

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, 1-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

June 27, 2024 at 7:00 p.m.

PLEASE NOTE: Any member of the public wishing to participate in this meeting remotely may download the ZOOM app, go to “join meeting” and put in meeting ID Number 822 8361 7484 and Passcode 073683.

You may also join through the following link:

<https://us02web.zoom.us/j/82283617484?pwd=ZWJCSGhDZkc4VWczMFJqYUFZZmltUT09>

FINAL AGENDA

<p>Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Paul Hogan at (760) 913-7781 so necessary arrangements can be made.</p>

- 1) CALL TO ORDER: Paul Hogan, Chairman

- 2) ROLL CALL: Quorum establishment.

- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES
 - a) Draft Minutes from April 25, 2024 (provided at the meeting)
 - b) Draft Minutes (provided at the meeting)

- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda
(Time limit – 3 minutes per speaker)

- 6) ACTION ITEMS
 - a) PDS2024-VAR-24-022 – Variance*

This project is a standard variance to permit a pedestrian access bridge from the edge of the right of way to the front of the residential structure
 - b) The County’s Housing and Community Development Services is hosting a series of community forums to gather feedback and help plan for the 2025-2029 Consolidated Plan.*
 - c) Confirmation of proposed date (Wednesday, November 12, 2025) for Hidden Meadows community meeting with San Diego DPW to discuss 2024-2026 Capital Improvement plan for unincorporated communities.*
 - d) Grading Ordinance - Notice of Preparation for a Supplemental Environmental Impact Report*

7) ADMINISTRATIVE ITEMS/CORRESPONDENCE

a) Presentations

i) County's Cannabis Social Equity Program* (Terrie Best)

b) Communications from San Diego County

i) Rimrock Subdivision Improvement Agreement extension*

ii) Upcoming revisions to Policy I-1 / Standing Rules

c) Other communications

i) ALSA San Diego Grant*

ii) Invited Michelle Torby, with the Institute for Public Strategies (IPS) to speak at our July 25 meeting on the prevention of binge and underage drinking in San Diego County.

8) SUB-COMMITTEES

a) Trails & Parks

9) Member Comments

10) Adjournment

* Denotes Attachment

Next regular meeting will be on July 25, 2024 at the Hidden Meadows Community Center, 28208 Meadow Glen West. If this agenda is further revised, it will be posted 3 days prior to the meeting on the community web site: <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/hidmdws.html>. A final agenda may include additional items if added more than 72 hours prior to the meeting. For further information, contact the Chair.

Public Disclosure

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

At the discretion of the Sponsor Group, all items appearing on this agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Sponsor Group. All public records relating to an agenda item are available for public inspection at the time they are available to Sponsor Group members. They are available at <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/hidmdws.html> and are attached to the meeting agenda.

From: [Makinster, Hayley](mailto:Hayley.Makinster@sdcounty.ca.gov)
To: hmcsg@paulhogan.org
Cc: jchagala@hotmail.com
Subject: RE: PDS2024-VAR-24-022 - Variance - Action Required Please
Date: Tuesday, May 21, 2024 8:07:22 AM
Attachments: [image001.png](#)
[image003.png](#)
[PDS2024-VAR-24-022-PDS-PLN-346.pdf](#)
[PDS2024-VAR-24-022-PDS-PLN-346V.pdf](#)
[PDS2024-VAR-24-022-PDS-PLN-Plot Plan.pdf](#)

Hi Paul,

My name is Hayley, and I am the project manager for PDS2024-VAR-24-022. This project is a standard variance to permit a pedestrian access bridge from the edge of the right of way to the front of the residential structure. Please let me know if you require any additional piece of information for your review.

The applicant is ready to have the project placed on an upcoming agenda. Please let me know when the next meeting is and I will coordinate with the applicant to have the project placed on the agenda.

Thank you,



Hayley Makinster, Land Use/Environmental Planner
Pronouns: she/her/hers
Project Planning, Planning & Development Services
C: (619) 629-4434
[SanDiegoCounty.gov](https://www.sandiegocounty.gov) | [News Updates](#) | [Engage](#)

From: Cortez, Jayden <Jayden.Cortez@sdcounty.ca.gov>
Sent: Wednesday, May 15, 2024 10:39 AM
To: jchagala@hotmail.com
Cc: Makinster, Hayley <Hayley.Makinster@sdcounty.ca.gov>
Subject: PDS2024-VAR-24-022 - Variance - Action Required Please

Attached are documents pertaining to a Discretionary Permit for **PDS2024-VAR-24-022**. If you normally receive a plot plan, it will be delivered through regular mail within the next few days.

Pursuant to Board Policy I-1,

(<https://www.sandiegocounty.gov/content/dam/sdc/cob/docs/policy/I-1.pdf>), this request for a recommendation is being sent to you because a discretionary permit application has been submitted to Planning & Development Services (PDS) for a project within your

Community/Design Review Area. Once a recommendation is made, please forward it to PDS with Form #534 so the recommendation can be included in correspondence to the project applicant and as part of the staff report for the appropriate hearing body of officer.

Every effort should be made to submit a group recommendation within seven calendar days following the CPG/DRB/CSG meeting.

If you have any questions or comments regarding **PDS2024-VAR-24-022**, please reach out to **Hayley Makinster** directly at [**Hayley.Makinster@sdcounty.ca.gov**](mailto:Hayley.Makinster@sdcounty.ca.gov) or **619-629-4434**. If for any reason the project is reassigned, **Hayley Makinster** will reach out and provide an updated point of contact for the project.

Sincerely,

Jayden Cortez (He/Him)

Planning & Development Services (PDS)

Student Worker

5510 Overland Avenue., Suite 110, San Diego, CA 92123

Email: Jayden.Cortez@sdcounty.ca.gov

COUNTY OF SAN DIEGO TRACT NO. 4744-1 SHEET 1 OF 10 SHEETS

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

THE WELK GROUP, INC., A CALIFORNIA CORPORATION FORMERLY TELEKLEW PRODUCTIONS, INC., A CALIFORNIA CORPORATION, AS OWNER.

LARRY WELK C.E.O. & CHAIRMAN OF THE BOARD
MARC LUZZATTO C.O.O. & PRESIDENT

WELLS FARGO BANK, A NATIONAL ASSOCIATION, AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED MAY 24, 1995 AS FILE/PAGE NO. 1995-0217773 OF OFFICIAL RECORDS OF SAN DIEGO COUNTY AND RECORDED 12/18/97 AS DOC# 1997-0646091 OF O.R.

ALVA DIAZ VICE PRESIDENT
MICHAEL SULLIVAN VICE PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF San Diego)

ON June 3, 1998, BEFORE ME, Kathryn Fleischer PERSONALLY APPEARED LARRY WELK AND MARC LUZZATTO, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE Kathryn Fleischer
PRINT NAME KATHRYN FLEISCHER

MY COMMISSION EXPIRES 5/15/2000
NOTARY PUBLIC IN AND FOR SAID STATE

PRINCIPAL OFFICE IN SAN DIEGO COUNTY.

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

ON 6/10/98, BEFORE ME, MAVES W. CAZIN PERSONALLY APPEARED ALVA DIAZ AND MICHAEL SULLIVAN PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND

SIGNATURE Maves W. Cazin
PRINT NAME MAVES W. CAZIN

MY COMMISSION EXPIRES 8/5/98

NOTARY PUBLIC IN AND FOR SAID STATE
PRINCIPAL OFFICE IN SAN DIEGO COUNTY.

BEING A SUBDIVISION OF PORTIONS OF SECTIONS 6 AND 7 IN TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF TOGETHER WITH A PORTION OF COUNTY OF SAN DIEGO TRACT 3480-1, ACCORDING TO MAP THEREOF NO. 8875, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 1, 1978 AND A PORTION OF COUNTY OF SAN DIEGO TRACT NO. 4605, ACCORDING TO MAP THEREOF NO. 12008, RECORDED FEBRUARY 3, 1988 OF OFFICIAL RECORDS AND PARCEL 1 OF PARCEL MAP 13684.

SEE CERTIFICATE OF COMPLIANCE DOC. NO. 86-059762 RECORDED 2/13/1986.
SEE CERTIFICATE OF COMPLIANCE DOC. NO. 92-0445225 RECORDED 7/16/1992.

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

SUBDIVISION GUARANTEE FOR THIS SUBDIVISION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NO. 1082306-6.

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURES OF HAYGOOD ARDIS AS HOLDER OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 8/19/1988, AS FILE NO. 141312 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF PACIFIC HAWAIIAN, LTD., A CALIFORNIA LIMITED PARTNERSHIP AS HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 1/26/1982, AS FILE NO. 82-022264 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF SAN DIEGO GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION AS HOLDER OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 9/3/1965, AS FILE NO. 161449 AND 1/30/1985 AS FILE NO. 85-031538 AND 1/30/1985 AS FILE NO. 85-031539 AND 6/18/1985 AS FILE NO. 85-216690 AND 4/10/1987 AS FILE NO. 87-194676 AND 4/5/1990 AS FILE NO. 90-304694 ALL OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF LAVERNE TRACY AS HOLDERS OF AN EASEMENT AS RESERVED BY DEED RECORDED 12/30/1986, AS FILE NO. 86-621197 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF PAUL G. FELD AND JEAN K. FELD AS HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 2/27/1987, AS FILE NO. 87-104995 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF EUGENE L. KECK AND ANNABELLE L. KECK AS HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 2/04/1985, AS FILE NO. 85-037699 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF PACIFIC TELEPHONE AND TELEGRAPH COMPANY AS HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 5/11/1989, AS FILE NO. 89-250086 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF RIMROCK HOMEOWNER'S ASSOCIATION AS HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 3/02/1988, AS FILE NO. 88-096264 AND RECORDED 8/28/1991 AS FILE NO. 91-0442727 BOTH OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF THE COUNTY OF SAN DIEGO AS HOLDERS OF AN EASEMENT AS DISCLOSED BY MAP NO. 8875 AND DEED RECORDED 10/13/1988, AS FILE NO. 88-522758 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF VALLEY CENTER MUNICIPAL WATER DISTRICT AS HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 3/22/1984, AS FILE NO. 84-105111 AND RECORDED 9/07/1984 AS FILE NO. 84-341950 AND RECORDED 4/13/1987 AS FILE NO. 87-198327 AND RECORDED 4/13/1987 AS FILE NO. 87-198328 AND RECORDED 5/28/1987 AS FILE NO. 87-294808 AND RECORDED 7/09/1987 AS FILE NO. 87-384951 ALL OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

THE SIGNATURES OF ADC CABLE HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 3/19/1991 AS FILE NO. 91-0121055 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

WE, COUNTY TREASURER - TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS, OF SAID COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

PAUL BOLAND COUNTY TREASURER-TAX COLLECTOR,

BY: Mavis W. Cazin DEPUTY

DATED: 6-17-98

STEPHEN W. THUNBERG, DIRECTOR OF PUBLIC WORKS

BY: Mavis W. Cazin FOR DIRECTOR

DATED: 6-29-98

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS PER DOCUMENTS NOTED BELOW HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a) (3) (A) (i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURES OF VALLEY CENTER MUNICIPAL WATER DISTRICT AS HOLDERS OF AN EASEMENT AS DISCLOSED BY DEED RECORDED 12/09/1994, AS FILE NO. 1994-0705589 OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO;

I, GARY K. PIRO A REGISTERED CIVIL ENGINEER, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION BETWEEN 11-06-1984 AND 10-30-1994 AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS, AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET 2)

GARY K. PIRO, R.C.E. 24000
MY REGISTRATION EXPIRES ON 12-31-2001



I, PHILIP J. GIURBINO, COUNTY SURVEYOR, STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL THE PROVISIONS OF THE SUBDIVISION MAP ACT AND DIVISION 1 OF TITLE 8 OF THE SAN DIEGO COUNTY CODE HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

PHILIP J. GIURBINO P.L.S. 4424
COUNTY SURVEYOR

DATED: 6-29-98



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

THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS
DATED: 7-15-98 BY: Thomas J. Pastuszka DEPUTY



I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP.

THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS

DATE: 7-15-98 BY: Thomas J. Pastuszka DEPUTY

FILE NO. 1998-441037
I, GREGORY J. SMITH, RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF GARY K. PIRO FILED THIS 16th DAY OF JULY 1998, AT 10:56 O'CLOCK A.M.

FEE: \$ 26.00 GREGORY J. SMITH, COUNTY RECORDER

BY: Gregory J. Smith DEPUTY

COUNTY OF SAN DIEGO TRACT NO 4744-1

LEGEND

Procedure of Survey and Key Map

SEE SHEET 3 FOR BOUNDARY MAP

SHEET INDEX KEY MAP LEGEND

③ - INDICATES SHEET NUMBER

--- INDICATES SHEET LIMITS

NOTE:

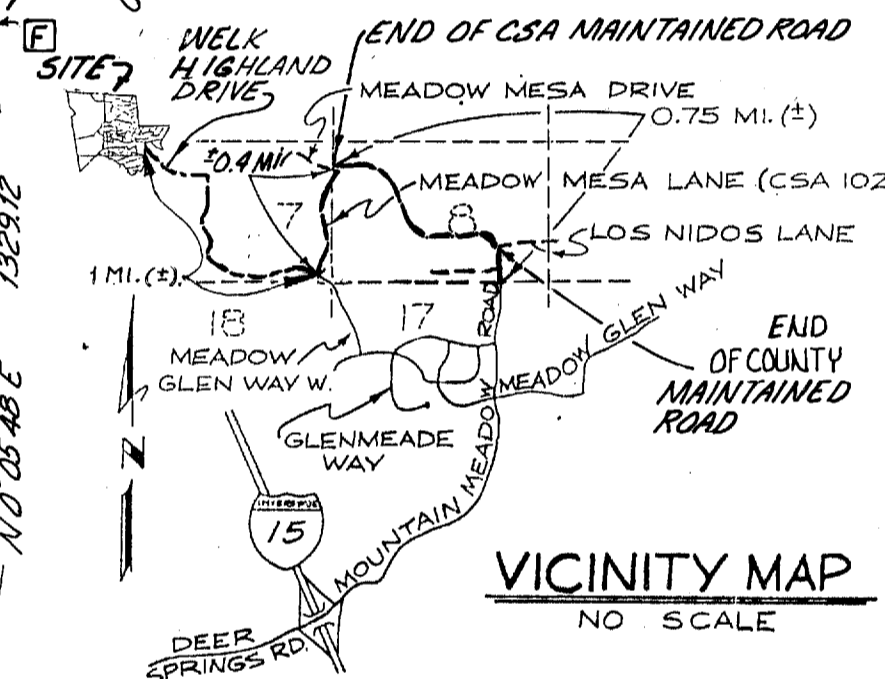
1. TOTAL AREA OF SUBDIVISION IS 196.6 ACRES
2. TOTAL NUMBER OF LOTS IS 70
3. FIRST LOT NUMBER IS 1
4. LAST LOT NUMBER IS 70

SOLAR NOTE:

ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH EXISTING AND/OR PROPOSED DWELLING UNIT AS REQUIRED BY SECTION 81-401 (M) OF THE SUBDIVISION ORDINANCE.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTH-SOUTH CENTERLINE OF SECTION 7, T.11S. R.2W. S.B.M. PER P.M. 13562, I.E. N. 0° 25' 23" W.



COVENANT NOT TO OPPOSE FORMATION OF ANY BRIDGE AND THOROUGHFARE FEE DISTRICT GRANTED TO THE COUNTY OF SAN DIEGO BY DOC. NO. 1994-0677684 RECORDED 11/23/94 OF O.R.

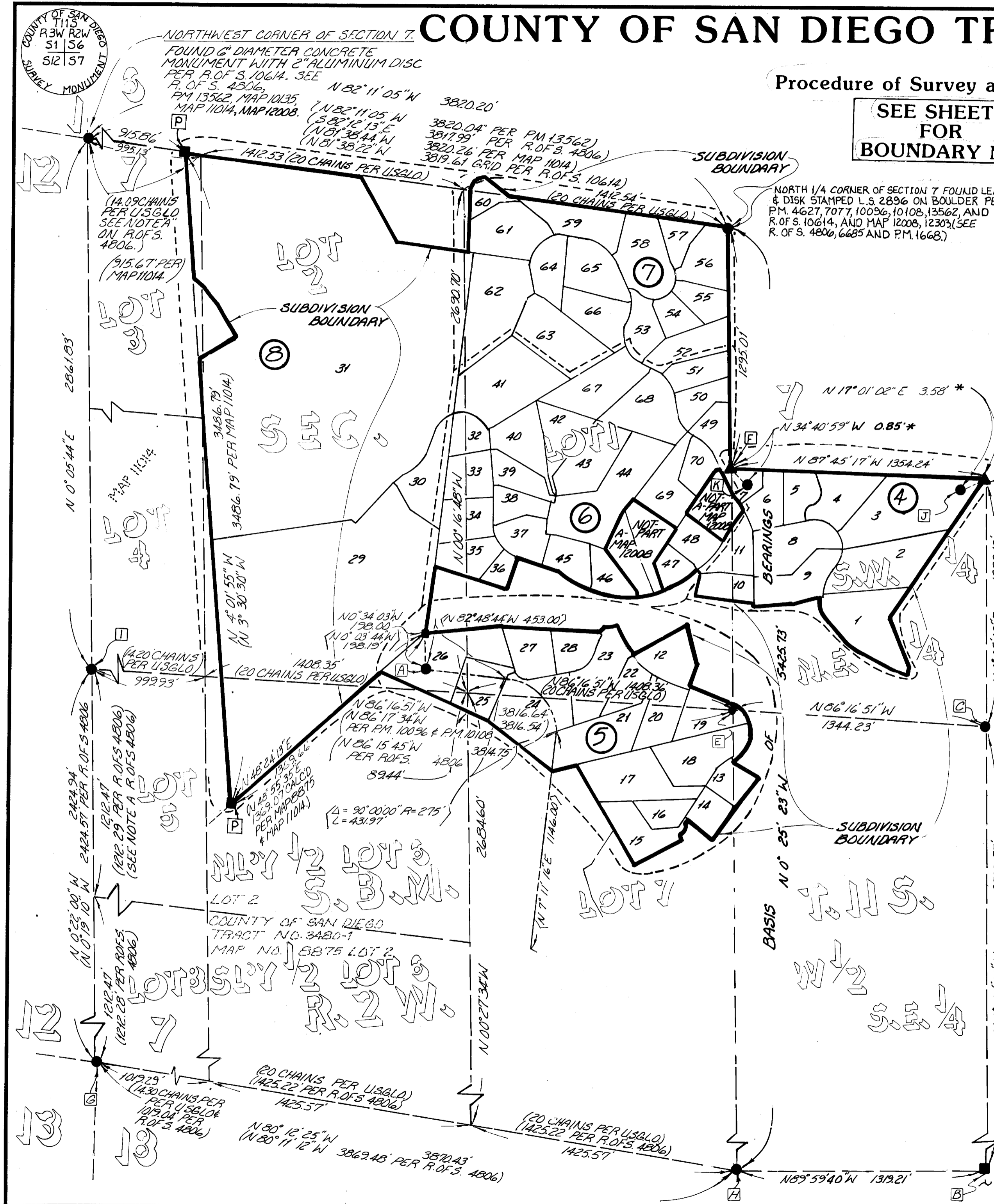
COVENANT NOT TO OPPOSE FORMATION OF A ROAD IMPROVEMENT ASSESSMENT DISTRICT GRANTED TO THE COUNTY OF SAN DIEGO BY DOC. NO. 1994-0677683 RECORDED 11/23/94 OF O.R.

