade Road and Rancho Sierra intersection, to the satisfaction of the Director of PDS and DPW.

- b. The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use.

DOCUMENTATION: The applicant shall depict and offer to dedicate the project side of the easement on the Final Map and show it as accepted. **TIMING:** With the recordation of the Final Map the onsite dedication shall be accepted. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the Map and accepted by the County.

38. ROADS#7-PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the [County Subdivision Ordinance Section 81.402](#) the easement shall be provided.

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum forty-foot (40') wide proposed on- and off-site private road easement, **Rancho Sierra**, from South Grade Road northwesterly to the proposed cul-de-sac located at Lot 8, 9 and 10.
- b. The Final Map shall show a minimum forty foot (40') wide proposed on-site private road easement, serving Lot 3 and 5 from Ranch Sierra southwesterly to the proposed cul-de-sac located at Lot 3 and 5.
- c. The Final Map shall show a minimum twenty foot (20') wide on-site private road easement for the existing driveway serving APN 404-430-44 from Rancho Sierra.
- d. The Parcel Map shall show a forty foot (40') minimum radius cul-de-sac located at Lot 8, 9 and 10, to the satisfaction of the Alpine Fire Protection District and the Director of PDS.
- e. The Parcel Map shall show a forty foot (40') minimum radius private road easement for the cul-de-sac located at Lot 3 and 5, to the satisfaction of the Alpine Fire Protection District and the Director of PDS.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to approval of the Final Map, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

39. ROADS#8—PRIVATE ROAD MAINTENANCE AGREEMENT

INTENT: In order to ensure that the private roads approved with this subdivision are maintained, in accordance with [Subdivision Ordinance Section 81.402\(c\)](#), the applicant shall assume responsibility of the private roads. **DESCRIPTION OF REQUIREMENT:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. Access to each lot shall be provided by private road easement not less than forty feet (40') wide, and a minimum twenty foot (20') wide easement for the private road easement serving APN 404-430-44.

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map the agreement shall be executed and the ownership shall be indicated on the Map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

40. DRNG#1—ONSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for proposed on-site bioretention basins. All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Drainage Improvement plans to improve the proposed onsite bioretention basins.
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to [County Subdivision Ordinance Sec. 81.404 and 81.408](#), for the required improvements.

TIMING: Prior to the recordation of the Final Map the plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to [Subdivision Ordinance Sec. 81.403](#). The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map.

MONITORING: The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

41. 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:

- 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.
- b. 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.

42. 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 pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). 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 provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to recordation of the Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [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.

43. DEH#1–SEPTIC REVIEW

INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the [County Regulatory Code Section 68.311](#), the Final Map shall be reviewed by the Department of Environmental Health (DEH) to ensure the lot design, location, lot numbers, grading are consistent as shown on the approved Tentative Map and Preliminary Grading Plan. **DESCRIPTION OF REQUIREMENT:** The Final Map shall be reviewed by the Department of Environmental Health for consistency in regards to the individual [DEH, LWQ]. **DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to the approval of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

44. DEH#2-ONSITE WASTEWATER TREATMENT SYSTEM

INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the [County Regulatory Code Section 68.311](#), the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each dwelling constructed within this subdivision shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.
- b. The Supplemental Treatment System(s) must meet or exceed the level of nitrate reduction specified (49% reduction for three bedroom dwellings, 53% for four bedroom dwellings and 56% reduction for five bedroom dwellings) in Evaluation of Potential Nitrate Mass Loading Report (Matt Wiedlin, Certified Hydrogeologist, October 13, 2017) submitted to DEH to ensure that no further degradation of the groundwater supplies in the basin occurs as a result of the proposed onsite wastewater treatment systems.
- c. The accepted percolation rate for all lots within the subdivision is 20MPI. Adequate area shall be allocated for each lot to place a primary and reserve drip dispersal system based on this rate and the expected wastewater flow from up to a five bedroom home.
- d. All home owners will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the home. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- e. All home owners will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the homeowner or their service provider.

DOCUMENTATION: The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to the approval of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

45. DEH#3-WELL DESTRUCTION

INTENT: In order to ensure that any/all water wells located on the property are removed or abandoned, and to comply with the [County Regulatory Code Section 67.431](#), any well shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** All water wells which would be abandoned shall be properly destroyed by a

California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. **TIMING:** Prior to the approval of the map and prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), the applicant shall destroy the existing well on Lot 10. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed. The destruction logs shall be stamped and returned to the applicant.

