



County of San Diego

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

DAHVIA LYNCH
DIRECTOR

July 22, 2022

TO: Planning Commission

FROM: Dahvia Lynch, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision by the Director of Planning & Development Services and Final Notice of Action by the Planning Commission Approving a Revised Tentative Map for the Oaks Project 5174 (District: 5)

SECOND REVISED VESTING TENTATIVE MAP INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision by the Director of Planning & Development Services to approve revised conditions for the Oaks Tentative Map. The applicant is requesting a Revised Vesting Tentative Map to revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Director's decision will become final unless the Planning Commission takes action to schedule the Revised Tentative Map for 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 and its decision is appealable to the Board of Supervisors (Board).

BACKGROUND

On August 2, 2006, The Board of Supervisors approved the original Oaks Project through the approval of a General Plan Amendment, Zone Reclassification, Major Use Permit, and Tentative Map. The Oaks Project consisted of the development of an approximately 6.2-acre property into 11 residential lots, a tot lot, and a Biological Open Space easement. The Project is located at 10410 Meadow Glen Way within the Hidden Meadows Community of the North County Metropolitan Subregional Planning Area.

On September 14, 2018, the Planning Commission approved a Revised Tentative Map and Tentative Map Time Extension for the Oaks Project. The Revised Tentative Map was

required due to updated stormwater requirements since the original Project approval. The Revised Map altered biological resources conditions as the updated stormwater design resulted in the placement of a stormwater basin in a previously approved biological open space easement. The Tentative Map Time Extension approved a new expiration date for the Oaks Project of August 2, 2022.

ANALYSIS

The applicant submitted a traffic analysis to evaluate the application of two conditions tied to off-site road improvements near Interstate 15 (I-15). The Oaks Project was approved in 2006 with the requirement to improve a second eastbound through-lane on Deer Springs Road between Mesa Rock Road and I-15 southbound off-ramp. The Oaks Project was also conditioned to complete a second southbound I-15 off-ramp right-turn lane. Both conditions were required for the Oaks Project at the time of approval to address cumulative traffic impacts and not to address direct traffic impacts. The applicant proposes to revise the two conditions to require the payment of the Transportation Impact Fee (TIF) which was adopted to address cumulative impacts. The construction of a right-turn lane has been completed since the original approval of the Oaks Project. Both conditions would be removed and replaced with the payment of TIF since the conditions were required to address cumulative impacts, the payment of TIF would address cumulative impacts, and one of the road improvement conditions has already been completed by Caltrans.

The Oaks Project was conditioned for the dedication of an approximately 2.5-acre biological open space easement in addition to purchase of off-site mitigation for 2.9 acres of Coast Live Oak Woodland, 0.54 acres of Engelman Oak Woodland, and 0.54 acres of non-native grassland. Staff evaluated the biological open space mitigation required for the project and concluded that the on-site open space easement was no longer required as the Oaks Project is conditioned to completely mitigate through purchase of offsite mitigation for all biological resources on-site. The biological open space easement and limited building zone adjacent to the open space easement have been previously dedicated in September of 2020. If the Revised Map is approved, the applicant will have the option of processing an Open Space Vacation to remove the previously dedicated easement.

The Director reviewed the application for a Revised Tentative Map and determined that it conformed with all federal, State, and County regulations, including the County General Plan, Hidden Meadows Community of the North County Metropolitan Subregional Plan, Zoning Ordinance, and the California Environmental Quality Act (CEQA). The Director's Preliminary Decision to Approve the Revised Tentative Map concluded that the proposed revisions would not result in new environmental impacts, changes in the type of use, or increase the intensity of use on the Project site.