ACCESS NOTE:

ACCESS FROM THE PUBLICLY MAINTAINED PORTION OF MOUNTAIN MEADOW ROAD TO AND ALONG THE BOUNDARY OF THIS SUBDIVISION IS BY PRIVATE ROAD EASEMENTS PER FILE/PAGE 80-192120 RECORDED JUNE 17, 1980 OF O.R. AND OVER CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER OF THIS MAP (WELK HIGHLAND DRIVE AND LENNON LANE ON MAP 12008) AND OVER PORTIONS OF MOUNTAIN MEADOW ROAD AND MEADOW MESA LANE WHICH ARE MAINTAINED UNDER THE PROVISIONS OF COUNTY SERVICE AREA 102 AND IS OPEN TO PUBLIC USE. SAID ACCESS IS A MINIMUM OF 40 FEET WIDE AND IS FOR THE BENEFIT AND USE OF THE PROPERTY BEING DIVIDED.

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH LOT CREATED BY THIS MAP.

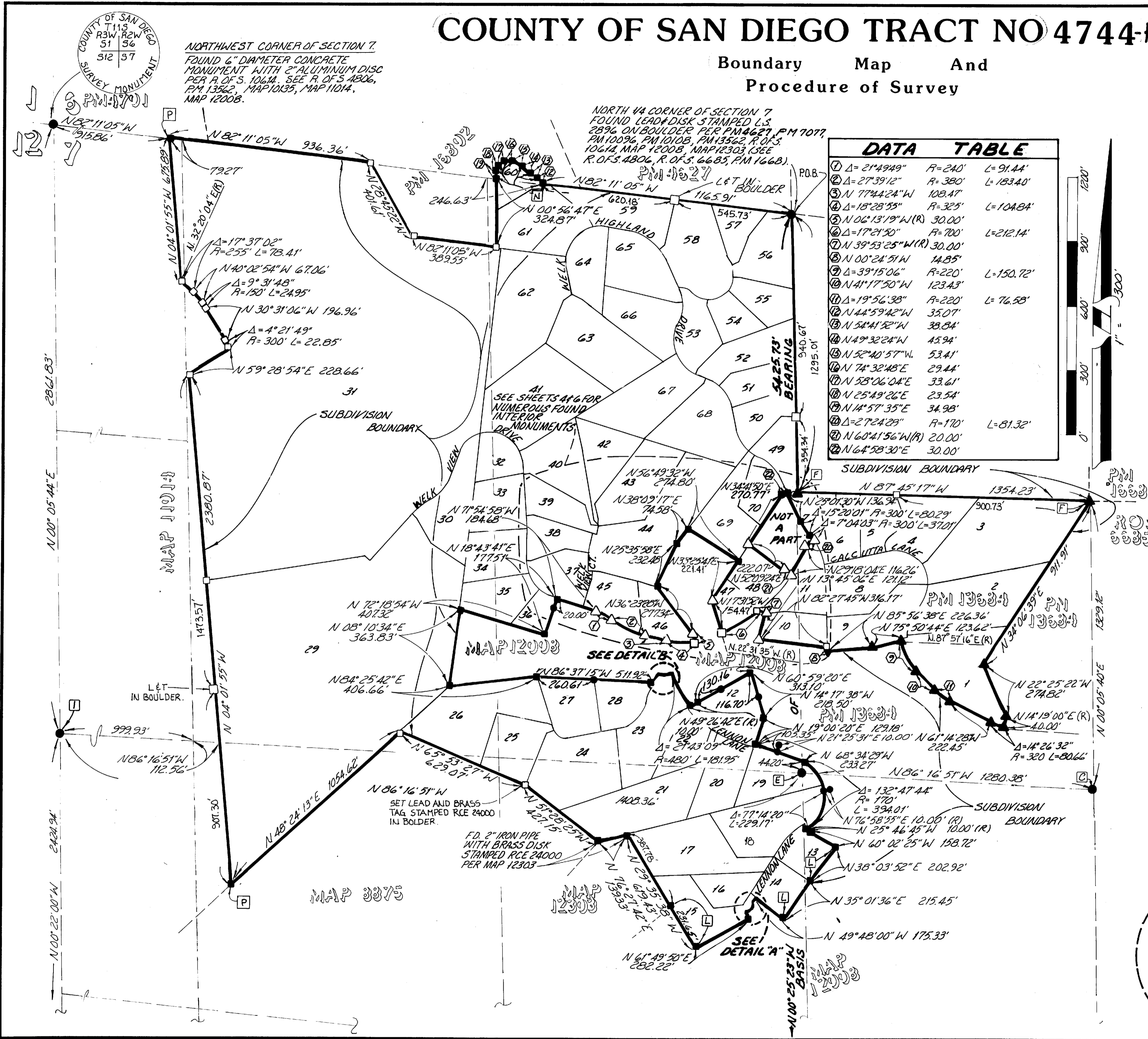
- INDICATES SET 1/2" X 18" IRON PIN WITH PLASTIC CAP STAMPED R.C.E. 24000, UNLESS OTHERWISE NOTED.
- INDICATES SET 2" X 24" IRON PIPE WITH BRASS DISC STAMPED R.C.E. 24000, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1/2" IRON PIN WITH PLASTIC CAP STAMPED R.C.E. 24000 PER MAP NO. 12008, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 2" IRON PIPE WITH BRASS DISC STAMPED R.C.E. 24000 PER MAP NO. 12008, UNLESS OTHERWISE NOTED.
- △ INDICATES FOUND 1/2" IRON PIN WITH PLASTIC CAP STAMPED R.C.E. 24000 PER MAP NO. 12008, REPLACED WITH 2" X 24" IRON PIPE WITH BRASS DISC STAMPED R.C.E. 24000.
- ▲ INDICATES FOUND 1/2" IRON PIN WITH PLASTIC CAP STAMPED R.C.E. 24000 PER P.M. 13684, REPLACED WITH 2" X 24" IRON PIPE WITH BRASS DISC STAMPED R.C.E. 24000, UNLESS OTHERWISE NOTED.
- Ⓐ FOUND 2" IRON PIPE WITH CEMENT PLUG AND METAL DISC STAMPED R.C.E. 137821 PER MAP 8875 AND MAP NO. 12008.
- Ⓑ FOUND 2" PIPE WITH BRASS DISC STAMPED R.C.E. 24000 PER MAP NO. 12303. (SEE P.M. 10108, P.M. 10096, P.M. 10208, P.M. 12427, P.M. 13562, P.M. 13684).
- Ⓒ FOUND 1/2" PIN WITH PLASTIC CAP STAMPED L.S. 3788 PER P.M. 10096, P.M. 13562, P.M. 13648, MAP NO. 12303 AND MAP NO. 12008, (SEE P.M. 10108).
- Ⓔ CENTER 1/4 CORNER OF SECTION 7. FOUND 1/2" STEEL PIN WITH PLASTIC CAP STAMPED R.C.E. 24000, PER MAP 12008.
- Ⓕ INDICATES FOUND 1/2" STEEL PIN WITH PLASTIC CAP STAMPED R.C.E. 24000 PER P.M. 13684. (SEE P.M. 13562) REPLACED WITH 2" X 24" STEEL PIPE WITH BRASS DISC STAMPED R.C.E. 24000.
- Ⓖ SOUTHWEST CORNER SECTION 7 FOUND 2" IRON PIPE WITH DISC STAMPED R.C.E. 21121 IN ABS PLASTIC WELL IN CONCRETE TRAILER PAD PER M.S. 697. (SEE MAP 12303, R. OF S. 4070 AND R. OF S. 4806.
- Ⓗ SOUTH 1/4 CORNER SECTION 7 FOUND 3/4" IRON PIPE WITH DISC STAMPED R.C.E. 6404 PER R. OF S. 4806, P.M. 1433, R. OF S. 6574, R. OF S. 6942, MAP 5744, MAP 7653, MAP 1875, P.M. 10108, P.M. 10096, P.M. 13562, P.M. 13681, MAP NO. 12008 AND MAP NO. 12303.
- Ⓙ WEST 1/4 CORNER SECTION 7 FOUND 3/4" IRON PIPE WITH DISC STAMPED R.C.E. 6404 IN REMAINS OF ROCK MOUND PER P.M. 10096, P.M. 10108, R. OF S. 4806, R. OF S. 4070 AND MAP NO. 12008 (CORNER RECORD 2414 AND R. OF S. 10614 INDICATE THAT THE 3/4" IRON PIPE, R.C.E. 6404 HAS BEEN RESET WITH 3/4" IRON PIPE WITH PLASTIC PLUG MARKED L.S. 4422.)
- Ⓝ FOUND 6" DIA. CONCRETE MONUMENT WITH DISC STAMPED L.S. 2812 PER P.M. 13562 AND P.M. 13684. NOT ACCEPTED AS N.W. CORNER OF S.W. 1/4, OF THE N.E. 1/4 OF SECTION 7.
- Ⓚ FOUND 1/2" SQUARE PIN STAMPED L.S. 2804 IN 2" IRON PIPE PER P.M. 13562 AND P.M. 13684. NOT ACCEPTED AS N.W. CORNER OF S.W. 1/4 OF N.E. 1/4 OF SECTION 7
- Ⓛ FOUND 2" IRON PIPE WITH BRASS DISC STAMPED R.C.E. 24000 PER MAP NO. 12303 AND MAP NO. 12008.
- Ⓝ FOUND 2" IRON PIPE WITH BRASS DISC STAMPED R.C.E. 24000 PER P.M. 16802.
- Ⓟ FOUND 2" IRON PIPE WITH BRASS DISC STAMPED L.S. 4422 PER MAP NO. 11014.
- Ⓠ INDICATES RECORD DATA PER MAP 8875
- Ⓡ INDICATES FOUND AS NOTED.
- L&T INDICATES LEAD WITH BRASS DISC STAMPED R.C.E. 24000, UNLESS OTHERWISE NOTED.



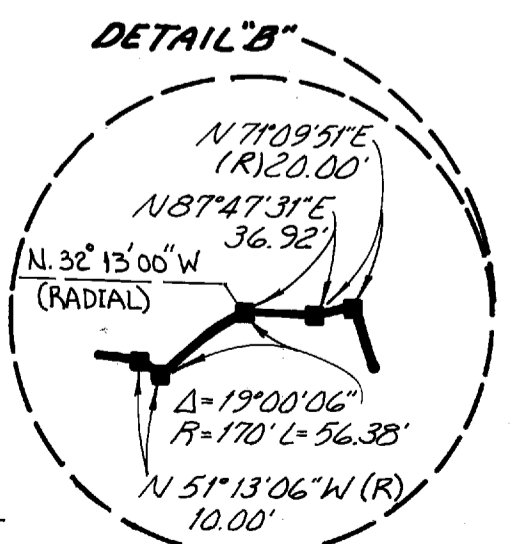
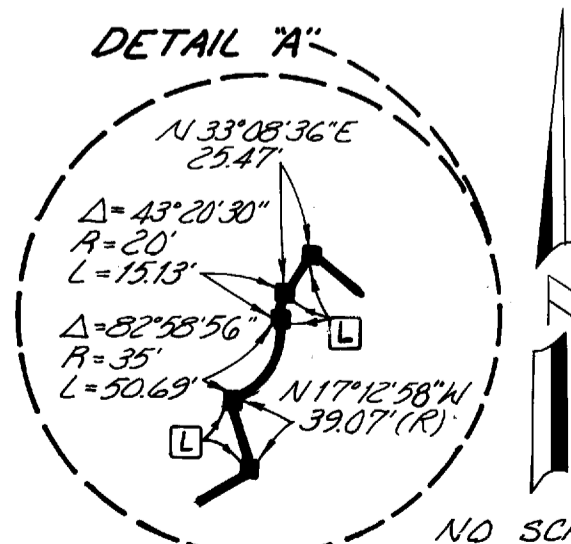
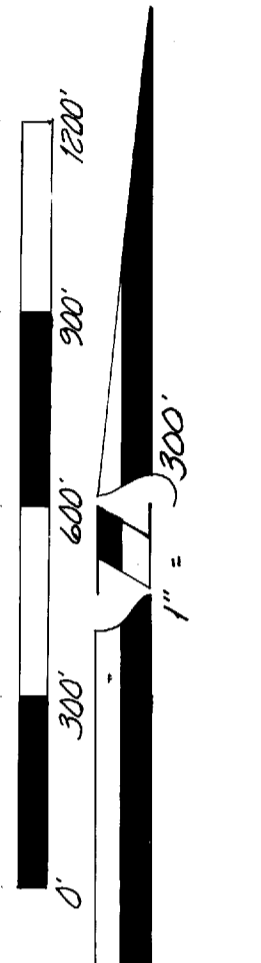
GRADING PLAN L- NONE
CALIF. COORD. INDEX 386-1725(x)

COUNTY TM 4744-1

Boundary Map And Procedure of Survey



DATA TABLE		
1	$\Delta = 21^{\circ}49'49''$	$R = 240'$ $L = 91.44'$
2	$\Delta = 27^{\circ}39'12''$	$R = 380'$ $L = 183.40'$
3	$N 77^{\circ}44'24'' W$	$109.47'$
4	$\Delta = 18^{\circ}28'55''$	$R = 325'$ $L = 104.64'$
5	$N 06^{\circ}13'19'' W (R)$	$30.00'$
6	$\Delta = 17^{\circ}21'50''$	$R = 700'$ $L = 212.14'$
7	$N 39^{\circ}53'25'' W (R)$	$30.00'$
8	$N 00^{\circ}24'51'' N$	$14.85'$
9	$\Delta = 39^{\circ}15'06''$	$R = 220'$ $L = 150.72'$
10	$N 41^{\circ}17'50'' W$	$123.43'$
11	$\Delta = 19^{\circ}56'38''$	$R = 220'$ $L = 76.58'$
12	$N 44^{\circ}59'42'' W$	$35.07'$
13	$N 54^{\circ}41'52'' W$	$38.84'$
14	$N 49^{\circ}32'24'' W$	$45.94'$
15	$N 52^{\circ}40'57'' W$	$53.41'$
16	$N 74^{\circ}32'48'' E$	$29.44'$
17	$N 58^{\circ}06'04'' E$	$33.61'$
18	$N 25^{\circ}49'26'' E$	$23.54'$
19	$N 14^{\circ}57'35'' E$	$34.98'$
20	$\Delta = 27^{\circ}24'28''$	$R = 170'$ $L = 81.32'$
21	$N 60^{\circ}41'56'' W (R)$	$20.00'$
22	$N 64^{\circ}58'30'' E$	$30.00'$



110783

W.O.2001

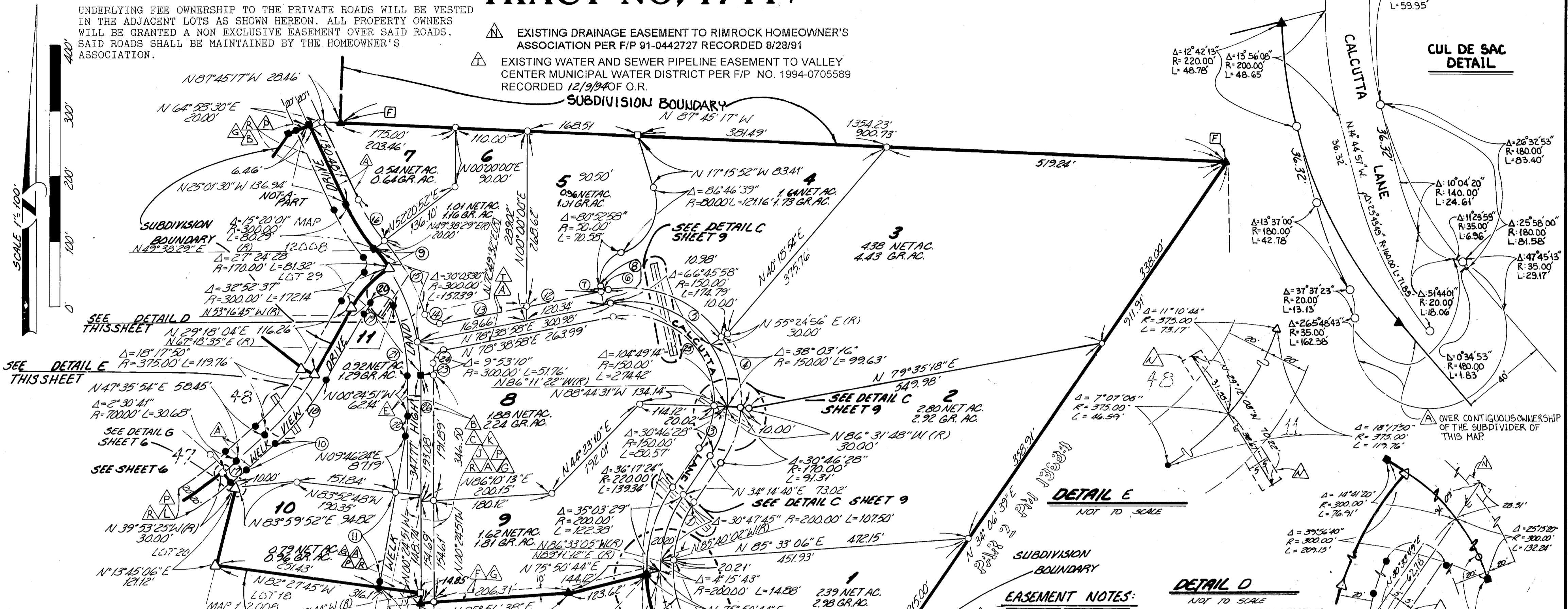
OFFSITE ACCESS AND ONSITE PRIVATE ROADS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED MARCH 6, 1998 AS F/P NO. 1998-0121599 OF O.R.