46. DEH#4–DRIP DISPERSAL SYSTEM CONSTRUCTION REQUIREMENTS

INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the [County Regulatory Code Section 68.311](#), the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Drip dispersal systems within the subdivision shall consist of shallow (12") drip tubing approved for use by the Department of Environmental Health. Drip tubing shall be installed per the manufacturer's requirements and in compliance with the County's Local Agency Management Plan (LAMP). All drip dispersal areas shall be undisturbed soil, with no fill material. These areas are to be protected from compaction/disturbance during grading activities to ensure their ability to receive and distribute the effluent according to the design parameters.
- b. Additional 100% expansion area shall be reserved in the event of a failure of the drip dispersal system.
- c. All lots shall have a layout of the onsite wastewater treatment system approved by the San Diego County Department of Environmental Health prior to the approval of a building permit and/or the issuance of a septic tank permit. Layout review fees will be required once the map records.
- d. All pad drainage devices are to be designed so that any rip-rap devices are to the side of or below the proposed drip dispersal areas. All rip-rap/infiltration devices are to be kept at least 25' from proposed drip dispersal areas.

DOCUMENTATION: The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to the approval of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

47. BIO#1–OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to coastal sage-chaparral scrub and open Engelmann oak woodland, which are sensitive biological resources pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired.

DESCRIPTION OF REQUIREMENT: The applicant shall purchase habitat credit, or provide for the conservation of habitat of 14.2 acres of Tier II habitat, 0.2 acre of Tier II habitat containing potential hermes copper habitat and 0.95 acre of Tier I habitat, located with the MSCP as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located within the adopted South County MSCP in an area qualifying as a BRCA as indicated below:
 1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.

4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
 5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.
- c. **Option 3:** If habitat credit will be conserved on 15.47 acres of APN 404-170-04 located adjacent to Wrights Field, the following documentation shall be provided to PDS:
1. Evidence that the mitigation land has been adjusted into Wrights Field through the approval of a Boundary Adjustment.
 2. Evidence that a biological open space easement has been dedicated over the 15.47 acres to be conserved.
 3. Verification that the land to be conserved includes 0.95 acre of Tier I habitat and 14.4 acres of Tier II habitat.
 4. Evidence that the Land Management Plan for Wrights Field (owned and managed by Back Country Land Trust) has been updated to include this mitigation land.
 5. Evidence that a non-wasting endowment has been funded for perpetual management of the mitigation land. The endowment amount shall be based on a PAR deemed acceptable to the County and Back Country Land Trust.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for

compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

48. CULT#1- ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF**

REQUIREMENT: A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the map for PDS2015-TM-5601 and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded

to *[PDS, LDR]*, for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

49. CULT#2- CULTURAL RESOURCES MONITORING REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials collected during the survey, evaluation, and archaeological monitoring program have been completed as follows:
 1. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent

curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated tribe who requests a copy. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

The following Grading and or Improvement Plan Notes shall be placed on the Grading Plan and made conditions of the issuance of said permits.

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(BIOLOGICAL RESOURCES)

GP1. BIO#GR-1-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed during the breeding season of migratory birds. The breeding season is defined as occurring between February 15th and August 31st. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife

Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

(CULTURAL RESOURCES)

GP2. CULT#GR-1- ARCHAEOLOGICAL MONITORING– PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Kumeyaay Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to ensure that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

(NOISE)

GP3. NOISE#GR-1- TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with TM-5601. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers

- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.

DOCUMENTATION: The applicant shall comply with the temporary Construction County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

(CULTURAL RESOURCES)

GP4. CULT#GR-2- ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
 - 1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 - 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.

3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.
4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or

preferences for treatment within 48 hours of being granted access to the site.

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Disagreements.** The County Archaeologist shall make a determination for any disagreements between the Project Archaeologist and the Kumeyaay Native American monitor related to archaeological monitoring.

DOCUMENTATION: The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

(CULTURAL RESOURCES)

GP5. CULT#GR-3- ARCHAEOLOGICAL MONITORING – ROUGH GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring and communicate with local tribes as required below:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources

have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to the [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

(CULTURAL RESOURCES)

GP6. CULT#GR-4- ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report and communications shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed as follows:
 1. Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees

necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

2. Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential (VR-2.9) Land Use Designation of the Alpine Community Plan because it proposes a residential use type at a density of 0.87 dwelling units an acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of one acre in the Limited Agricultural (A70) Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the 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 residential type of development because the lots are appropriately sized for the proposed use type and individual septic systems; pad locations comply with setback requirements; grading has been minimized to the extent feasible and the project does not impact sensitive resources.
5. The site is physically suitable for the proposed density of development because water services will be provided by the Padre Dam Municipal Water District, fire services are within a 5 minute response time and individual septic systems are proposed.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of the California Environmental Quality Act (CEQA) Guidelines Section 15183 checklist dated March 8, 2018;
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 individual private subsurface sewer systems 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 CEQA, 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 as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - ☐ At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - ☐ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

- ☐ Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Final Map.