As required by the County of San Diego Subdivision Ordinance Section 81.317(c), the July 12, 2022 Notice of Preliminary Decision by the Director of Planning & Development Services to approve the Revised Tentative Map TM-5174R (Attachment B) has been

issued and filed with the Planning Commission as an Informational item. According to Subdivision Ordinance Section 81.317, the Director shall make a preliminary decision to approve, conditionally approve or deny the application of the proposed modification or extension and file the preliminary decision with the Planning Commission at its next regularly scheduled meeting. Any person may request the Planning Commission schedule a public hearing on the preliminary decision or the Planning Commission may schedule a public hearing on its own initiative to review the preliminary decision. A person who requests a hearing shall provide the reasons why the person asserts the Director erred in marking the preliminary decision. In the event no person requests a public hearing, and the Planning Commission takes no action to initiate a hearing, the preliminary decision shall become a final decision of the Planning Commission effective immediately.

COMMUNITY PLANNING/SPONSOR GROUP AND PUBLIC INPUT

On December 18, 2021, as required by the County of San Diego Subdivision Ordinance and best practice standards by PDS, properties within 1,000 feet of the exterior boundaries of the Project site were notified that the application for a Revised Tentative Map for TM 5174 was filed. Staff received several phone calls and emails from neighbors with questions about the Project in general.

On May 26, 2022, the Hidden Meadows Community Sponsor Group (CSG) voted to recommend approval of the revised traffic conditions by a vote of 6-0-3 (6 ayes, 0 noes, 3 vacant/absent). The Hidden Meadows CSG also recommended that the project pay Parks development fees and to not remove the biological open space easement on the property by a vote of 6-0-3 (6 ayes, 0 noes, 3 vacant/absent). The Oaks Project would be subject to payment of Parks development fees at the time of building permits for the construction of residential units on the property. The Oaks Project is conditioned to completely mitigate through purchase of offsite mitigation for all biological resources on-site and the on-site biological open space easement is not required for mitigation. The biological open space easement associated with the Oaks Project was previously dedicated in September of 2020 and a future Open Space Vacation would need to be processed to remove the dedicated easement. The Hidden Meadows CSG agenda can be found in Attachment E – Public Documentation.