COUNTY OF SAN DIEGO TRACT NO. 4744-1

OWNERSHIP AND MAINTENANCE

UNDERLYING FEE OWNERSHIP TO THE PRIVATE ROADS WILL BE VESTED IN THE ADJACENT LOTS AS SHOWN HEREBON. ALL PROPERTY OWNERS WILL BE GRANTED A NON EXCLUSIVE EASEMENT OVER SAID ROADS. SAID ROADS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

- △ EXISTING DRAINAGE EASEMENT TO RIMROCK HOMEOWNER'S ASSOCIATION PER F/P 91-0442727 RECORDED 8/28/91
- △ EXISTING WATER AND SEWER PIPELINE EASEMENT TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 1994-0705589 RECORDED 12/9/94 OF O.R.



NOTE: EXISTING SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT RECORDED JUNE 18, 1985 AS F/P 85-216690 IS LOCATED OVER ALL ROADS SHOWN, PROPOSED, EXISTING AND/OR IRREVOCABLY DEDICATED

DATA TABLE

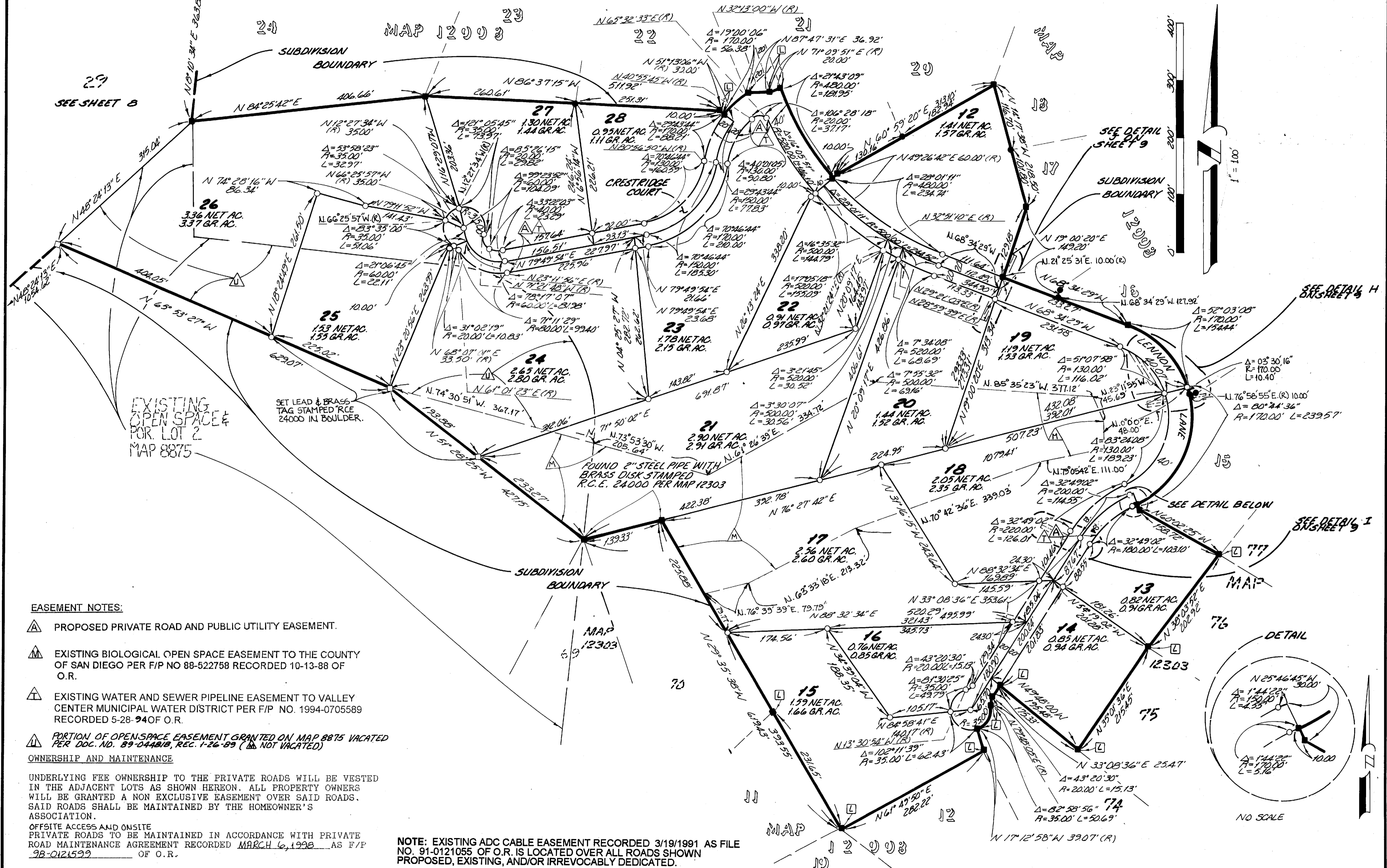
①	Δ=29°54'43"	R=120.00'	L=93.97'
②	N 11°22'11" W		24.17'
③	Δ=30°26'02"	R=130.00'	L=69.05'
④	Δ=38°03'16"	R=170.00'	L=112.91'
⑤	Δ=66°45'58"	R=170.00'	L=198.10'
⑥	N 78°38'58" E		10.95'
⑦	N 11°22'11" W		4.17'
⑧	N 11°22'11" W		24.17'
⑨	Δ=07°04'03"	R=300.00'	L=37.01'
⑩	N 47°35'54" E		58.45'
⑪	N 09°46'24" E		137.65'
⑫	N 78°38'58" E		116.32'
⑬	N 78°38'58" E		135.38'
⑭	Δ=34°10'34"	R=200.00'	L=29.38'
⑮	Δ=23°11'03"	R=320.00'	L=129.48'
⑯	Δ=15°20'01"	R=280.00'	L=74.93'
⑰	Δ=2°30'41"	R=720.00'	L=31.56'
⑱	Δ=18°17'50"	R=395.00'	L=126.44'
⑲	Δ=7°25'11"	R=150.00'	L=19.42'
⑳	Δ=12°35'20"	R=20.00'	L=42.09'
㉑	Δ=22°16'34"	R=280.00'	L=108.86'
㉒	Δ=10°11'15"	R=180.00'	L=32.00'
㉓	Δ=3°14'45"	R=320.00'	L=13.13'
㉔	Δ=22°15'34"	R=20.00'	L=28.73'
㉕	Δ=105°09'40"	R=130.00'	L=238.60'

- △ EXISTING WATER AND SEWER PIPELINE EASEMENT TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 87-198327 RECORDED 4-13-87 OF O.R. AND EXISTING ELECTRIC EASEMENT TO S.D.G.&E. CO. PER F/P NO. 87-194676 RECORDED 4-10-87 OF O.R.
 - △ EXISTING 40' COMMON AREA EASEMENT FOR ROAD AND MAINTENANCE AND 10' LANDSCAPE EASEMENT LYING ON EACHSIDE AND ADJACENT TO SAID OF 40' STRIP, GRANTED TO RIMROCK HOMEOWNERS ASSOCIATION, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, PER F/P NO. 88-096264 RECORDED 3-2-88 AND RECORDED 8/28/91 AS F/P NO. 91-0442727 BOTH OF O.R.
 - △ EXISTING 40' ELECTRIC POLE AND WIRE EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH PER F/P NO. 89-250086 RECORDED 5/11/89 OF O.R.
- NOTE: EXISTING ADC CABLE EASEMENT RECORDED 3/19/1991 AS FILE NO. 91-0121055 OF O.R. IS LOCATED OVER ALL ROADS SHOWN PROPOSED, EXISTING, AND/OR IRREVOCABLY DEDICATED.

SEE CUL DE SAC DETAIL UPPER RIGHT CORNER

EASEMENT NOTES:

- △ PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT.
- △ EXISTING 40' WATER AND SEWER PIPELINE EASEMENTS TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 84-105111 RECORDED 3-22-84 AND F/P NO. 87-198328 RECORDED 4-13-87 BOTH OF O.R.
- △ EXISTING 40' ELECTRIC POLE AND WIRE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER F/P NO. 85-031538 RECORDED 1/30/85 OF O.R.
- △ EXISTING 20' ROAD AND UTILITY EASEMENT TO TELEKLEW PRODUCTIONS, INC. PER F/P NO. 82-022264 RECORDED 1-26-82 OF O.R.
- △ EXISTING 20' ROAD AND UTILITY EASEMENT RESERVED BY PACIFIC HAWAIIAN LTD. A CALIFORNIA LIMITED PARTNERSHIP PER F/P NO. 82-022264 RECORDED 1-26-82 OF O.R.
- △ EXISTING WATERLINE EASEMENT GRANTED TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P 84-341950 RECORDED 9-7-84 OF O.R.
- △ EXISTING 40' ELECTRIC POLE AND WIRE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER F/P NO. 85-031539 RECORDED 1/30/85 OF O.R.
- △ EXISTING 40' ROAD AND PUBLIC UTILITY EASEMENT TO EUGENE L. KECK ET. AL. PER F/P NO. 85-037699 RECORDED 2-04-85 OF O.R.
- △ EXISTING 40' ROAD AND UTILITY EASEMENT RESERVED IN DEED TO TELEKLEW PRODUCTIONS, INC. PER F/P 86-621197 RECORDED 12/30/86 OF O.R.



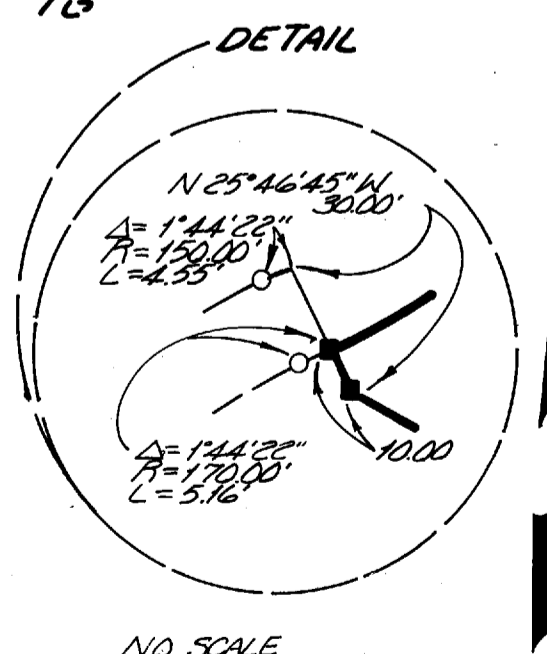
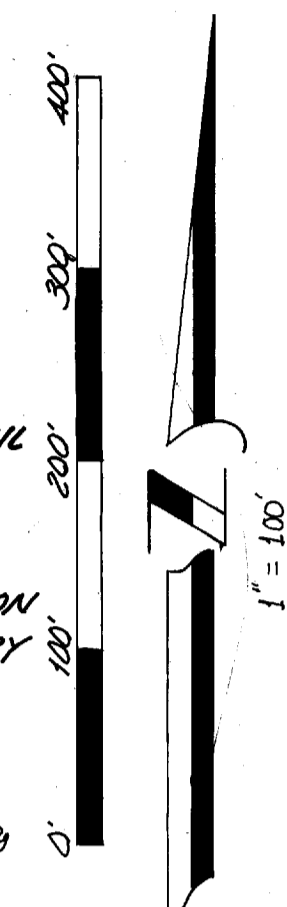
EASEMENT NOTES:

- ▲ PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT.
- ▲ EXISTING BIOLOGICAL OPEN SPACE EASEMENT TO THE COUNTY OF SAN DIEGO PER F/P NO 88-522758 RECORDED 10-13-88 OF O.R.
- ▲ EXISTING WATER AND SEWER PIPELINE EASEMENT TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 1994-0705589 RECORDED 5-28-94 OF O.R.
- ▲ PORTION OF OPENSACE EASEMENT GRANTED ON MAP 8875 VACATED PER DOC. NO. 89-044818, REC. 1-26-89 (▲ NOT VACATED)

OWNERSHIP AND MAINTENANCE

UNDERLYING FEE OWNERSHIP TO THE PRIVATE ROADS WILL BE VESTED IN THE ADJACENT LOTS AS SHOWN HEREON. ALL PROPERTY OWNERS WILL BE GRANTED A NON EXCLUSIVE EASEMENT OVER SAID ROADS. SAID ROADS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 OFFSITE ACCESS AND ONSITE PRIVATE ROADS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED MARCH 6, 1998 AS F/P 98-0121599 OF O.R.

NOTE: EXISTING ADC CABLE EASEMENT RECORDED 3/19/1991 AS FILE NO. 91-0121055 OF O.R. IS LOCATED OVER ALL ROADS SHOWN PROPOSED, EXISTING, AND/OR IRREVOCABLY DEDICATED.



COUNTY OF SAN DIEGO TRACT NO 4744-1

OWNERSHIP AND MAINTENANCE UNDERLYING FEE OWNERSHIP TO THE PRIVATE ROADS WILL BE VESTED IN THE ADJACENT LOTS AS SHOWN HERON. ALL PROPERTY OWNERS WILL BE GRANTED A NON EXCLUSIVE EASEMENT OVER SAID ROADS. SAID ROADS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. OFFSITE ACCESS AND ONSITE PRIVATE ROADS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED MARCH 6, 1998 AS F/P 98-0121599 OF O.R.

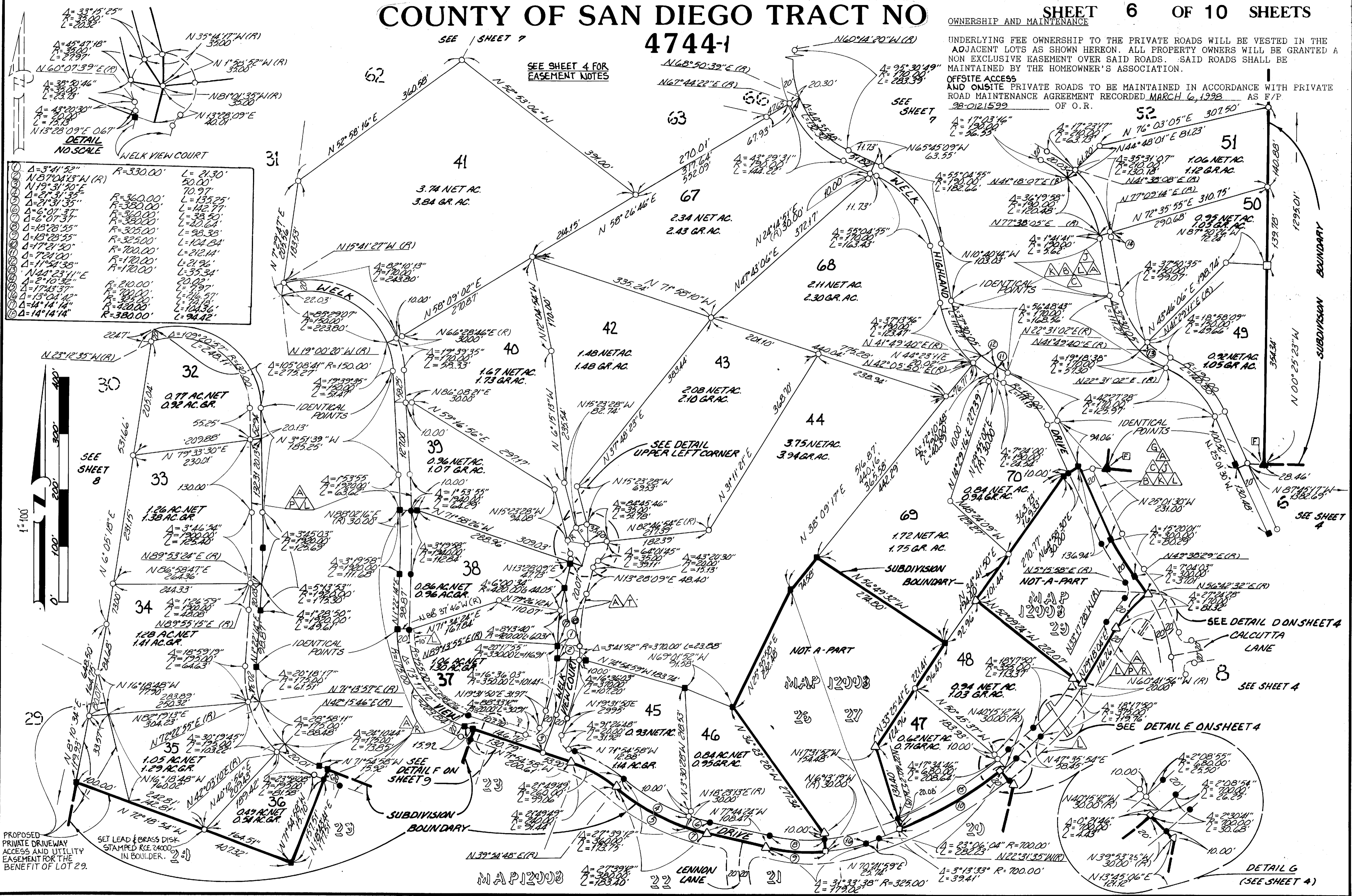
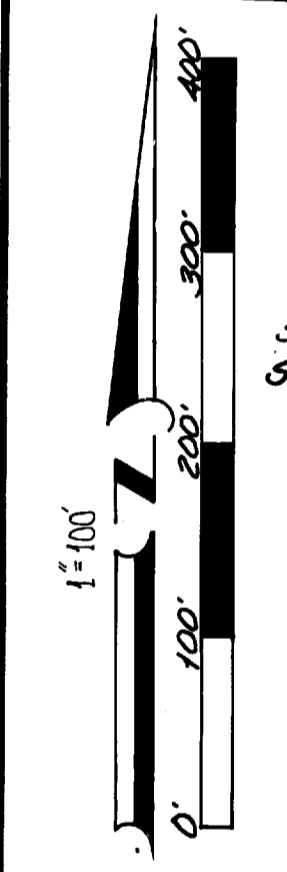
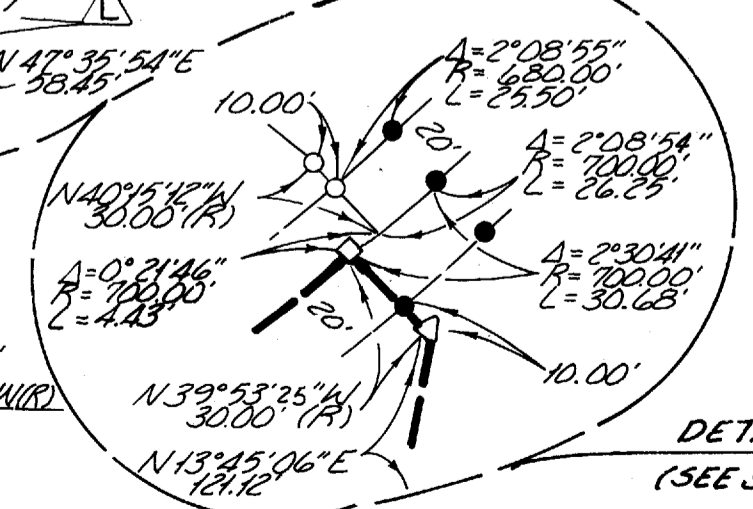