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:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that 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: 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 May 8, 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/updates052313/2013-0523_Order_No._R9-2013-0001_COMPLETE.pdf

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

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

GRADING PERMIT: A grading permit is required prior to commencement of grading per criteria of [Section 87.201 of the County Code](#).

CONSTRUCTION/IMPROVEMENT PERMIT: A Construction Permit is required for any and all work within the County road rights-of-way. Contact Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road

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

ENCROACHMENT PERMIT: An Encroachment Permit from the County of San Diego is required for any and all work and for any and all proposed/existing facilities within the County rights-of-way. Documentation of approval from the Director of Public Works shall be provided to the satisfaction of the Director of Planning & Development Services.

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, Land Development Counter]* and provide a copy of the receipt to the *[PDS, Building Division Technician]* at time of permit issuance.

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: 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” from the California Environmental Quality Act (CEQA), therefore no fee is required.

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	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		

Department of General Service (DGS)			
Real Property Division	RP		

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

ON MOTION of Commissioner Barnhart, seconded by Commissioner Edwards, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 15th day of December 2017, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: 5 (Beck, Barnhart, Edwards, Seiler, Woods)

NOES: 0

ABSENT: 2 (Brooks, Pallinger)

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

cc: Brad Bailey, 10035 Prospect Ave, Santee, CA 92071
Omega Engineering Consultants, 4340 Viewridge Ave, Suite B, San Diego, CA 92123

email cc:
Ken Brazell, Project Manager, Planning & Development Services, Land Development
Mark Slovick, Group Program Manager, Planning & Development Services

Attachment C – Environmental Documentation

**Statement of Reasons for Exemption From
Additional Environmental Review Pursuant to CEQA Guidelines §15183
For Purposes of Consideration of
Rancho Sierra Tentative Map Time Extension and Revised Map,
PDS2024-TM-5601TER; PDS2024-ER-15-14-004B
October 16, 2026**

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.

Project: The project is a Tentative Map Time Extension and Revised Map for the previously approved Rancho Sierra Tentative Map 5601 (TM-5601), a subdivision of 11.52 acres into 10 residential lots, which was approved by the Planning Commission on July 20, 2018. The applicant has requested an extension of six years for the Tentative Map to complete the required conditions and record the Final Map. The applicant is also requesting a Revised Tentative Map which includes the addition of approximately 14,000 cubic yards of cut, 15,000 cubic yards of fill, revision of lot lines, and an adjustment to pad elevations to balance earthwork due to an updated stormwater design. As explained below, none of these changes require additional environmental review.

Location: The Tentative Map Time Extension and Revised Map (PDS2024-TM-5601TER) is located at Rancho Sierra, and South Grade Road, south of Alpine Blvd and Interstate 8 in the Alpine Community Planning Area within unincorporated San Diego County (APN: 404-430-45-00).

Background: A Final Program Environmental Impact Report (PEIR) for the County of San Diego General Plan Update (GPU) was certified in conjunction with the adoption of the GPU by the County Board of Supervisors on August 3, 2011.

In 2018, Planning & Development Services processed a §15183 Exemption for Tentative Map 5601. An environmental evaluation was completed for the project as documented in the original §15183 Exemption Checklist. The evaluation concluded that the project qualified for an exemption from additional environmental review because it was consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the GPU PEIR, and all required findings were made. The Final PEIR and §15183 Exemption Checklist are on file with San Diego County Planning & Development Services.

Project Changes and Impacts: The applicant has requested an extension of six years for Tentative Map 5601 to complete the required conditions and record the Final Map. The Tentative Map was approved on July 20, 2018, with an expiration date of July 20, 2021. AB 1561 automatically extended the expiration date by 18 months to January 20, 2023. The Time Extension application was filed on January 9, 2023. An application for a Revised Map was submitted on April 5, 2024 due to minor changes to the map that were requested with the Time Extension. With approval of the Time Extension and Revised Map, the Revised Tentative Map (TM-5619TER) will expire on January 20, 2029.

A time extension is a discretionary action that allows an applicant to extend the expiration date of an approved map to allow additional time for processing the Final Map. The applicant is requesting a Revised Tentative Map which includes the addition of approximately 14,000 cubic yards of cut, 15,000 cubic yards of fill, revision of lot lines, and an adjustment to pad elevations to balance earthwork due to an updated stormwater design.