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 Tentative Map for TM-5174

Attachment C – Environmental Documentation

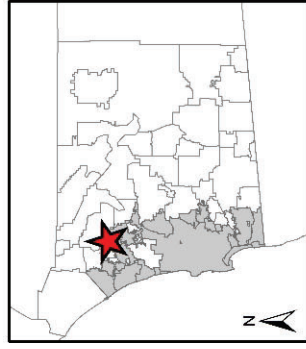
Attachment D – Public Documentation

Attachment E – Ownership Disclosure

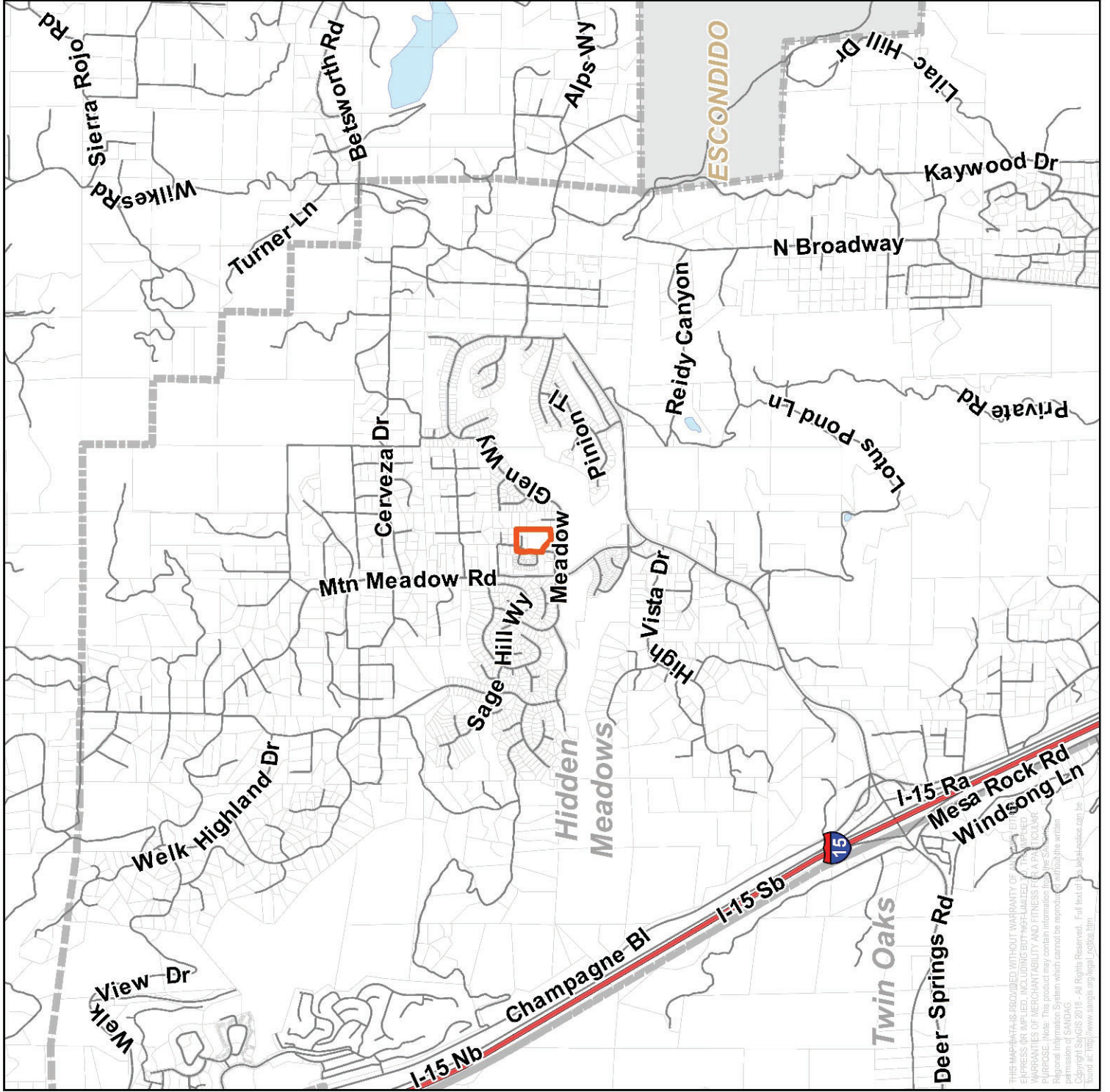
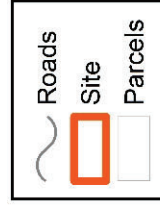
Attachment A – Planning Documentation