Table of circular curve data with columns for angle (A), radius (R), length (L), and bearing. Includes entries for various lot boundaries.



PROPOSED PRIVATE DRIVEWAY ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 29. SET LEAD & BRASS DISK STAMPED RCE 24000 IN BOULDER.



COUNTY OF SAN DIEGO TRACT NO 4744-1

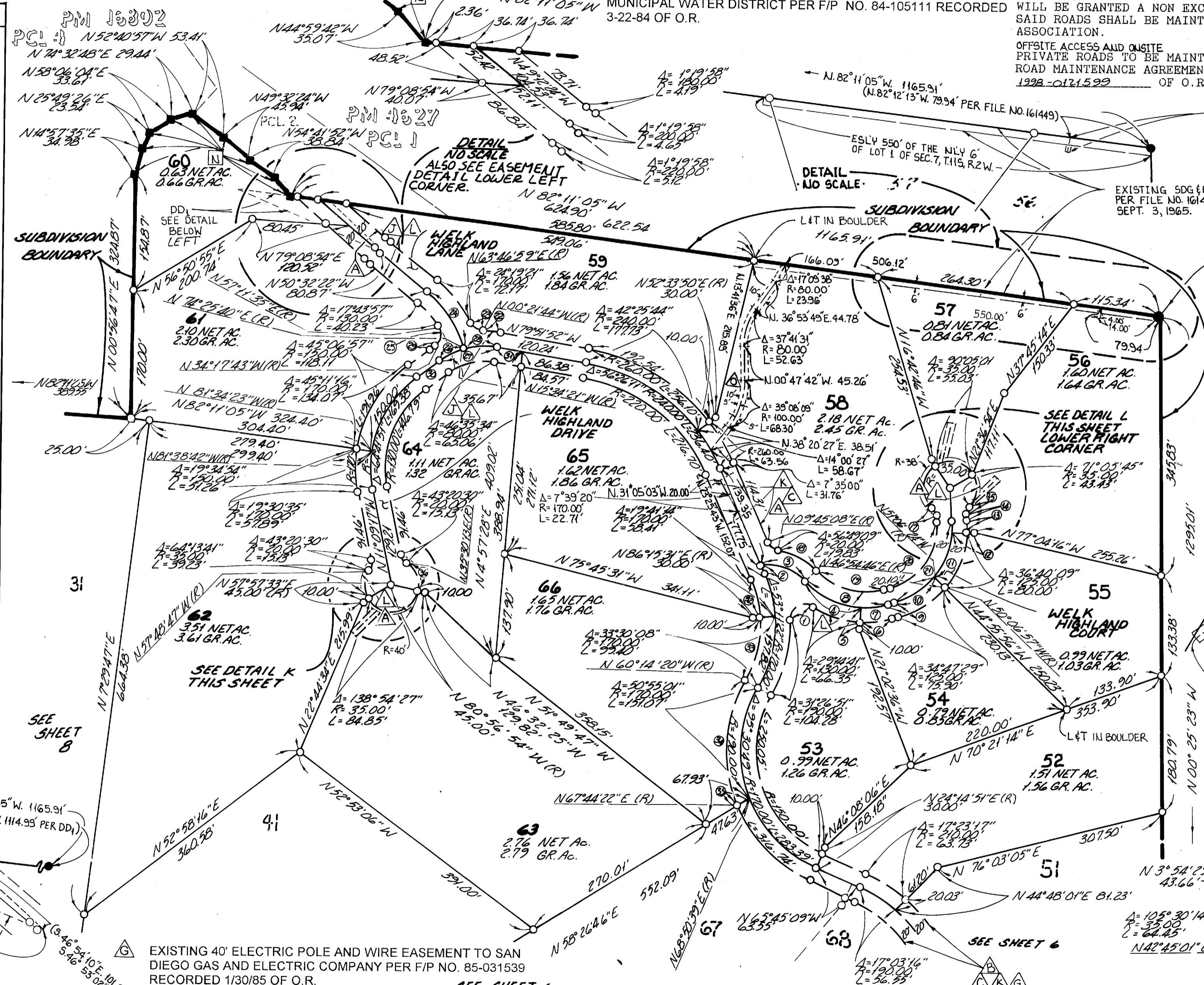
EASEMENT NOTES:

- ▲ PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT.
- ▲ EXISTING 40' WATER AND SEWER PIPELINE EASEMENTS TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 84-105111 RECORDED 3-22-84 AND F/P NO. 87-198328 RECORDED 4-13-87 BOTH OF O.R.
- ▲ EXISTING 40' ELECTRIC POLE AND WIRE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER F/P NO. 85-031538 RECORDED 1/30/85 OF O.R.
- ▲ EXISTING 40' ROAD AND UTILITY EASEMENT GRANTED TO PAUL FELD ET. AL. PER F/P 87-104996 RECORDED 2/27/87 OF O.R.
- ▲ EXISTING 40' WATER PIPELINE EASEMENT TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 84-105111 RECORDED 3-22-84 OF O.R.

OWNERSHIP AND MAINTENANCE

UNDERLYING FEE OWNERSHIP TO THE PRIVATE ROADS WILL BE VESTED IN THE ADJACENT LOTS AS SHOWN HEREON. ALL PROPERTY OWNERS WILL BE GRANTED A NON EXCLUSIVE EASEMENT OVER SAID ROADS. SAID ROADS SHALL BE MAINTAINED BY THE HOMBOWNER'S ASSOCIATION. OFFSITE ACCESS AND ONSITE PRIVATE ROADS TO BE MAINTAINED IN ACCORDANCE WITH PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED MAPCH 6, 1998 AS F/P 1998-0121599 OF O.R.

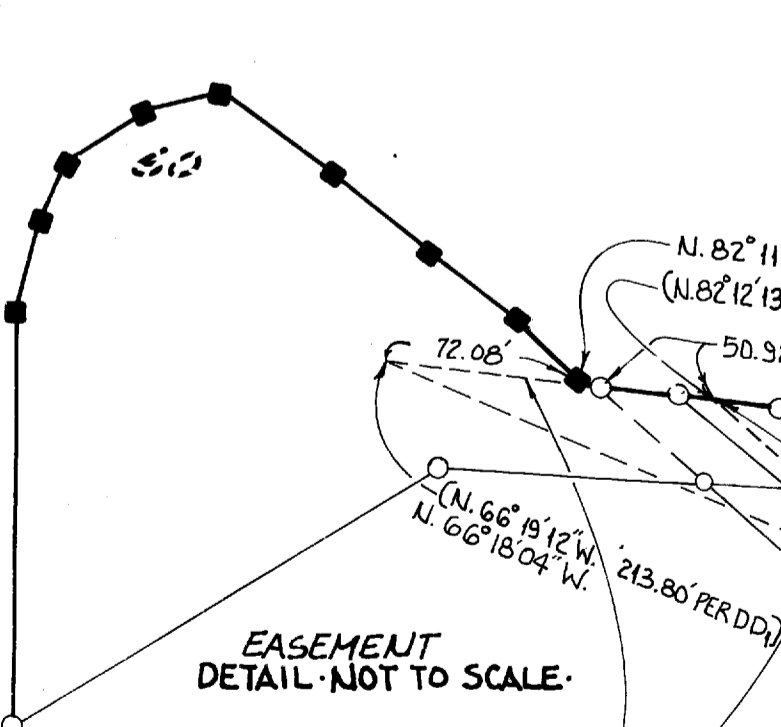
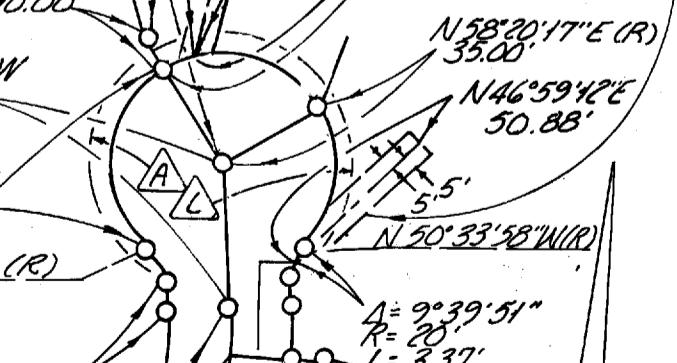
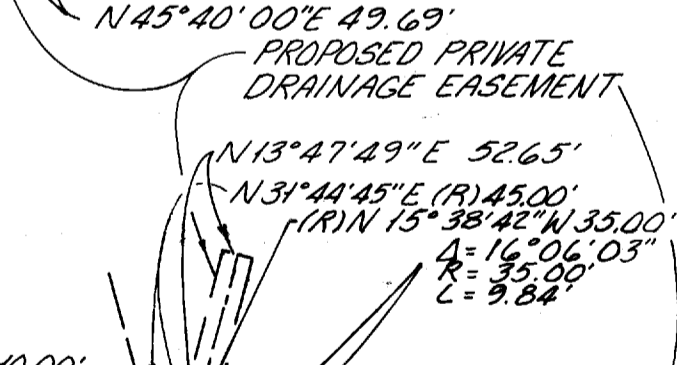
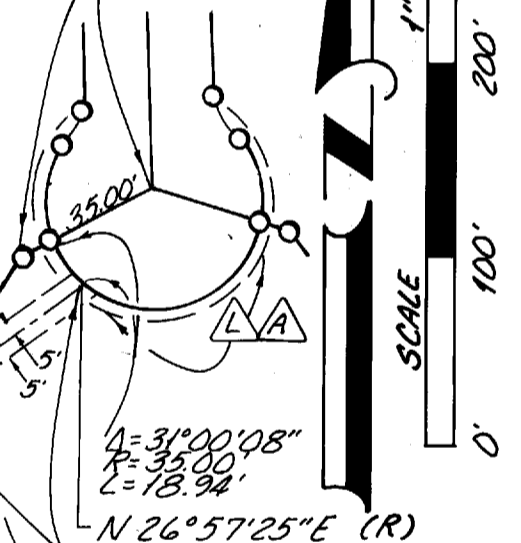
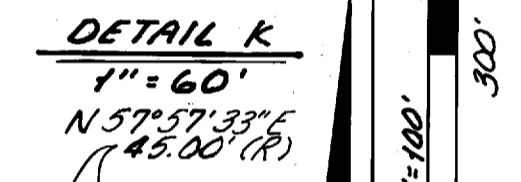
DATA TABLE		
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② Δ=23°25'48" W 12.72'		
③ Δ=53°34'04" R=70.00' L=65.45'		
④ Δ=43°39'39" R=10.00' L=83.82'		
⑤ Δ=18°34'36" R=130.00' L=42.15'		
⑥ Δ=18°34'35" R=110.00' L=35.66'		
⑦ Δ=62°14'14" R=110.00' L=119.49'		
⑧ Δ=74°40'32" E 8.24'		
⑨ Δ=35°26'56" R=105.00' L=65.57'		
⑩ Δ=35°40'42" R=105.00' L=65.38'		
⑪ Δ=26°47'07" W (R) 30.00'		
⑫ Δ=7°07'22" R=125.00' L=15.54'		
⑬ Δ=13°54'28" W 5.91'		
⑭ Δ=43°20'30" R=20.00' L=15.13'		
⑮ Δ=37°09'38" R=20.00' L=58.37'		
⑯ Δ=62°14'15" R=20.00' L=97.76'		
⑰ Δ=75°35'00" R=85.00' L=116.58'		
⑱ Δ=78°35'00" R=105.00' L=144.01'		
⑲ Δ=10°29'52" R=120.00' L=21.99'		
⑳ Δ=64°08'48" R=20.00' L=22.39'		
㉑ Δ=34°58'01" R=150.00' L=91.54'		
㉒ Δ=83°30'12" R=20.00' L=30.20'		
㉓ Δ=20°53'05" R=100.00' L=36.45'		
㉔ Δ=46°35'34" R=100.00' L=81.32'		
㉕ Δ=25°42'29" R=100.00' L=44.87'		
㉖ Δ=2°09'44" R=120.00' L=4.53'		
㉗ Δ=53°32'35" E 38.09'		
㉘ Δ=79°51'52" W 33.86'		
㉙ Δ=19°41'44" R=150.00' L=51.54'		
㉚ Δ=33°30'08" R=150.00' L=87.71'		
㉛ Δ=52°01'18" R=190.00' L=172.51'		
㉜ Δ=58°26'46" E 20.30'		
㉝ Δ=63°32'53" R=35.00' L=38.82'		



4.00' WIDE EASEMENT
N. 4° 56' 25" E.
(N. 4° 55' 17" E. 14.00' PER FILE NO. 161449)

EXISTING SDG&E EASEMENT
PER FILE NO. 161449 RECORDED
SEPT. 3, 1965.

NORTH ¼ CORNER OF SECTION 7
FOUND LEAD DISK STAMPED L.S.
2896 ON BOULDER PER PM 4627, PM 1071,
PM 10096, PM 10108, PM 13562, R.O.F.S.
10614, MAP 12008, MAP 12303 (SEE
R.O.F.S. 4806, R.O.F.S. 6685, PM 1668).



NOTE: EXISTING ADC CABLE EASEMENT RECORDED 3/19/1991 AS FILE NO. 91-0121055 OF O.R. IS LOCATED OVER ALL ROADS SHOWN PROPOSED, EXISTING, AND/OR IRREVOCABLY DEDICATED.

▲ EXISTING 40' ELECTRIC POLE AND WIRE EASEMENT TO SAN DIEGO GAS AND ELECTRIC COMPANY PER F/P NO. 85-031538 RECORDED 1/30/85 OF O.R.

▲ EXISTING WATER AND SEWER PIPELINE EASEMENT TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 87-198327 RECORDED 4-13-87 OF O.R. AND EXISTING ELECTRIC EASEMENT TO S.D.G.&E. CO. PER F/P NO. 87-194676 RECORDED 4-10-87 OF O.R.