As part of this discretionary action, County Staff reviewed the project changes and any changes in regulations since the previous project was approved to determine whether they would change the significance determinations of the previous §15183 checklist. An Air Quality report was requested to analyze whether the project changes could change the significance determinations of the previous §15183 checklist. The report concluded that Air Quality impacts were consistent with the General Plan and would not change the significance determinations of the previous §15183 checklist.

Since the original Tentative Map was approved, the County of San Diego adopted a Climate Action Plan (CAP) to address impacts from Greenhouse Gas (GHG) emissions. In order to demonstrate consistency with the CAP, the applicant submitted a CAP Checklist. The project's impacts on Biological Resources were also reviewed. It was determined that a Crotches Bumble Bee survey was required to identify if the species was present at the site. The survey was conducted and no bumble bees were found to be present on the site. Therefore, it was determined that there was no change to the significance determinations of the previous §15183 checklist related to biological resources.

Findings: The Time Extension and Revised Map (PDS2024-TM-5601TER) are consistent with the analysis performed for the GPU PEIR. The proposed time extension and revised map will implement the mitigation measures as identified in the §15183 Exemption Checklist completed for TM 5601. 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 proposed time extension and revised map do not change the development density of the previously approved TM-5601, which is consistent with the density established by the General Plan and the certified GPU PEIR.

- 2. There are no project specific effects which are peculiar to the project or its site, and which the GPU PEIR and prior §15183 Exemption failed to analyze as significant effects.**

The proposed time extension and revised map do not change the design of the approved TM-5601 therefore, there are no project specific effects that are peculiar to the project or its site.

- 3. There are no potentially significant off-site and/or cumulative impacts which the GPU PEIR and prior §15183 Exemption failed to evaluate.**

The proposed time extension and revised map do not change the design of the approved TM-5601, which did not identify any potentially significant off-site or cumulative impacts that have not been previously evaluated. There are no new off-site or cumulative impacts not previously identified in the GPU PEIR.

- 4. There is no substantial new information which results in more severe impacts than anticipated by the GPU PEIR and prior §15183 Exemption.**

There is no new information that would result in a determination of a more severe impact than anticipated by the GPU PEIR and as identified in the prior §15183 Exemption checklist completed for TM-5601.

- 5. The project will undertake feasible mitigation measures specified in the GPU PEIR and prior §15183 Exemption.**

The proposed time extension and revised map do not change the design of the approved TM-5601 therefore, the feasible GPU PEIR mitigation measures identified in the prior §15183 Exemption checklist will be implemented through the project's conditions of approval.

Discretionary processing of the Rancho Sierra Tentative Map Time Extension and Revised Map (PDS2024-TM-5601TER) may proceed with the understanding that any substantial changes to the project may be subject to further environmental review.

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
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: Rancho Sierra Time Extension Revised Tentative Map; PDS2024-TM-5601TER

Project Location: Rancho Sierra, and South Grade Road, south of Alpine Blvd and Interstate 8 in the Alpine Community Planning Area in the unincorporated County of San Diego (APN: 404-430-45-00)

Project Applicant: Javier Canela; 4320 Viewridge Avenue, Suite C, San Diego, CA 92123; (858) 634-8620

Project Description: The applicant has requested an extension of six years for the Tentative Map to complete the required conditions and record the Final Map. The applicant is also requesting a Revised Tentative Map which includes the addition of approximately 14,000 cubic yards of cut, 15,000 cubic yards of fill, and 1,000 cubic yards of import, revision of lot lines, and an adjustment to pad elevations to balance earthwork due to an updated stormwater design.

Agency Approving Project: County of San Diego

County Contact Person: Martha Elena Sanchez Telephone Number: (619) 495-8517

Date Form Completed: October 16, 2026

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on October 16, 2026 and found the project to be exempt from the CEQA under the following criteria:

- 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: 15303
 - ☐ 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.
- Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.
- A Mitigation reporting or monitoring plan ☐ was ☒ was not adopted for this project.

Statement of reasons why project is exempt: 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. The El Nopal Tentative Map Project is consistent with the analysis performed for the GPU EIR. 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. The density of the project, 10 dwelling units on 11.52 acres, was anticipated by the General Plan and analyzed by the GPU EIR. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects.

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

Signature:  Telephone: 619-495-8517

Name (Print): Martha Elena Sanchez Title: Land Use/Environmental Planner I

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.