The Oaks
PDS2021-TM-5174R2
Vicinity Map

North County
Community Plan Area



1:3,500,000

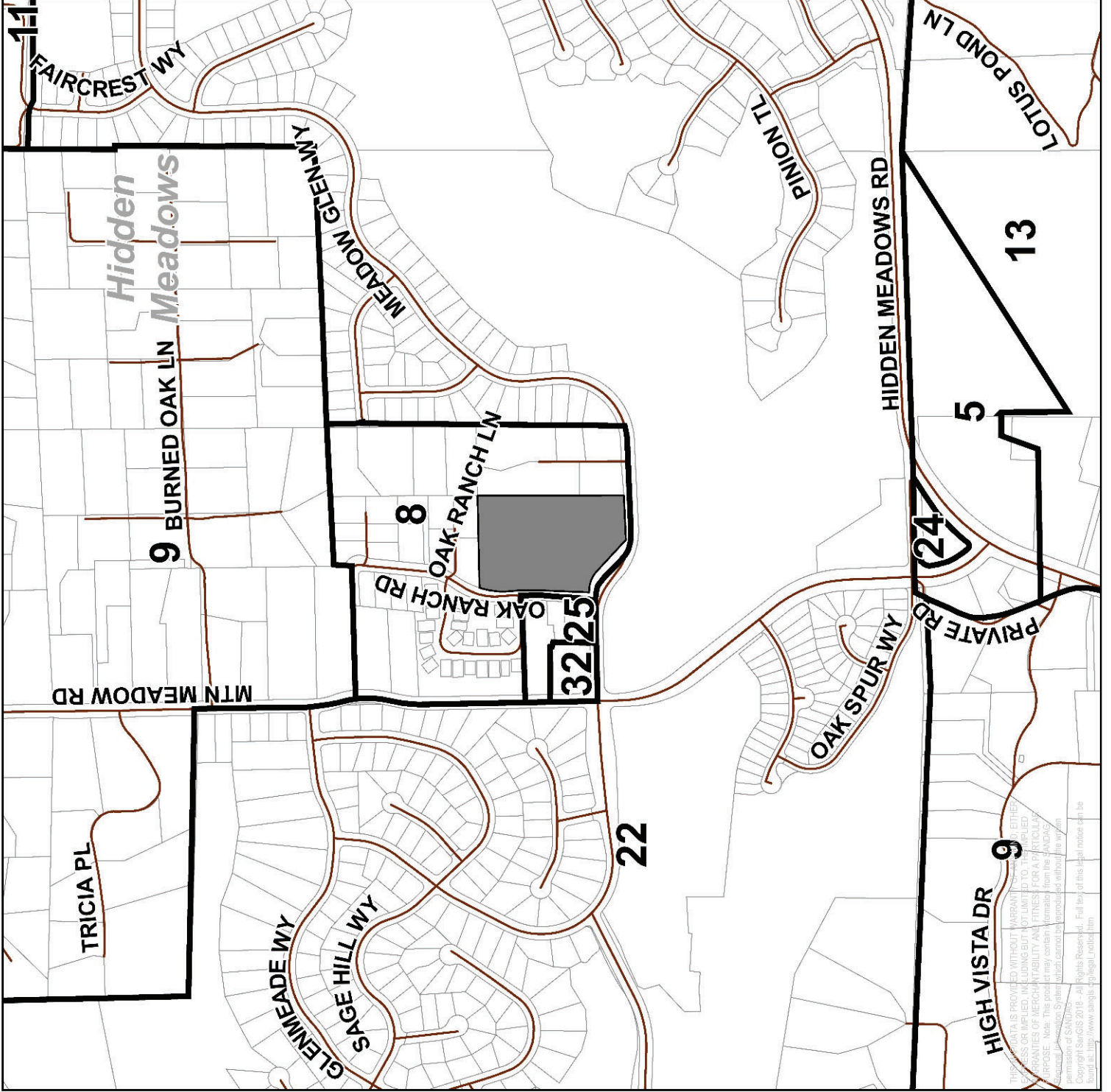
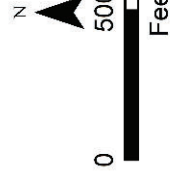
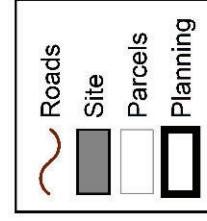


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The Oaks
 PDS2021-TM-5174R2
 General Plan

North County
 Community Plan Area

- (5) Village Residential (VR-7.3)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (13) Semi-Rural Residential (SR-4)
- (22) Specific Plan Area
- (24) Neighborhood Commercial
- (25) General Commercial
- (32) Public/Semi-Public Facilities