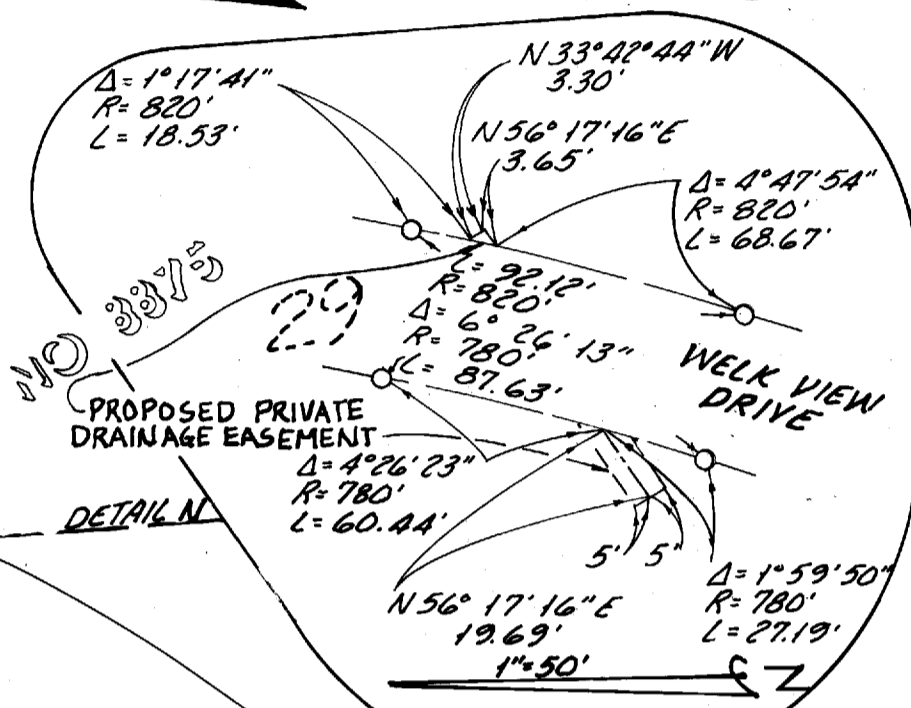
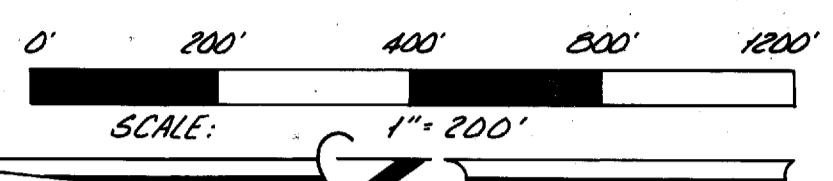
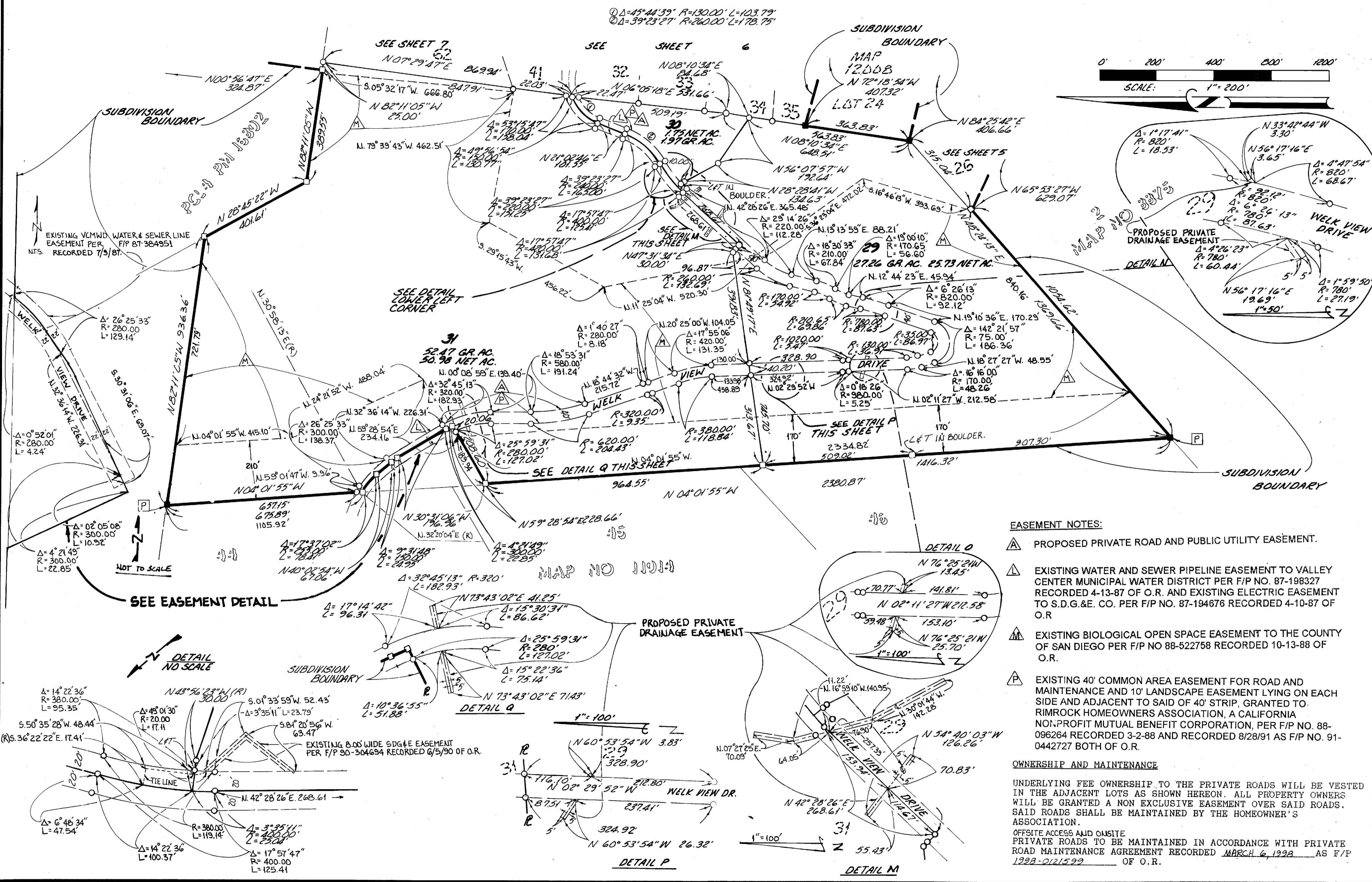
▲ EXISTING 10' WATER PIPELINE EASEMENT TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 87-294808 RECORDED 5-28-87 OF O.R.

GRADING PLAN L- NONE
CALIF. COORD. INDEX 386-1725(x)

COUNTY TM 4744-1

NOTE: EXISTING ADC CABLE EASEMENT RECORDED 3/19/1991 AS FILE NO. 91-0121055 OF O.R. IS LOCATED OVER ALL ROADS SHOWN PROPOSED, EXISTING, AND/OR IRREVOCABLY DEDICATED.

COUNTY OF SAN DIEGO TRACT NO 4744-1 SHEET 8 OF 10 SHEETS



EASEMENT NOTES:

- ▲ PROPOSED PRIVATE ROAD AND PUBLIC UTILITY EASEMENT.
- ▲ EXISTING WATER AND SEWER PIPELINE EASEMENT TO VALLEY CENTER MUNICIPAL WATER DISTRICT PER F/P NO. 87-198327 RECORDED 4-13-87 OF O.R. AND EXISTING ELECTRIC EASEMENT TO S.D.G.&E. CO. PER F/P NO. 87-194676 RECORDED 4-10-87 OF O.R.
- ▲ EXISTING BIOLOGICAL OPEN SPACE EASEMENT TO THE COUNTY OF SAN DIEGO PER F/P NO 88-522758 RECORDED 10-13-88 OF O.R.
- ▲ EXISTING 40' COMMON AREA EASEMENT FOR ROAD AND MAINTENANCE AND 10' LANDSCAPE EASEMENT LYING ON EACH SIDE AND ADJACENT TO SAID OF 40' STRIP, GRANTED TO RIMROCK HOMEOWNERS ASSOCIATION, A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION, PER F/P NO. 88-096264 RECORDED 3-2-88 AND RECORDED 8/28/91 AS F/P NO. 91-0442727 BOTH OF O.R.

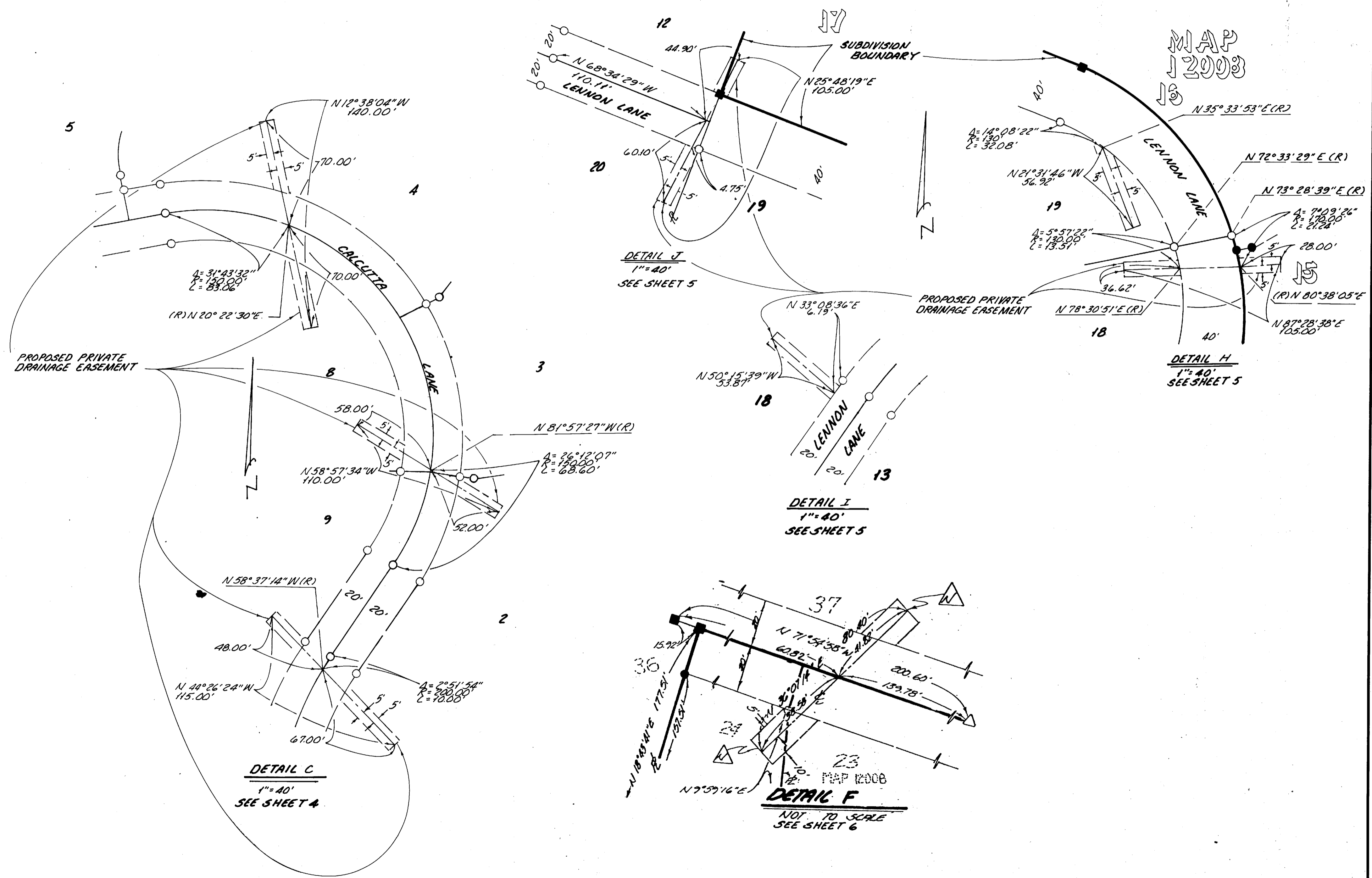
OWNERSHIP AND MAINTENANCE

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GRADING PLAN L- NONE

CALIF. COORD. INDEX 386-1725(x)

COUNTY TM 4744-1



MAP 12993

DETAIL J
1" = 40'
SEE SHEET 5

DETAIL H
1" = 40'
SEE SHEET 5

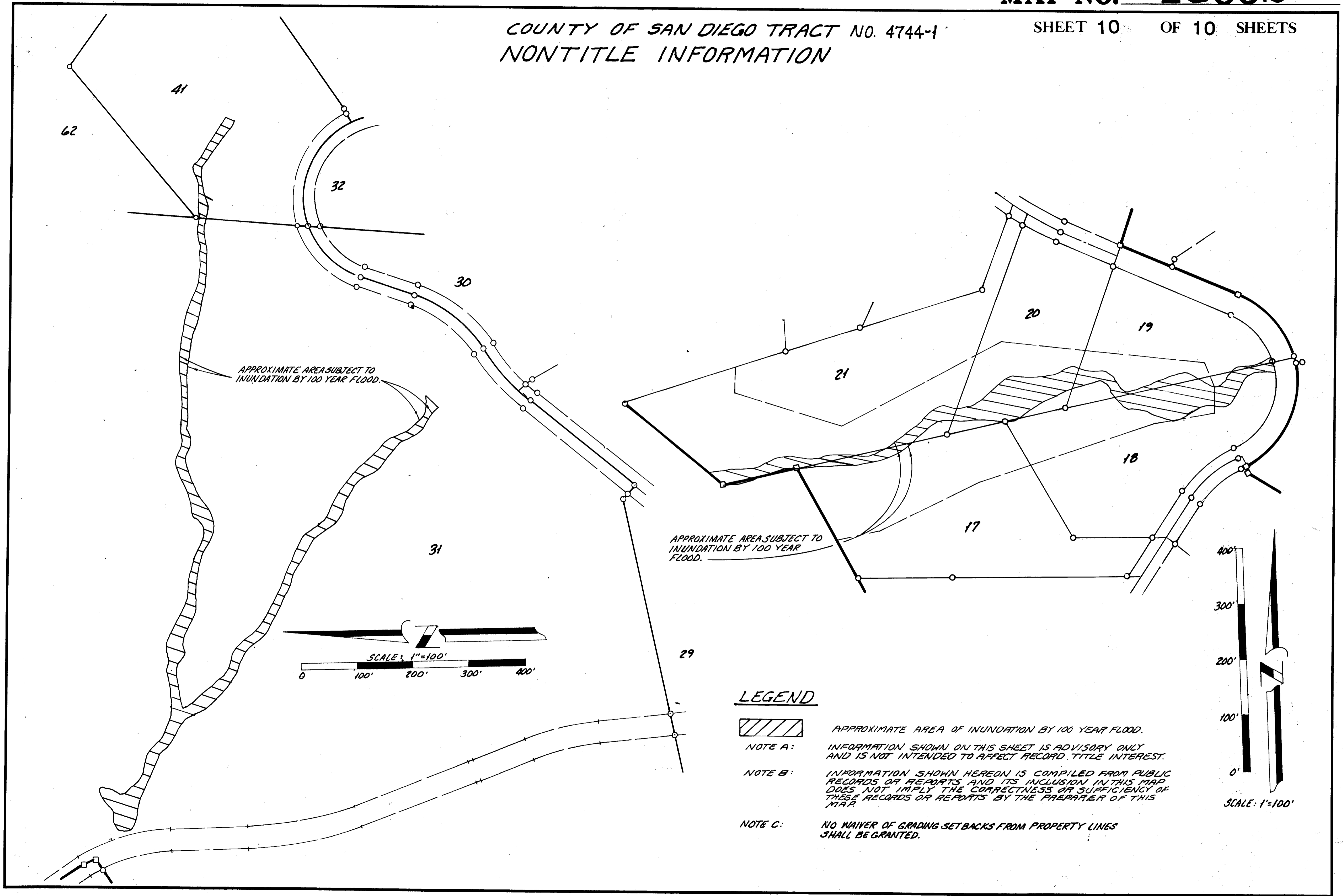
DETAIL I
1" = 40'
SEE SHEET 5

DETAIL C
1" = 40'
SEE SHEET 4

DETAIL F
NOT TO SCALE
SEE SHEET 6

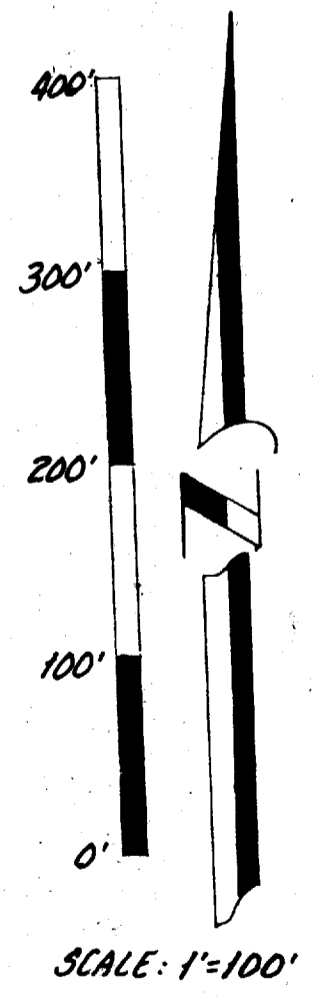
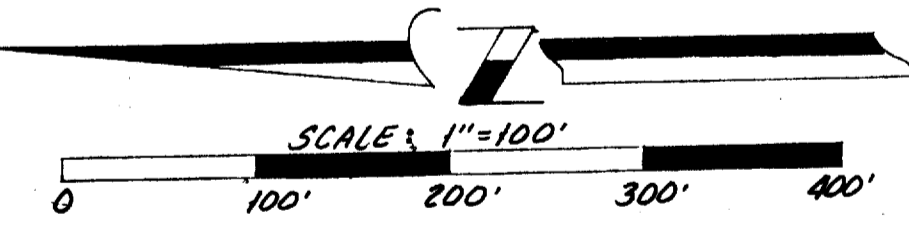
162578
RS 101

COUNTY OF SAN DIEGO TRACT NO. 4744-1
NONTITLE INFORMATION

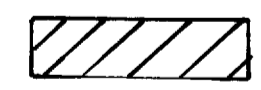


APPROXIMATE AREA SUBJECT TO INUNDATION BY 100 YEAR FLOOD.

APPROXIMATE AREA SUBJECT TO INUNDATION BY 100 YEAR FLOOD.



LEGEND



APPROXIMATE AREA OF INUNDATION BY 100 YEAR FLOOD.

NOTE A:

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

NOTE B:

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

NOTE C:

NO WAIVER OF GRADING SETBACKS FROM PROPERTY LINES SHALL BE GRANTED.

GRADING PLAN L- NONE

CALIF. COORD. INDEX 386-1725

COUNTY TM 4744-1



County of San Diego, Planning & Development Services
DISCRETIONARY PERMIT APPLICATION
ZONING DIVISION

RECORD ID(S):

PDS 2024- VAR- 24-022

	Planning	LD Review Teams	DEH	Trails Review	Other
FEES	N/A				
DEPOSITS	<u>4587</u>		<u>4587</u>		
TOTAL FEES AND INITIAL DEPOSIT: \$					

The submitted Initial Deposit is estimated to cover **only** the initial project review (Scoping). Additional monies will be required. A project-specific cost estimate will be provided at the conclusion of Scoping, along with a letter detailing any project issues, revisions, and studies as deemed necessary for compliance with State and County codes and ordinances.