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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

Date: March 8, 2018
Project Title: Rancho Sierra Tentative Map
Record ID: PDS2015-TM-5601, PDS2015-ER-15-14-004
Plan Area: Alpine Community Plan Area
GP Designation: Village Residential (VR-2.9)
Density: 2.9 dwelling units per acre
Zoning: A70 (Limited Agricultural)
Min. Lot Size: 15,000 square feet
Special Area Reg.: --
Lot Size: 11.52 acres
Applicant: Brad Bailey - (619) 449-8451
Staff Contact: Ashley Smith - (858) 495-5375
ashley.smith2@sdcounty.ca.gov

Project Description

The project is a Tentative Map to subdivide 11.52 acres into 10 residential lots. The project site is located south of Alpine Boulevard along South Grade Road in the Alpine Community Plan Area within unincorporated San Diego County. Access to the site would be provided by a new private road connecting to South Grade Road. Water service would be provided by Padre Dam Municipal Water District and individual on-site wastewater systems (supplemental treatment systems). Earthwork will consist of the 7,500 cubic yards of balanced cut and fill.

The project site is subject to the Village General Plan Regional Category and Village Residential (VR-2.9) Land Use Designation. Zoning for the site is A70, Limited Agricultural. The project is consistent with the 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 Rancho Sierra Tentative Map 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 [https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 - Mitigation Measures 2011.pdf](https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures).

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.

H1 - 52

15183 Statement of Reasons

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

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

The project would subdivide an 11.52-acre property into 10 lots, which is consistent with the Village Residential (VR-2) 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 biological and cultural resources. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

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

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

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

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

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

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

March 8, 2018

Signature

Date

Ashley Smith

Printed Name

Planning 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?	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☐

Discussion

- 1(a) The project would be visible from South Grade Road and surrounding public viewpoints; however, the site is not located within a viewshed of a scenic vista. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista.
- 1(b) The property is not within the viewshed of a County or 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 residential uses on similar sized lots. Therefore, the addition of 10 new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and to minimize any new substantial sources of light. Therefore, the proposed project would not adversely affect day or nighttime views in the area.

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?	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐

Discussion

- 2(a) The project site and surrounding properties do not support any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The project site does not contain agricultural resources as defined by the County of San Diego's Guidelines for Determining Significance for Agricultural Resources. Thus, the proposed project would not convert agricultural resources to a non-agricultural use.
- 2(b) The project site is not located within or adjacent to a Williamson Act contract. The property is zoned A70, Limited Agricultural, which permits residential use types. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.
- 2(c) There are no timberland production zones on or near the proposed project site.
- 2(d) The project site is not located near any forest lands. Therefore, the proposed project would not result in the loss or conversion of forest lands.
- 2(e) The project site is located adjacent to existing residential properties. The project site is not located adjacent to any properties that are considered Important Farmland or other active agricultural production areas. Therefore, the proposed project would not result in changes to the existing environment which could result in the conversion of Important Farmland or other agricultural resources to non-agricultural uses.

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)?	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐
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)?	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐

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, construction and operational emissions from the project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Question 3(b), and would not violate any ambient air quality standards.

3(b) Emissions from the construction phase would be minimal, temporary and localized. Additionally, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance and the San Diego Air Pollution Control District (SDAPCD) Rule 55, which requires the implementation of dust control measures.

The County has established Guidelines for Determining Significance for Air Quality which incorporate the SDAPCD's established significance level thresholds for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These SLTs can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since SDAPCD does not have a SLT for emissions of VOCs, the screening level from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which is more appropriate for the San Diego Air Basin) is used.

Project construction and operational emissions associated with the development of the proposed 10-lot residential subdivision are not anticipated to exceed the County's construction and operational SLTs. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- 3(c) The project would contribute PM₁₀, PM_{2.5}, NO_x, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established SLTs (see Question 3(b) above). Additionally, grading activities associated with construction of the project would be subject to the County of San Diego Grading Ordinance and the San Diego Air Pollution Control District (SDAPCD) Rule 55, which requires the implementation of dust control measures. In addition, project operational emissions would not be anticipated to exceed the County's SLTs.
- 3(d) The project would introduce 10 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 would 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 be minimal and temporary. The project proposes single family homes that would not introduce any permanent odor sources. Therefore, the proposed project would not create objectionable odors that would affect a substantial number of people.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the Project:			
a) 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?	☒	☐	☐
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) Biological resources on the project site were evaluated in a Biological Resources Report prepared by Cummings and Associates, dated December 28, 2016. The site contains 8.54 acres of coastal sage-chaparral scrub, 0.54 acres of open Engelmann oak woodland and 2.62 acres of disturbed and developed lands. Impacts will also occur to 0.92 acres of coastal sage-chaparral scrub and 0.04 acres of open Engelmann oak woodland. Sensitive wildlife species identified on-site include western whiptail, San Diego desert woodrat, cooper's hawk, costa's hummingbird, nuttall's woodpecker, western bluebird and Lawrence's goldfinch. Sensitive plant species identified on-site include Engelmann oak. The site is located within the MSCP, in an area designated as a Pre-approved Mitigation Area (PAMA) but is surrounded by existing development.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 14.2 acres of Tier II habitat, 0.2 acre of Tier II habitat containing potential Hermes Copper habitat, and 0.95 acre of Tier I habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.5 and Bio 1.6.