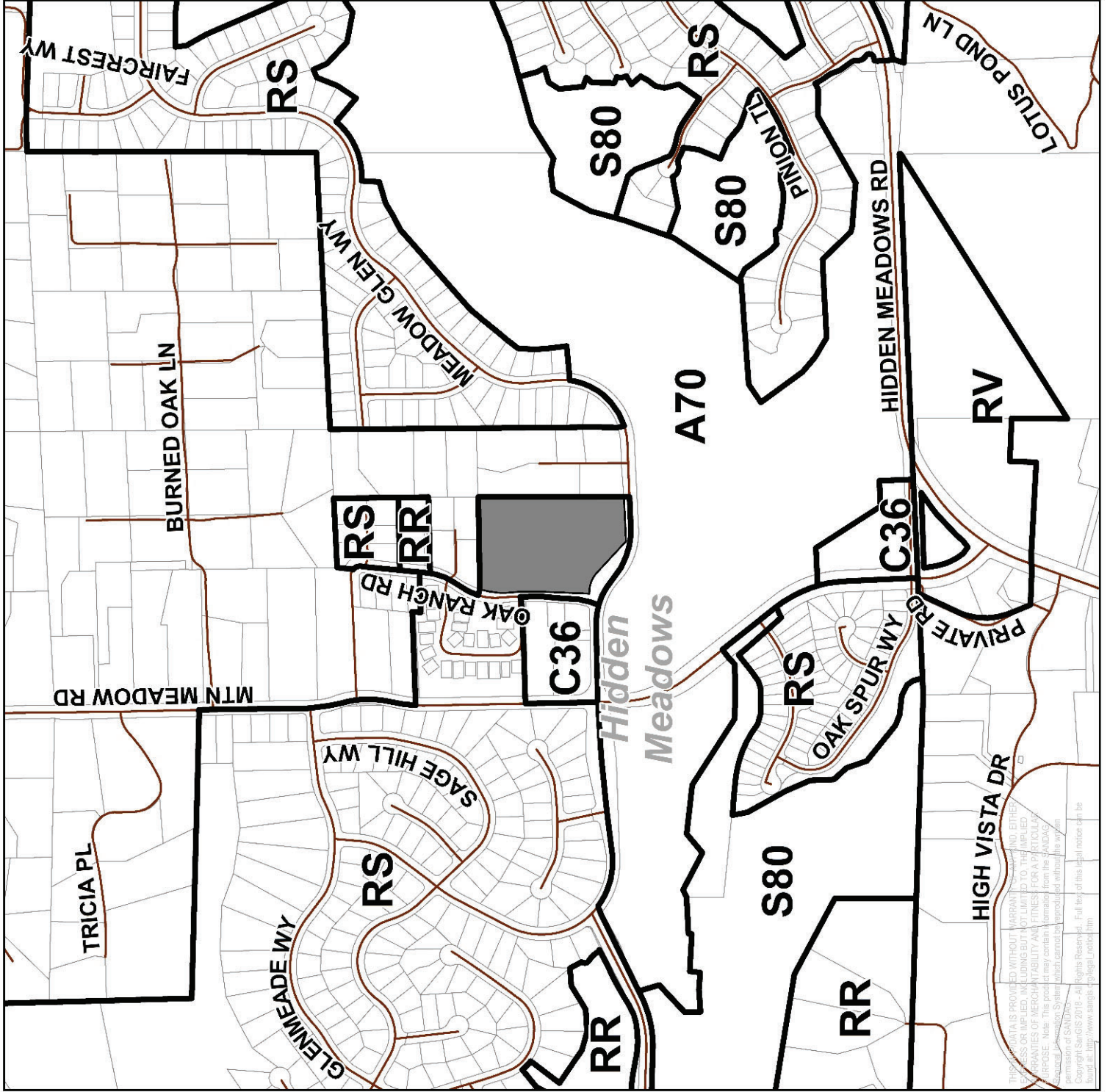
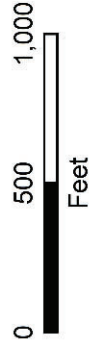
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The Oaks
 PDS2021-TM-5174R2
 Zoning

North County
 Community Plan Area

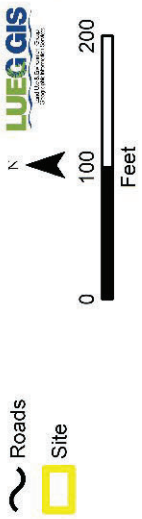
- A70 - Limited Agricultural
- C32 - Convenience Commercial
- C36 - General Commercial
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential
- S80 - Open Space

Legend:
 Roads: Red wavy line
 Site: Grey shaded area
 Parcels: Thin black outline
 Zoning: Thick black outline



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The Oaks
PDS2021-TM-5174R2
North County Community Plan Area