Have you had a pre-application conference? YES NO If yes, Planner's Name _____

Is this project the subject of a code violation? YES NO If yes, provide a copy of the Warning/Citation/Violation Notice.

Are there any related, open applications such as DEH permits, Grading permits, etc? YES NO

If yes, list permits: Grading permit PDS2022-RESGRD000102

Is there an existing Trust Account on any of the open records related to this proposed project? YES NO

Are there any prior related cases such as a specific plan? If yes, list Case Number(s) _____

The Financially Responsible Party is responsible for all costs related to this application (See form PDS-126).

Assessor's Parcel No. (APN) 185-412-28-00

Owner's Name Grand West Ventures, LLC Owner's Phone 760-594-1255

Owner's Address 1136 w. 11th st., Escondido, CA 92025

Owner's email curtis.gwa@att.net Owner's Fax n/a

Applicant's Name Curtis Lively Applicant's Phone 760-594-1255

(If different from owner)

Applicant's Address 431 W. Grand Ave., Suite #1q03 Escondido, CA 92025

Applicant's email curtis.gwa@att.net Applicant's Fax n/a

Engineer's Name _____ Engineer's Phone _____

Engineer's Address _____

Engineer's email _____ Engineer's Fax _____

Project Contact Person Curtis Lively Phone 760-594-1255

Address 1136 w. 11th st., Escondido, CA 92025

Project Contact's email curtis.gwa@att.net Project Contact's Fax n/a

Project Name 9607 Misty Meadow Lane

Project Address & Nearest Cross Street 9607 Misty Meadow Lane & Meadow Glen Way West

I declare under penalty of perjury under the laws of the State of California that the statements made as part of this application are true and correct. I hereby agree to provide the indemnification as required by Chapter 2 of Division 6 of Title 8 of the San Diego County Code.

***REQUIRED: an Authorized Agent signing below must attach a signed Letter of Authorization.**

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

SDC PDS RCVD 05-10-24

VAR24-022

Signature of Owner or ***Authorized Agent**

Curtis Lively
 Print Signator's Name

2/17/2024
 Date



FOR DEPARTMENT USE ONLY

General Plan Designation Lawrence Existing Proposed

Regional Category _____

<p>For Administrative Permits and Use Permits Describe use: <u>Rural Village</u></p> <p>_____</p> <p>_____</p>

Thomas Guide (Page/Grid) _____

Tax Rate Area _____

Total Acres _____ No. of lots _____

Planning Group NCM

Community Plan NCM

Supervisor District _____

ZONE		
USE REGULATIONS		
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Floor Area Ratio	
	Height	
	Lot Coverage	
	Setback	
Open Space		
SPECIAL AREA REGULATIONS		

Within: Rural Village Boundaries? YES NO Village Boundaries? YES NO Special Study Area? YES NO

Project is within a Specific Plan? YES NO If yes, name of Specific Plan _____

Related Records/Permits? YES NO If yes, list 3500-87-025

Project is subject to the County Groundwater Ordinance? YES NO FP-2 YES NO

Project is within 1/2 mile of a Regional Park? YES NO

Project is within 1 mile of a Highway? YES NO

Project is within 1 mile of a City? YES NO If yes, name of City _____

Project is proposed for Septic? YES NO

Project is proposed for Sewer? YES NO

Project is a Violation Case? YES NO

Military Notice is required? YES NO

Project is within 150' of the International Border? YES NO

If yes, notify the Department of Homeland Security. See Board of Supervisor's Policy I-111.

If the subject parcel was created through a PM or B/C, have you verified that all Covenants of Improvement have been satisfied? YES NO **IF NO, DO NOT ACCEPT THE APPLICATION.**

Is there a different owner of mineral rights than the owner of real property? YES NO

If yes, identify name and address: _____

FOR PLANNER ASSIGNMENT - PLEASE CALL (858) 694-3292

Technician Initials: [Signature] Date: 4/17/24 Technician's comments: _____



County of San Diego, Planning & Development Services
VARIANCE SUPPLEMENTAL APPLICATION
ZONING DIVISION

Section 7100 of the Zoning Ordinance states that "A Variance shall not be granted which would have the effect of granting a special privilege not shared by other property owners in the same vicinity and subject to the same regulations; nor shall a Variance be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the regulations governing the property."

Change requested in:	Development Requirements	Requested by Applicant
Building Site Area: (lot coverage)	4.71 AC, (7,385 sf)	_____
Front Yard (from C/L)	60'	_____
Side Yard (Note which side)	15' (south)	_____
Side Yard (Note which side)	15' (NE)	_____
Rear Yard	25'	_____
Height	35'	_____
Parking spaces	3	_____
Animal Enclosure Area:		
Front Yard (from C/L)	_____	_____
Side Yard (Note which side)	_____	_____
Side Yard (Note which side)	_____	_____
Rear Yard	_____	_____
Other:	<u>pedestrian walkway</u>	

Applicant's Statement of Justification

Section 7100 says that "A Variance may be granted when practical difficulties, unnecessary hardship or results inconsistent with the general purposes of the Zoning Ordinance would result from the literal enforcement of its requirements".

Section 7107 requires that before any Variance may be granted or modified, the granting authority must make each and every one of the following findings. **Explain in detail how your case qualifies under each required finding.** Attach additional sheets as necessary.

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

SDC PDS RCVD 05-10-24

VAR24-022

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>





**County of San Diego, PDS, Zoning Division
VARIANCE SUPPLEMENTAL APPLICATION**

Continued

Zoning Ordinance Section 7107

- a. That there are special circumstances applicable to the property, including size, shape, topography, location or surroundings that do not apply generally to property in the same vicinity and under identical zoning classification:

The purpose of the variance request is to provide pedestrian access at street level, connecting to the main level of proposed SFR. The difficult terrain creates a hardship for access purposes. The Pedestrian Walkway will provide a more conventional way the access the residence.

- b. That, because of those special circumstances, the strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and under identical zoning classification:

There are numerous properties in the area that have the same or similar access conditions and no variance was required in those circumstances. There are also examples of automobile access bridges, with no variance required (this is a pedestrian walkway only).

- c. That granting the Variance or its modification is subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated:

There are a number of properties in the area that have the same circumstances and were allowed a similar access solution.



**County of San Diego, PDS, Zoning Division
VARIANCE SUPPLEMENTAL APPLICATION**

Continued

- d. That the variance will not authorize a use or activity which is not otherwise expressly authorized by the applicable use classification.

The variance allows pedestrian access over a difficult topography for the convenience of the end user. No special use is provided by allowing this variance.

- e. That granting the Variance or its modification will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements the vicinity and zone in which the property is located:

The proposed variance provides pedestrian access at street level and complies with all codes and safety requirements, including handrails where required.

- f. That granting the Variance or its modification will not be incompatible with the San Diego County General Plan.

The variance is compatible with the county general plan which simply allows pedestrian access from the street level to the main level of the home. This is similar to other access solutions in the area.

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>

FUEL MODIFICATION NOTES:
 MAINTAIN AN EFFECTIVE FUEL MODIFICATION ZONE BY REMOVING, CLEARING OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIAL FROM AREAS WITHIN 100 FEET FROM BUILDINGS OR STRUCTURES. FUEL MODIFICATION ZONES SHALL NOT EXTEND BEYOND THE PROPERTY LINE. (FIRE CODE 4907.5). THE FUEL MODIFICATION ZONE IS DIVIDED INTO THREE HOME IGNITION ZONES (COUNTY FIRE CODE 4907.9)

1. ZONE 0 "IMMEDIATE ZONE" 0-5' EXTENDS 5 FEET ON HORIZONTAL PLANE FROM ALL EXTERIOR WALL SURFACES (ANNID PATIOS, DECKS OR OTHER ATTACHMENTS TO THE BUILDINGS OR STRUCTURES). THIS ZONE SHALL BE CONSTRUCTED OF CONTINUOUS HARDSCAPE OR NON-COMBUSTIBLE MATERIALS (SUCH AS PAVEMENTS, PAVERS, GRAVEL, RIVER ROCK, ETC.). COMBUSTIBLE MATERIALS MUST BE REMOVED FROM THIS AREA (WHICH INCLUDES BUT IS NOT LIMITED TO REMOVING COMBUSTIBLE MATERIALS FROM ROOFS, GUTTERS, DECKS, PORCHES AND STAIRWAYS). FIREWOOD AND LUMBER ARE PROHIBITED IN THIS AREA. DEAD BRANCHES THAT OVERHANG ROOFS, ARE BELOW OR ADJACENT TO WINDOWS, OR WHICH ARE ADJACENT TO WALL SURFACES MUST BE REMOVED. ALL BRANCHES WITHIN TEN (10) FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET MUST BE REMOVED.

2. ZONE 1 "INTERMEDIATE ZONE" FROM ZONE 0 TO 50' EXTENDS FROM THE IMMEDIATE EDGE OF ZONE 0 FOR 45 FEET ON HORIZONTAL PLANE. THIS ZONE SHALL CONSIST OF PLANTING OF LOW GROWTH, DROUGHT TOLERANT AND FIRE RESISTIVE PLANT SPECIES. THE HEIGHT OF THIS PLANTS IN THIS ZONE STARTS AT 6" ADJACENT TO ZONE 0 AND EXTENDING IN A LINEAR FASHION UP TO A MAXIMUM OF 18" AT INTERSECTION WITH ZONE 2. DEAD OR DYING GRASS, PLANTS, SHRUBS, BRANCHES, LEAVES, WEEDS, AND PINE NEEDLES MUST BE REMOVED FROM THE AREA. OTHER COMBUSTIBLE MATERIALS MUST NOT BE ADJACENT TO OR UNDER COMBUSTIBLE DECKS, BALCONIES, AND STAIRS. VEGETATION IN THIS ZONE SHALL BE IRRIGATED AND NOT EXCEED 6' IN HEIGHT AND SHALL BE MODERATE IN NATURE AS PER SEC. 4907.6.4.1. DEAD BRANCHES THAT OVERHANG ROOFS, ARE BELOW OR ADJACENT TO WINDOWS, OR WHICH ARE ADJACENT TO WALL SURFACES MUST BE REMOVED. ALL BRANCHES WITHIN TEN (10) FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET MUST BE REMOVED.

3. ZONE 2 "EXTENDED ZONE" FROM ZONE 1 TO 100' EXTENDS FROM THE IMMEDIATE EDGE OF ZONE 1 FOR 50 FEET ON HORIZONTAL PLANE. THIS ZONE CONSIST OF PLANTING OF DROUGHT TOLERANT AND FIRE RESISTIVE PLANT SPECIES OF MODERATE HEIGHT. THIS AREA WOULD BE CONSIDERED SELECTIVE CLEARING OF NATURAL VEGETATION AND DENSE CHAPARRAL BY REMOVING A MINIMUM 50% OF THE SQUARE FOOTAGE OF THIS AREA. HORIZONTAL AND VERTICAL SPACING AMONG SHRUBS AND TREES MUST BE CREATED USING FUEL SEPARATION, AS FOLLOWS: DEAD AND DYING WOODY SURFACE FUEL AND TREES SHALL BE REMOVED. LOOSE SURFACE LITTER (CONSISTING OF FALLEN LEAVES OR NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES) SHALL BE PERMITTED TO A MAXIMUM DEPTH OF THREE (3) INCHES. ANNUAL GRASSES AND FORBS MUST BE CUT DOWN TO A MAXIMUM HEIGHT OF FOUR (4) INCHES.

FUEL MODIFICATION IS ALSO REQUIRED ALONG FIRE ACCESS ROADWAYS AND DRIVEWAYS AT DISTANCES PRESCRIBED IN THE COUNTY FIRE CODE (COUNTY FIRE CODE 4907.6).
 THIS FIRE CODE SECTION DOES NOT AUTHORIZE CLEARING BEYOND PROPERTY LINES.
 FUEL MODIFICATION MUST BE COMPLETED PRIOR TO BRINGING COMBUSTIBLE CONSTRUCTION MATERIALS ON-SITE

PEDESTRIAN WALKWAY SCOPE OF WORK

The purpose of the request is to provide a pedestrian walkway at street level, connecting to the main level of proposed SFR. The difficult terrain creates a hardship for access purposes. The pathway will provide a more convenient way the access the residence. Conventional framing and concrete footings with stone veneer and wrought iron guardrails per building code.

PROJECT SUMMARY

PROPERTY OWNER: CURTIS LIVELY
 APN: 185-412-28-00
 SITE ADDRESS: 9607 MISTY MEADOWS LN, ESCONDIDO CA. 92026
 LOT SIZE: 4.71 AC.
 ZONING: R-1
 BUILDING SETBACKS: 60' FRONT YARD
 15' SIDE YARD
 25' REAR YARD

USE REGULATION: S88
 GENERAL PLAN DESIGNATION: SPECIFIC PLAN

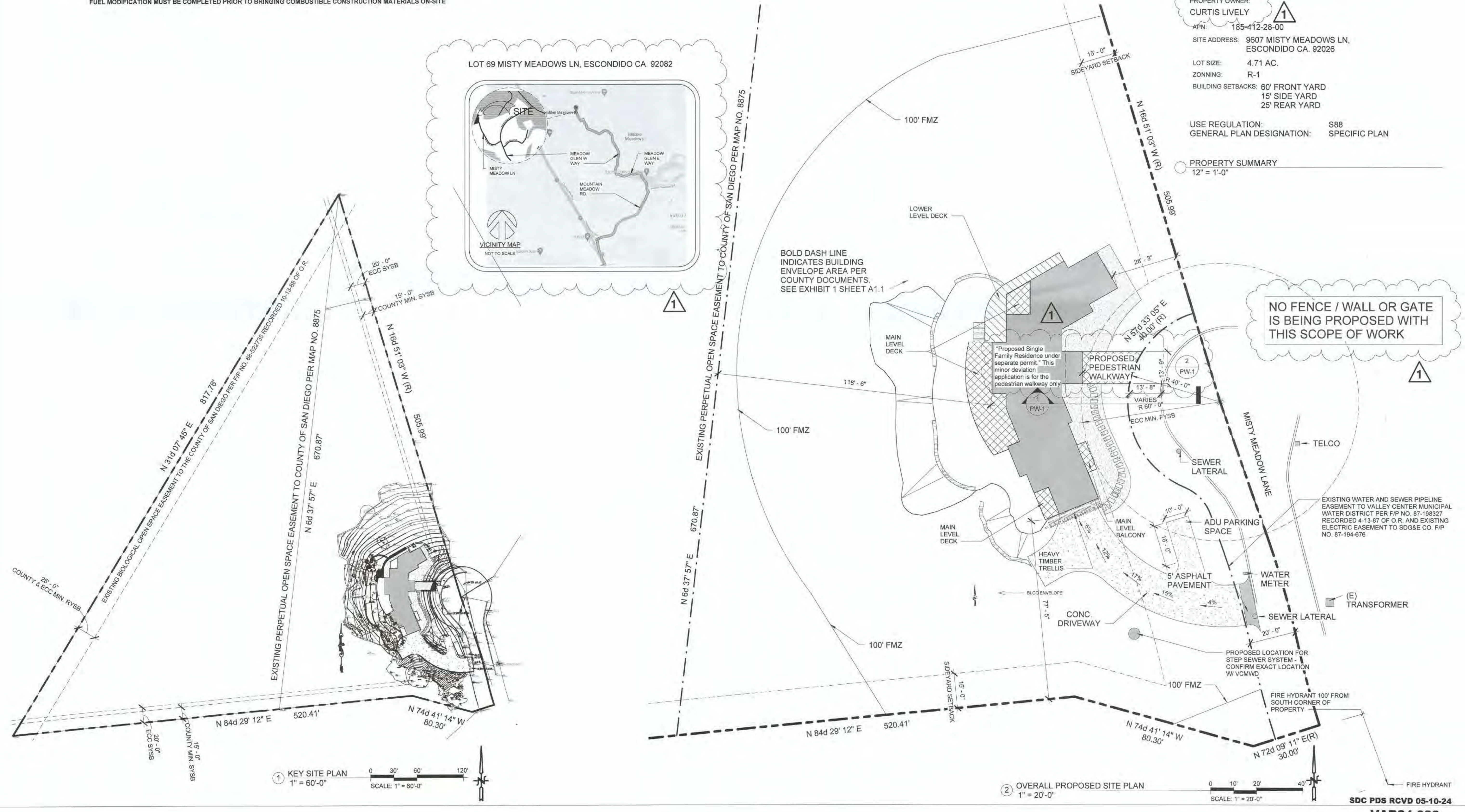
PROPERTY SUMMARY
 12" = 1'-0"