4(b) Based on the Biological Resources Report, no wetlands or jurisdictional waters were found on-site or off-site. The following sensitive habitats were identified on the site: coastal sage-chaparral scrub and open Engelmann oak woodland. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of off-site habitat purchases.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 14.2 acres of tier II habitat, 0.2 acre of Tier II habitat containing potential Hermes Copper habitat, and 0.95 acres of Tier I habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.5 and Bio 1.6.

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, a site visit by County staff, and a Biological Resources Report, 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. While the site is designated as a Pre-Approved Mitigation Area (PAMA) in the MSCP, 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 due to existing development that surrounds the site. Therefore, the project would not substantially interfere with wildlife movement, an established wildlife corridor, or impede the use of native wildlife nursery sites.
- 4(e) The project is consistent with the MSCP, Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO) because off-site mitigation will be required to compensate for the loss of significant habitat.

Conclusion

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

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR, identified as Bio 1.5 and Bio 1.6, will be applied to the project.

	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?	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☒	☐	☐
c) Directly or indirectly destroy a unique geologic feature?	☐	☐	☐
d) Directly or indirectly destroy a unique paleontological resource or site?	☐	☐	☐
e) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐

Discussion

- 5(a) A cultural and historical resources study was completed for the proposed project titled "Rancho Sierra Project Cultural Resources Inventory and Evaluation Update: Rancho Sierra Alpine, San Diego County, California, (PDS2015-TM-5601)" dated November 2017 by Mary Robbins-Wade, Helix Environmental Planning. It has been determined that there are no historical resources within the proposed project area. The historical property known as the Eltinge site is located adjacent to the project property; however, no evidence of historical resources related to the Eltinge property were observed within the project site during fieldwork. Therefore, the proposed project will not cause a substantial change in the significance of a historical resource.
- 5(b) A cultural resources study was completed for the proposed project titled "Rancho Sierra Project Cultural Resources Inventory and Evaluation Update: Rancho Sierra Alpine, San Diego County, California, (PDS2015-TM-5601)" dated November 2017 by Mary Robbins-Wade, Helix Environmental Planning. One archaeological site, known as CA-SDI-13242, was identified within the project area. A testing program was conducted on the portion of the site within the proposed project area to evaluate the resource for significance. It was determined that the resource is not significant under CEQA nor the RPO. Because the resource was determined to be not significant, impacts to the resource cannot contribute to a significant impact.

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. Although no resources were identified, there is the potential for the presence of subsurface deposits. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- Pre-Construction
 - o Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
 - o Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be on-site during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Both the Project Archaeologist and Kumeyaay Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
 - o If cultural resources are identified:
 - Both the Project Archaeologist and Kumeyaay Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Kumeyaay Native American shall determine the significance of discovered resources.

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- Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- o Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- Rough Grading
 - o Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South coastal Information Center and any culturally-affiliated tribe who requests a copy.
- Final Grading
 - o A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.

- o Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on Cretaceous Plutonic formations that have no potential to contain unique paleontological resources. Therefore, the project will not directly or indirectly destroy a unique paleontological resource or site.

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, identified as Cul-2.5, will be applied to the project.

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

☐
☐
☐

b) Result in substantial soil erosion or the loss of topsoil?

☐
☐
☐

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

☐☐☐

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?

☐☐☐

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?

☐☐☐

Discussion

6(a)(i) The project site 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. Therefore, the proposed project would not expose people or structures to potential adverse effects involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides.

6(a)(ii) To ensure the structural integrity of all buildings and structures, the proposed 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 would 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 project 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 and Fallbrook rocky sandy loam that have a severe soil erodibility rating. 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 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 site is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Furthermore, the project will be required to comply with the WPO and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils and will not develop steep slopes that could cause landslides, lateral spreading, subsidence, liquefaction, or collapse.

6(d) The project is underlain by expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project will not result in substantial risks to life or

property because compliance with the Building Code and implementation of standard engineering techniques would ensure structural safety.