MARK	DESCRIPTION	DATE
1	Revision 1	01/10/2024

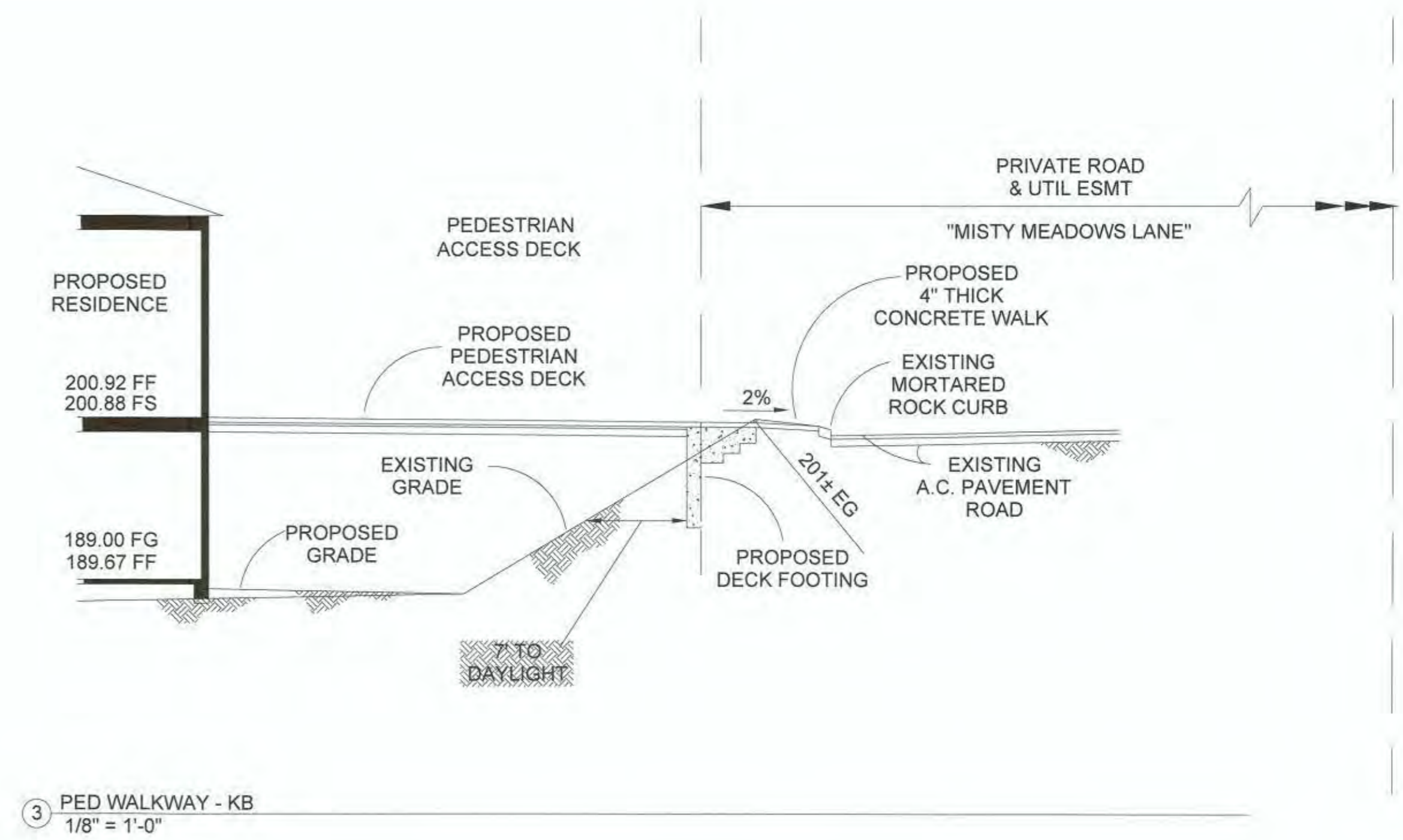
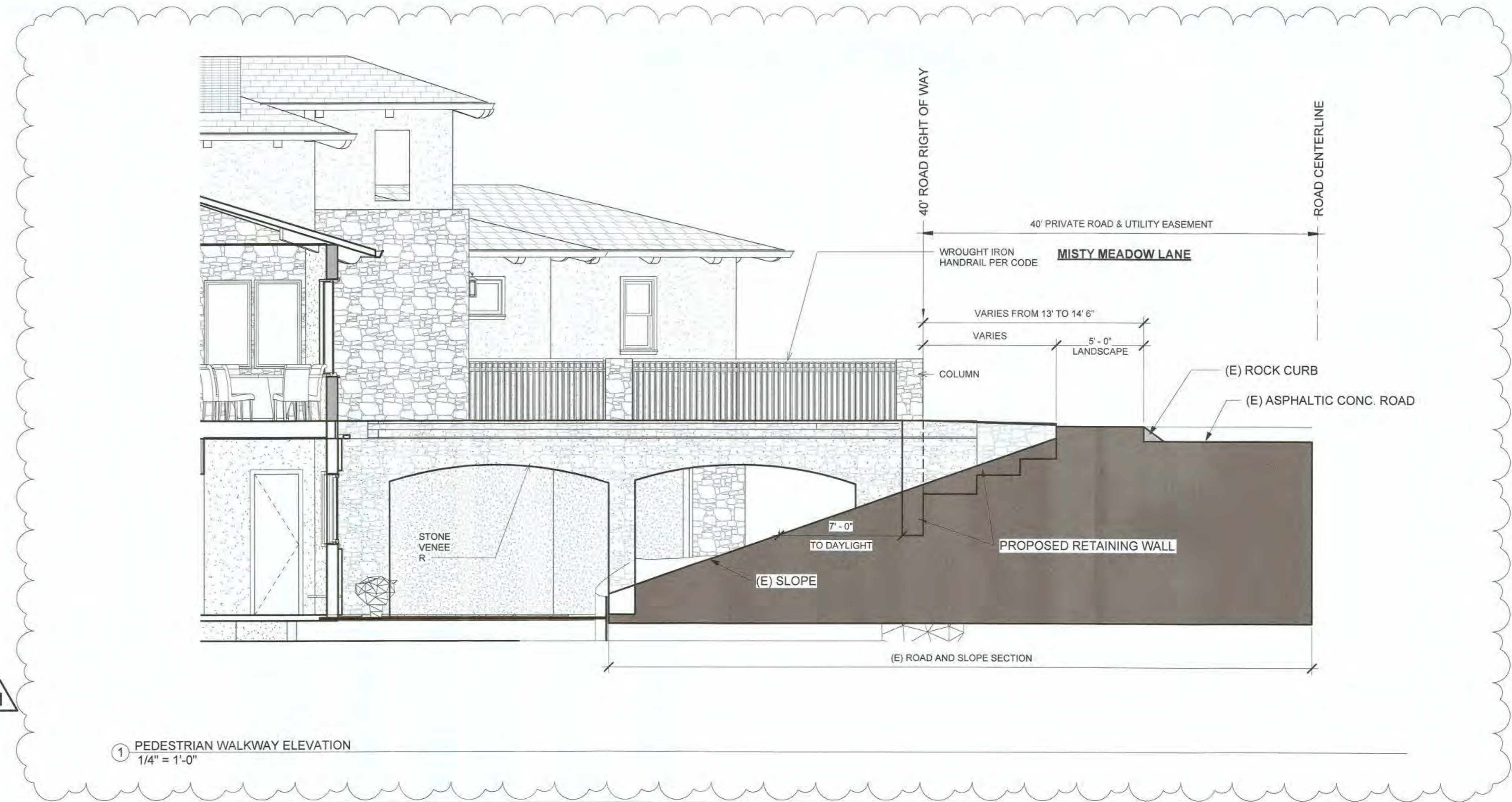
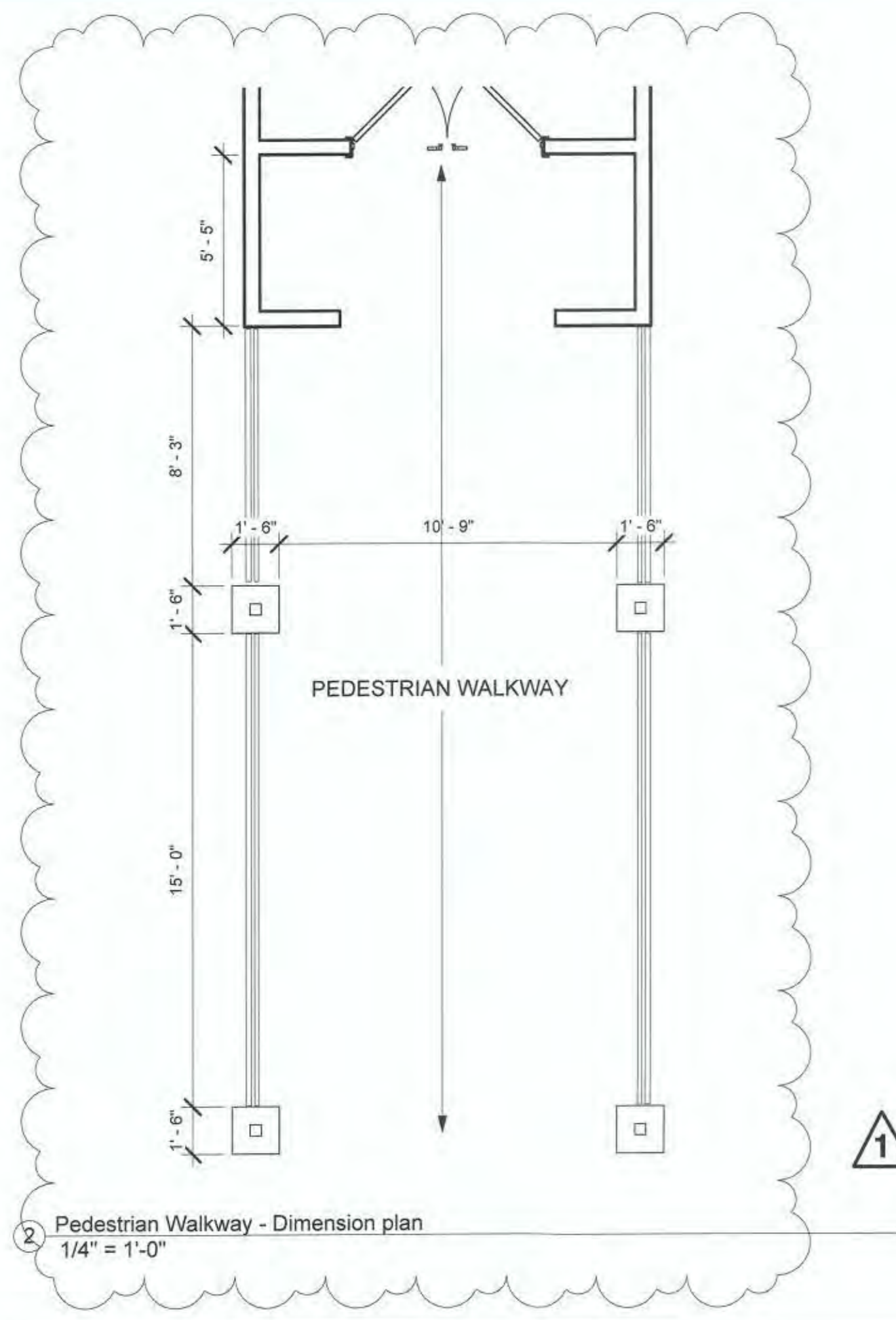
LOT #69 RIMROCK
 9607 MISTY MEADOWS LANE
 ESCONDIDO, CA 92026

GRAND WEST ASSOCIATES, INC.
 DESIGN B U I L D
 431 West Grand Ave., Suite 103
 Escondido, CA 92025
 Studio: 760-480-5555 cell: 760-994-1535
 curtis.gwa@blat.net

PROPOSED SITE PLAN
AS1.1
 PLOT DATE: 4/11/2024 2:58:32 PM



SDC PDS RCVD 05-10-24
 VAR24-022



MARK	DESCRIPTION	DATE
1	Revision 1	01/10/2024



PROJECT DATA:
LOT #69 RIMROCK
 9607 MISTY MEADOWS LANE
 ESCONDIDO, CA 92026

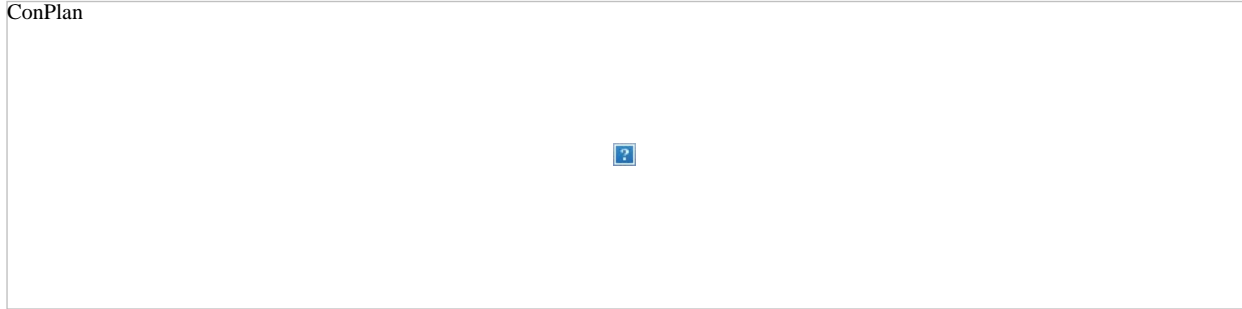
GRAND WEST ASSOCIATES, INC.
 DESIGN BUILD
 431 West Grand Ave., Suite 103
 Escondido, CA 92025
 Studio: 760-480-5555
 Cell: 760-594-1555
 curtis.g@grw.net

DRAWN BY: Author
 CHECKED BY: Checker
 DATE: Issue Date
 SCALE: AS SHOWN
 JOB NUMBER: 22-0016
 CAD FILE: PW-01.dwg

SHEET INFORMATION
PEDESTRIAN WALKWAY

PW-1
 PLOT DATE: 4/11/2024 2:58:37 PM

From: Branson_Sarah_Snook
To: capls8380@gmail.com; travislyonacpg@gmail.com; stevenorris.bsg@gmail.com; peterosenv@hotmail.com; blvdgoodnight@gmail.com; campplanninggroup@nym.hush.com; dlwplanninggroup@gmail.com; LUEG_CommunityGroups_descansocpg@gmail.com; hmcsg@paulhogan.org; eileen.fallbrook@gmail.com; csdiefenbach@sbcglobal.net; kjmavcpg@gmail.com; patrickeng@sbcglobal.net; kiki@skagenranch.com; lakesidecpg@gmail.com; carlyler37@gmail.com; pinevalleyplanninggroup@gmail.com; janwrites2013@yahoo.com; martykurland@gmail.com; kmansolf@gmail.com; lheddills@att.net; Svcpg4@gmail.com; harrietgtaylor1@gmail.com; stephen.stonehouse@cox.net; toyvcsq.chair@gmail.com; royalviewranch@aol.com; odayyousif@gmail.com; dee.valleycenter@gmail.com; pftomexico@icloud.com
Cc: Alvarez-Jarrin_Theresa
Subject: Invitation to Join Community Input Session - 2025-2029 Consolidated Plan
Date: Thursday, June 6, 2024 11:29:41 AM
Attachments: [image001.png](#)
[image002.png](#)
[24-29_ConsolidatedPlan_Community_Forum_Flyer.pdf](#)



Community Planning Group Chairs,

Each year, the County’s Housing and Community Development Services (HCDS) receives approximately \$14 million in federal entitlement funding from the U.S. Department of Housing and Urban Development. This funding is intended to provide increased affordable housing opportunities, support access to public services, and expand community infrastructure to create thriving communities. Every five years, HCDS creates what is referred to as the **Consolidated Plan**. The Consolidated Plan is an evaluation of all housing and community development needs in the region, especially in the unincorporated County. The Consolidated Plan is a strategic 5-year plan for the four federal entitlement programs that are administered by HCDS.

HCDS is hosting a series of community forums to gather feedback and help plan for the 2025-2029 Consolidated Plan. We invite you and your community partners, neighbors, and friends, to share community priorities related to these funds. Receiving community input is vital in determining County of San Diego community development and housing needs, as well as developing the 5-year goals for the 2025-2029 Consolidated Plan.

The 2025-2029 Consolidated Plan Community Forums will be hosted in person and virtually:

Location	Date and Time	Address
Ramona	Monday, June 17 4-6pm	Ramona Library 1275 Main St, Ramona, CA 92065
Alpine	Wednesday, June 26 4-6pm	Alpine Library 1752 Alpine Blvd, Alpine, CA 91901
Casa de Oro/Spring Valley	Thursday, June 27 3-5pm	Casa de Oro Library 9805 Campo Rd, Spring Valley, CA 91977
Virtual Session I	Monday, July 1 5:30-7:30pm	Virtual Meeting Link
HCDS Central Office	Tuesday, July 9 10am-12pm	HCDS Office 3989 Ruffin Rd, San Diego, CA 92123
Borrego Springs	Wednesday, July 10 3-5pm	Borrego Springs Library 2580 Country Club Rd, Borrego Springs, CA 92004
Fallbrook	Thursday, July 11 4-6pm	Fallbrook Library 124 S. Mission Rd., 92028
Lakeside	Wednesday, July 17 3-5pm	Lakeside Library 12428 Woodside Ave., 92040
Virtual Session II	Friday, July 19 10am-12pm	Virtual Meeting Link
Julian	Wednesday, July 24 2-4pm	Julian Library 1850 CA-78, Julian, CA 92036
Descanso	Thursday, July 25 10:30am-12:30pm	Descanso Library 9545 River Dr, Descanso, CA 91916
Imperial Beach	Wednesday, July 31 4-6pm	Imperial Beach Library 810 Imperial Beach Blvd., 91932

More information can be found in the attached flyer.

Based on feedback from the community meetings and questionnaires, HCDS will propose strategic goals for the upcoming 2025-2029 Consolidated Plan. These proposed goals will be available for public comment for 30 days and presented to the Board of Supervisors as

Community Input Opportunities

Tell us about community development and housing needs in your neighborhood!

The County of San Diego Housing & Community Development Services is preparing the 2025-2029 Consolidated Plan. The Consolidated Plan helps the County assess their affordable housing and community development needs and market conditions, and make data-driven, place-based investment decisions.

Attend a community input session!