- 6(e) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), which will include individual, appropriately sized septic tanks and Supplemental Treatment Systems (STS) approved for use (NSF Standard 40) within the County of San Diego. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced constructed and maintained." The RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH approved the project's use of STS on December 8, 2017. Therefore, the project has soils capable of adequately supporting the STS as determined by the authorized local public agency.

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?	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐

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 10 single family residential homes and therefore would therefore fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT 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 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 proposed 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?	☐	☐	☐
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐

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f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

☐☐☐

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

☐☐☐

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 proposed project would 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. In addition, the project does not propose to demolish any existing structures on-site which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.

8(b) The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project site is also 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, 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. Therefore, the proposed project would not create a significant hazard to the public or the environment.

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. As such, the proposed project would not result in a safety hazard for people residing or working in the project area.

8(e) The proposed project is not within one mile of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.

8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 8(g) The project site is adjacent to wildlands that have the potential to support wildland fires. However, the project would 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, as described in the approved Fire Protection Plan prepared for the project by Omega Engineering Consultants, (January 2017). Also, a Fire Service Availability Letter dated February 12, 2018 has been received from the Alpine Fire Protection District which indicates the expected emergency travel time to the project site to be 4 minutes which is within the 5 minute 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.), a solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, none of these uses are present on adjacent properties. Therefore, the proposed project would not substantially increase current or future resident's exposure to vectors which are capable of transmitting public health diseases or nuisances.

Conclusion

As discussed above, the proposed 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?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐

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

Discussion

- 9(a) The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Omega Engineering Consultants (October 18th, 2017). The SWQMP demonstrates that the project would 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

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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) hydrologic subarea within the San Diego River hydrologic unit, and the Loveland (909.31) hydrologic subarea within the Sweetwater hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of these watersheds are impaired. Constituents of concern in the Sweetwater and San Diego River watersheds include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 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 would obtain its water supply from the Padre Dam Municipal Water District that obtains water from surface reservoirs or other imported sources. The project would not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) A Drainage Study (October 2017) was prepared by Omega Engineering Consultants for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project site or area. 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) A Drainage Study (October 2017) was prepared by Omega Engineering Consultants for the proposed project. The proposed project would convey drainage to either natural drainage channels or approved drainage facilities. Therefore, the project would not significantly alter established drainage patterns or substantially increase the amount of runoff in a manner which would result in flooding on- or off-site.
- 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 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 off-site improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.

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

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

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

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

Conclusion

As discussed above, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact 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?	☐	☐	☐
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?	☐	☐	☐

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 that would physically divide the existing community.

10(b) The proposed 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?	☐	☐	☐

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

11(a) The project site has been classified by the California Department of Conservation Division of Mines and Geology as "Resources Potentially Present" (MRZ-3). However, the project site is surrounded by residential development which is 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 would 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). Therefore, the proposed project would not result in the loss of a locally-important mineral resource recovery site.

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?	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐
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?	☐	☐	☐

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

☐
☐
☐

Discussion

12(a) The project would 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 –The project is a 10-lot residential subdivision. Primary noise source to potentially impact the site would be from vehicular traffic from South Grade Road. Future traffic from SanDAG TFIC Series 12 was used to determine the future average daily trips (ADT) for the project segment of South Grade Road. The model shows 5,600 ADT which was used for staff's in-house noise calculations. This roadway was also classified as a Light Collector with a design speed of 40 mph. Based on in-house noise modeling, the worst-case sensitive receptor would be located on the proposed pad on Lot 1 which is 125 feet from the roadway centerline. Future traffic levels would be as high as 58 dBA CNEL, well below the County Noise Element threshold of 60 dBA CNEL. No noise mitigation and no noise restriction easement are required for this project. Additionally, project related traffic contributions would not result in direct and cumulative off-site noise impacts. Therefore, the project demonstrates conformance with the County Noise Element.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line.

Noise Ordinance – Section 36-409: The project would not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Based on the Construction Noise Assessment, construction equipment operations would be comprised of roadway grading operations and residential lot grading. Both activities have been evaluated and determined that levels would be as high as 74.7 dBA at the property line. Additionally, no rock crushing or blasting is required during any of the grading operations. The project demonstrates Noise Ordinance compliance and conformance to the Noise Element. No noise mitigation is required.