Monday 6/17/24, 4-6 pm
Ramona Library

Wednesday 6/26/24, 4-6pm
Alpine Library

Thursday 6/27/24, 3-5pm
Casa de Oro Library

Monday 7/1/24, 4-6pm
[Virtual Session I](#)

Tuesday 7/9/24, 10am-12pm
3989 Ruffin Rd., 92123

Wednesday 7/10/24, 3-5pm
Borrego Spring Library

Thursday 7/11/24, 4-6pm
Fallbrook Library

Wednesday 7/17/24, 3-5pm
Lakeside Library

Friday 7/19, 10am-12pm
[Virtual Session II](#)

Wednesday 7/24/24, 2-4pm
Julian Library

Thursday 7/25/24, 10:30 am- 12:30pm
Descanso Library

Wednesday 7/31/24, 4-6pm
Imperial Beach Library

LEARN MORE AT
WWW.ENGAGE.SANDIEGOCOUNTY.GOV.



the conclusion of the public comment period for approval. The full Consolidated Plan, including a review of community feedback, in-depth market profiles, and an assessment of current County policies and procedures related to housing and community development is available for review. In addition to the Consolidated Plan, the 2025-2026 Annual Plan will be presented which will identify projects recommended for funding in the upcoming year. The documents will also be available for public review for at least 30 days.

If you cannot attend one of the 2025-2029 Consolidated Plan community forums, more information and engagement opportunities will be available on [Engage San Diego County](#) in mid-June.

HCDS' Consolidated Plan covers four federal entitlement programs:

Community Development Block Grant (CDBG): These funds are used to improve community development by providing decent housing and a suitable living environment for low- to moderate-income households. Community forums will also provide information about eligible CDBG projects, the annual application process, and requirements for implementation.

Areas Served: Unincorporated San Diego County, Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.

HOME Investment Partnerships Program: These programs fund affordable housing opportunities such as the County's First-Time Homebuyer Program and multi-family affordable housing. Notices of HOME funding availability are posted as money becomes available.

Areas Served: Unincorporated San Diego County, Carlsbad, Coronado, Del Mar, Encinitas, Imperial Beach, La Mesa, Lemon Grove, Poway, San Marcos, Santee, Solana Beach, and Vista.

Emergency Solutions Grants: These funds are for improving the quality and number of emergency housing solutions, including shelters and transitional facilities for the homeless, and to prevent at-risk families or individuals from becoming homeless.

Areas Served: Unincorporated San Diego County, Coronado, Del Mar, Imperial Beach, Lemon Grove, Poway, and Solana Beach.

Housing Opportunities for Persons with HIV/AIDS: The funds are for housing and supportive services for those living with HIV/AIDS.

Areas Served: All San Diego County.

Community members, particularly those in our entitlement jurisdictions, are welcome to share their ideas. Please share the word with your stakeholders and constituents! If you have any questions, please contact HCDS at Community.Development@sdcounty.ca.gov or by phone at 858-694-8756.

Thank you,

Sarah Snook Brunson, Housing Program Analyst IV

Pronouns: she/her/hers

Housing and Community Development Services – Community Development Unit

County of San Diego Health and Human Services Agency

O: 858-694-8756 | C: 619-346-3375



Your feedback is valuable. Click [here](#) to complete our Customer Experience Survey.

From: [Bernabeo, Vincent](#)
Cc: [Tabor, Connie](#); [Onwubuya, Sennami](#)
Subject: Capital Improvement Plan Community Meetings (Please confirm dates)
Date: Monday, June 17, 2024 9:09:06 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning,

The County of San Diego Department of Public Works will begin hosting in-person meetings to discuss our 2024-2026 Capital Improvement Plan for San Diego's unincorporated communities.

Residents will be invited to a local library or community center within or near your community according to the dates below.

As the CPG Chair, we value your input before finalizing your community's date.

Please review the below schedule and provide an alternative date, if necessary, that works better for your community.

All meetings are 6pm – 7pm regardless of the date.

Please confirm by July 1, 2024.

Date	Community
Monday, July 22, 2024	Ramona
Tuesday, August 20, 2024	Spring Valley
Wednesday, September 25, 2024	Valley Center
Thursday, October 24, 2024	Lakeside
Friday, November 22, 2024	Borrego Springs
Wednesday, January 8, 2025	Fallbrook
Tuesday, February 18, 2025	Julian
Thursday, March 20, 2025	Alpine
Monday, April 28, 2025	Rainbow
Wednesday, May 28, 2025	Pala-Pauma
Monday, June 23, 2025	San Dieguito
Thursday, July 24, 2025	Sweetwater
Tuesday, August 26, 2025	Pine Valley
Monday, September 29, 2025	Jamul-Dulzura
Wednesday, November 12, 2025	Hidden Meadows
Tuesday, January 13, 2026	Crest/Dehesa
Monday, February 10, 2026	Descanso
Monday, March 9, 2026	Jacumba
Wednesday, May 13, 2026	Canyon/Granite Hills
Thursday, June 11, 2026	Cuyamaca

Monday, July 13, 2026

Potrero

Thank you and best regards,

Vincent A. Bernabeo, Public Outreach Specialist
Department of Public Works, Policy, Outreach and Data Division
County of San Diego Land Use and Environment Group
Mobile 619.417.7044 | ✉ vincent.bernabeo@sdcounty.ca.gov



Planning & Development Services

Grading Ordinance Comprehensive Update

PDS2021-POD-21-005

The County Grading, Clearing, and Watercourses Ordinance (Ordinance) was initially adopted in 1996 to establish regulations and procedures for permitting earth movement (grading) and removing vegetation (clearing) to ensure public safety by preventing slope failure, foundation failure, expansive soil damage, and erosion and drainage problems. The Ordinance explicitly requires compliance with all applicable federal and State requirements and defines "grading" as any excavating, filling, or a combination of the two.

On August 17, 2022, the County Board of Supervisors (Board) approved an update to the Ordinance to consolidate the agricultural regulations into a single chapter within the Ordinance while maintaining existing requirements, to clarify language and add missing definitions.

On March 13, 2024, the Board approved another update to the Ordinance to allow by-right ministerial grading permits for by-right projects authorized by State law.

For this effort, the Board directed staff to pursue a comprehensive update to the Ordinance to address agricultural and residential clearing and grading including reviewing requirements, thresholds, and permit processes and prepare a checklist to allow ministerial grading permits within Vehicle Miles Travelled (VMT) Efficient Areas and Infill Areas if they meet certain criteria. This effort will include analyzing environmental impacts under CEQA, outreach to the public and stakeholders, drafting amended ordinance language, and returning to the Board for consideration.

A Notice of Preparation of an Environmental Impact Report and an Initial Study is available for public review. A Virtual Public Scoping Meeting is planned for July 11, 2024.

Comments on the NOP must be received no later than **July 22, 2024, at 4:00 p.m.**

In order to receive updates for the project, please use this **Signup Website**.

Please direct any questions or formal comments to the project contact below.

Project Contact: Grace Bodenchak | Grace.Bodenchak@sdcounty.ca.gov | (619) 985-1092

NOTICE OF PREPARATION PUBLIC REVIEW PERIOD (June 20, 2024 - July 22, 2024)

Notice of Preparation

Initial Study

Legal Ad

MEETING INFORMATION

Please join us for a virtual public scoping meeting via Zoom.

Date: July 11, 2024

Time: 6:00 p.m. - 7:30 p.m.

Location/Access Link: <https://us06web.zoom.us/j/81615477712>

Meeting ID: 816 1547 7712

SUBMIT COMMENTS BY JULY 22, 2024 4:00 PM

Comments on the NOP must be received in writing with "Grading Ordinance NOP Comment" in the subject line. Comments on the NOP must be received no later than Monday, July 22, 2024 at 4:00 p.m. and can be submitted in two ways:

Postal Mail:

County of San Diego
Planning & Development Services
Attn: Grace Bodenchak
5510 Overland Avenue
Suite 210, San Diego, CA 92123

Email:

Grace Bodenchak
Grace.Bodenchak@sdcounty.ca.gov

REFERENCE MATERIAL

Grading, Clearing, and Watercourses Ordinance

Board Minute Order (5/19/2021)

Board Minute Order (5/24/2023)

2020 Powerpoint Presentation Slides

Webinar (10/8/2020)

Webinar (10/14/2020)

Webinar (10/20/2020)



County of San Diego

DAHVIA LYNCH
DIRECTOR

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

VINCE NICOLETTI
ASSISTANT DIRECTOR

NOTICE OF PREPARATION FOR A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Date: June 20, 2024

NOTICE IS HEREBY GIVEN that the County of San Diego (County), Planning & Development Services (PDS), will be the Lead Agency and will prepare a Supplemental Environmental Impact Report (SEIR) in accordance with the California Environmental Quality Act (CEQA) for the project below. PDS is seeking public and agency input on the scope and content of the environmental information to be contained in the SEIR. This Notice of Preparation (NOP) document, which contains a description of the probable environmental effects of the project, can also be reviewed at the following website link:

http://www.sdcounty.ca.gov/pds/ceqa_public_review.html.

GRADING ORDINANCE COMPREHENSIVE UPDATE

DESCRIPTION OF THE PROJECT:

As part of the County Board of Supervisor's direction, the County proposes to amend the existing Grading, Clearing and Watercourses Ordinance (Ordinance) to update the clearing (e.g., removing vegetation) and grading (e.g., earth movement) permit process to address agricultural and residential clearing and grading requirements (referred to as the Project or Ordinance Update). The Project will include, but is not limited to, changes to the grading and clearing requirements, thresholds for permit requirements, and permit process. The Project will include evaluation and recommendations of providing a ministerial permit process for grading and/or clearing for housing located in Vehicle Miles Travelled (VMT) Efficient or Infill Areas as defined by the County's Transportation Study Guide (TSG). Options may also be included to keep the current regulations and requirements for clearing and grading in place.

The Project requires an amendment to the Ordinance. Discretionary permits/actions associated with the Project will be listed in the Project Description for the SEIR as required by CEQA. Following the NOP the County will prepare a Draft SEIR that will list project approvals, as well as any other County approvals necessary or desirable to implement the Project, or other regulatory agency permits.

LOCATION OF THE PROJECT:

The County of San Diego is located in the southwestern corner of the state. The County is bordered by the Pacific Ocean to the west, Counties of Orange and Riverside to the north, Imperial County to the east, and the United States–Mexico international border to the south.

The Project will apply to the unincorporated areas of the County. Regional Location and County of San Diego figures are attached for reference.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the Project are detailed in the attached Environmental Initial Study (IS). All questions answered “Supplemental Analysis Required” will be analyzed further in the Draft SEIR. All questions answered “Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR” will be summarized but will not be analyzed further in the Draft SEIR.

Potential issues and impacts to the existing environment to be analyzed in the Draft EIR include the following environmental topics:

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Service Systems
- Wildfire

CEQA REQUIREMENTS

CEQA requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (Public Resources Code section 21000 et. seq.). CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project. On the basis of this analysis, PDS has determined that:

Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is “new information of substantial importance,” as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a Subsequent or Supplemental Impact Report is required.

The NOP signifies the beginning of the Draft SEIR review and public participation process. At the same time, the County contemplates further agency and public input as the Project proceeds through the County’s environmental review process. During this process and before public circulation of the Draft SEIR, the County anticipates some changes or additions to the Project,

its description, and probable impacts in response to comments received from the NOP and ongoing independent County staff review the Project's supporting documents. The iterative process is a necessary part of the County's Draft SEIR review process. However, the County does not anticipate circulating any new or revised NOP for the Project provided the project-related changes or additions do not trigger substantial changes in the Project or its circumstances, or present new information of substantial importance as defined by CEQA. Instead, the Draft SEIR that will be circulated for agency and public review will provide all interested entities and parties the opportunity to further comment on the Project and its probable environmental impacts when submitting public comments on the Draft SEIR. Those comments also will be the subject of written responses that will be included in the Final SEIR.

PUBLIC SCOPING MEETING:

The County will conduct one virtual public scoping meeting. The purpose of the meeting is to inform the public about the about the proposed project and the environmental review process and schedule. The scoping meeting is for information gathering; they are not public hearings and no public testimony will be taken. No decisions about the project will be made at the public scoping meetings. The meeting dates and times are as follows:

When:

- Thursday, July 11, 2024, at 6:00 p.m. – 7:30 p.m.

Location: Virtual

- Please access the meeting using this link: <https://us06web.zoom.us/j/81615477712>

SUBMITTING COMMENTS:

The County is requesting comments to the scope of the Project and how the Project may affect the environment. This information will be considered when preparing the SEIR's discussion of environmental topics, significant effects, mitigation measures, and alternatives. Comments on the NOP must be submitted in writing with "Grading Ordinance NOP Comment" in the subject line and must be received no later than **Monday, July 22, 2024 at 4:00 p.m.** (a 33-day public review period). Comments may be submitted in the following 2 ways:

Postal Mail

County of San Diego
Planning & Development Services
Attn: Grace Bodenchak
5510 Overland Avenue
Suite 210
San Diego, CA 92123

E-mail

Grace Bodenchak
grace.bodenchak@sdcounty.ca.gov

For additional information regarding the Project, please contact Grace Bodenchak by e-mail at Grace.Bodenchak@sdcounty.ca.gov.

Attachments:

- Figure 1 Regional Location
- Figure 2 County of San Diego
- Environmental Initial Study

Path: C:\GIS\Projects\SD County DPR\Grading_Clearing_Watercourse_Ordinance\Map Docs



Source: County of San Diego 2020.

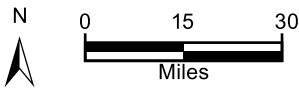


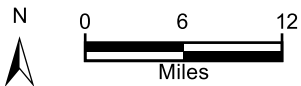
Figure 1
Regional Location

Path: C:\GIS\Projects\SD County DPR\Grading_Clearing_Watercourse_Ordinance\Map Docs



Legend

- Cities
- Unincorporated Areas
- San Diego County Boundary



Source: County of San Diego 2020.

Figure 2
County of San Diego

From: [Terrie Best](#)
Subject: San Diego County Cannabis Social Equity Outreach
Date: Tuesday, June 4, 2024 7:22:24 AM

Hello. My name is Terrie Best with the Social Equity Program Engineers. We are contractors with the San Diego County Social Equity Cannabis Program.

We have identified you as a key stakeholder or member of a special community group that we believe would benefit from information about our program. If this program is not of interest to you, we understand. However, we wanted to ensure we extended this opportunity to you.

We can provide more details about the program either via email or through an in-person or virtual meeting, depending on your preference.

Please let us know how you would like to proceed. Thank you for your time and consideration.

Best regards,

Terrie Best
Community Engagement Specialist

From: [Sullivan, Ashley](#)
To: hmcsq@paulhogan.org
Subject: Rimrock Subdivision Improvement Agreement extension notification
Date: Monday, June 3, 2024 10:27:37 AM
Attachments: [image001.png](#)
[Rimrock \(TM 4744-1\) Vicinity Map.pdf](#)
[MAP 13602.pdf](#)

Paul M. Hogan,

The Department of Public Works (DPW) is reaching out to the Hidden Meadows Community Sponsor Group to inform you that the project Rimrock will be going in front of the County of San Diego Board of Supervisors in September of this year to request a two-year extension of their Improvement Agreement. If approved, this extension will allow the applicant to have two additional years to complete the improvements required by their map (road improvement, utility improvements, etc.). This action would not change any condition or the design of the project. I have attached a copy of a vicinity map and recorded subdivision map (TM 4744-1 Vicinity Map, Map No. 13602 - attached). This project includes seventy (70) single-family residential lots on 196.6 acres. The Board approved the final map in 1998 and the improvements are approximately 60 percent complete.

If you have any questions or would like to discuss further, please let us know.

Thank you,



Thank you,
Ashley Sullivan P.E., QSD, Senior Civil Engineer
She/Her
Department of Public Works
County of San Diego Land Use and Environment Group
C: 619-306-8139 | Email: ashley.sullivan@sdcounty.ca.gov

hours: 8:00 AM – 4:30 PM; telework Wednesday and Friday; in office Monday, Thursday, and every other Tuesday

Help us ensure DPW Land Development Division's customers have a positive experience. Please take 60 seconds to provide us with your [feedback](#).

Rimrock Vicinity Map



hmcsg@paulhogan.org

From: ASLA San Diego <aslasd-sbcglobal.net@shared1.ccsend.com>
Sent: Monday, June 3, 2024 4:57 PM
To: hmcsg@paulhogan.org
Subject: ASLA San Diego Chapter Grant Available - Apply by Aug 16

Follow Up Flag: Follow up
Flag Status: Flagged



2024 Chapter Community Grant Share Application with Local Nonprofits Deadline August 16

Community groups are invited to apply for the Chapter Grant by August 16, 2024 to make landscape improvements to their neighborhoods in 2025.

The grant recipient will be notified and the grant distribution period will begin by December 1 in this application year.

Funds are distributed quarterly to reimburse a community group for expenses and help them conclude their grant work by December 1 of the following year.

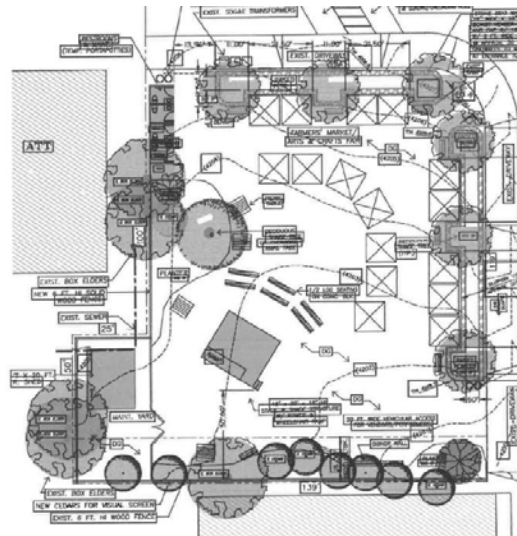
The final reimbursement is made after the recipient sends an overview and

2024 Grant Recipient

**Julian Heritage Foundation
Julian Town Square Project**

photos of the project showing the work completed.

Questions? Contact us at
ASLASD@sbcglobal.net or 619.283.8818.



[Download Grant Application HERE](#)

ASLA SAN DIEGO | <https://www.asla-sandiego.org/>



ASLA San Diego | 1050 Rosecrans Street Suite B | San Diego, CA 92106 US

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