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 Mobility Element (ME) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995, Rudy Hendriks, Transportation Related Earthborne Vibrations 2002). This setback insures that this project site will not be affected by any future projects that may support 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 direct or 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. Additionally, the project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Based on the Construction Noise Assessment, construction equipment operations would be comprised of roadway grading operations and residential lot grading. Both activities have been evaluated and determined that levels would be as high as 74.7 dBA at the property line. Additionally, no rock crushing or blasting is required during any of the grading operations. The project demonstrates Noise Ordinance compliance for temporary grading operations.
- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within two 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.

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

☐
☐
☐

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐
☐
☐

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

☐
☐
☐

Discussion

- 13(a) The project proposes a residential subdivision of 10 lots, which is consistent with the development density analyzed by the GPU EIR for this site. As such, while the project does propose new homes, the addition of 10 homes and associated infrastructure extensions will not induce substantial population growth in the area.

13(b) There is no existing housing on the project site; therefore, the project would not displace existing housing.

13(c) The proposed project would not displace a substantial number of people since the site is currently vacant.

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

Discussion

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

Conclusion

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

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

Discussion

- 15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees 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?	☐	☐	☐
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?	☐	☐	☐
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?	☐	☐	☐
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 proposed project would result in an additional 120 average daily trips (ADTs), which do not exceed the thresholds established by the County Guidelines for Determining Significance for Transportation and Traffic. The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of the effectiveness for the performance of the circulation system. 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 additional 120 ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program 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 Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.
- 16(f) The 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?	☐	☐	☐
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?	☐	☐	☐
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?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

☐ ☐ ☐

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?

☐ ☐ ☐

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☐

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ ☐ ☐

Discussion

17(a) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), which will include individual, appropriately sized septic tanks and Supplemental Treatment Systems (STS) approved for use (NSF Standard 40) within the County of San Diego. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced constructed and maintained." The RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH approved the project's use of STS on December 8, 2017. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized local public agency.

17(b) The project does not involve new water and wastewater pipeline extensions.

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.

17(e) The project proposes the use of individual, appropriately sized septic tanks and Supplemental Treatment Systems (STS) that have been reviewed and approved by the Department of Environmental Health. Therefore, the proposed project will not interfere with any wastewater treatment provider's service capacity.

17(f) Implementation of the project would generate solid waste. 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 would deposit all solid waste at a permitted solid waste facility. Therefore, the proposed project would comply with federal, state, and local statutes and regulations related to solid waste.

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:

Cummings and Associates, Gretchen Cummings (December 28, 2016). Biological Resources Letter Report for the Rancho Sierra Property, APN 404-430-45 County of San Diego, California.

Helix Environmental Planning, Inc., Mary Robbins-Wade (November 2017). Cultural Resources Inventory and Evaluation Update: Rancho Sierra, Alpine, San Diego County, California.

Omega Engineering Consultants, Andrew J. Kann (January 27, 2017). Rancho Sierra Fire Protection Plan – Short Form, Rancho Sierra, Alpine, CA.

Omega Engineering Consultants, Patric T. de Boer (October 19, 2017). Rancho Sierra Subdivision Preliminary Drainage Study, South Grade Road, Alpine, CA.

Omega Engineering Consultants, Patric T. de Boer (October 18, 2017). County of San Diego Priority Development (PDP) SWQMP, Rancho Sierra Subdivision.

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

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

Attachment D – Public Documentation



County of San Diego, Planning & Development Services

**COMMUNITY PLANNING OR SPONSOR
GROUP PROJECT RECOMMENDATION**
 ZONING DIVISION
Record ID(s): PDS2024-TM-5601TERProject Name: Rancho Sierra Sub Revised TMPlanning/Sponsor Group: Alpine Community Planning Group

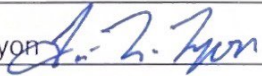
Results of Planning/Sponsor Group Review

Meeting Date: 4th Thursday of the Month**A. Comments made by the group on the proposed project.**None**B. Advisory Vote:** The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☒ Approve without conditions
☐ Approve with recommended conditions
☐ Deny
☐ Continue

VOTE: 8 Yes 0 No 0 Abstain 7 Vacant / Absent**C. Recommended conditions of approval:**NoneReported by: Travis Lyon  Position: Chair Date: 5.8.2024**Please email recommendations to BOTH EMAILS;**Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to CommunityGroups.LUEG@sdcounty.ca.gov5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 694-8985 • (888) 267-8770
<http://www.sdcounty.ca.gov/pds>

Attachment E – Ownership Disclosure



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

Record ID(s) PDS2015-TM-5601 **TER**

Assessor's Parcel Number(s) 404-430-4500

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.

Jill Caster

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

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

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

Jill Caster
 Signature of Applicant

Jill Caster
 Print Name

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

**SDC PDS RCVD 04-05-24
 TM5601TER**

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>