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Mtn Meadow Rd

Oak Ranch Rd

Hidden
Meadows

Meadow Glen Wy

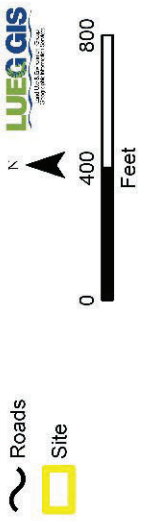
Grassy Wy





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The Oaks
PDS2021-TM-5174R2

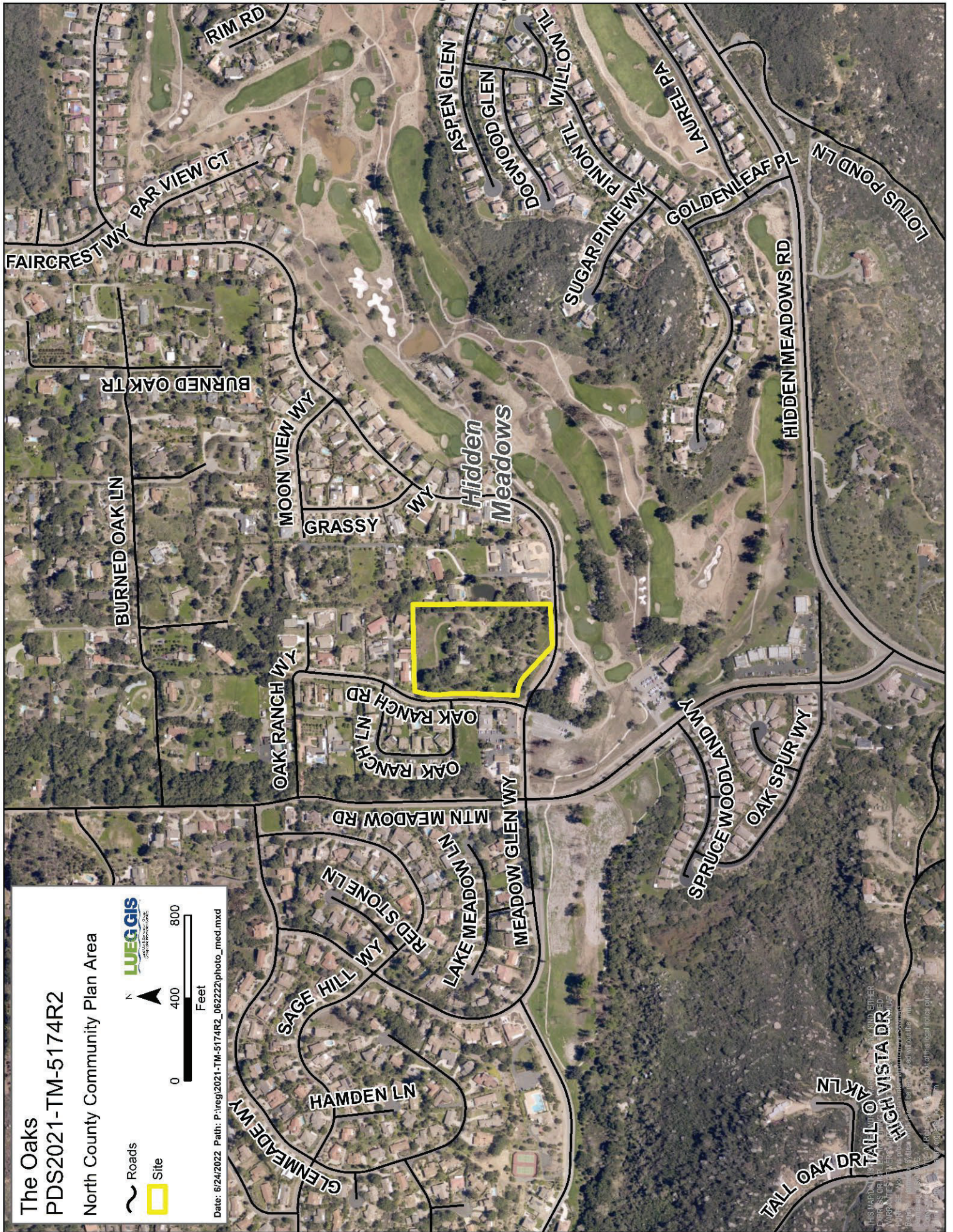
North County Community Plan Area


 Roads
 Site

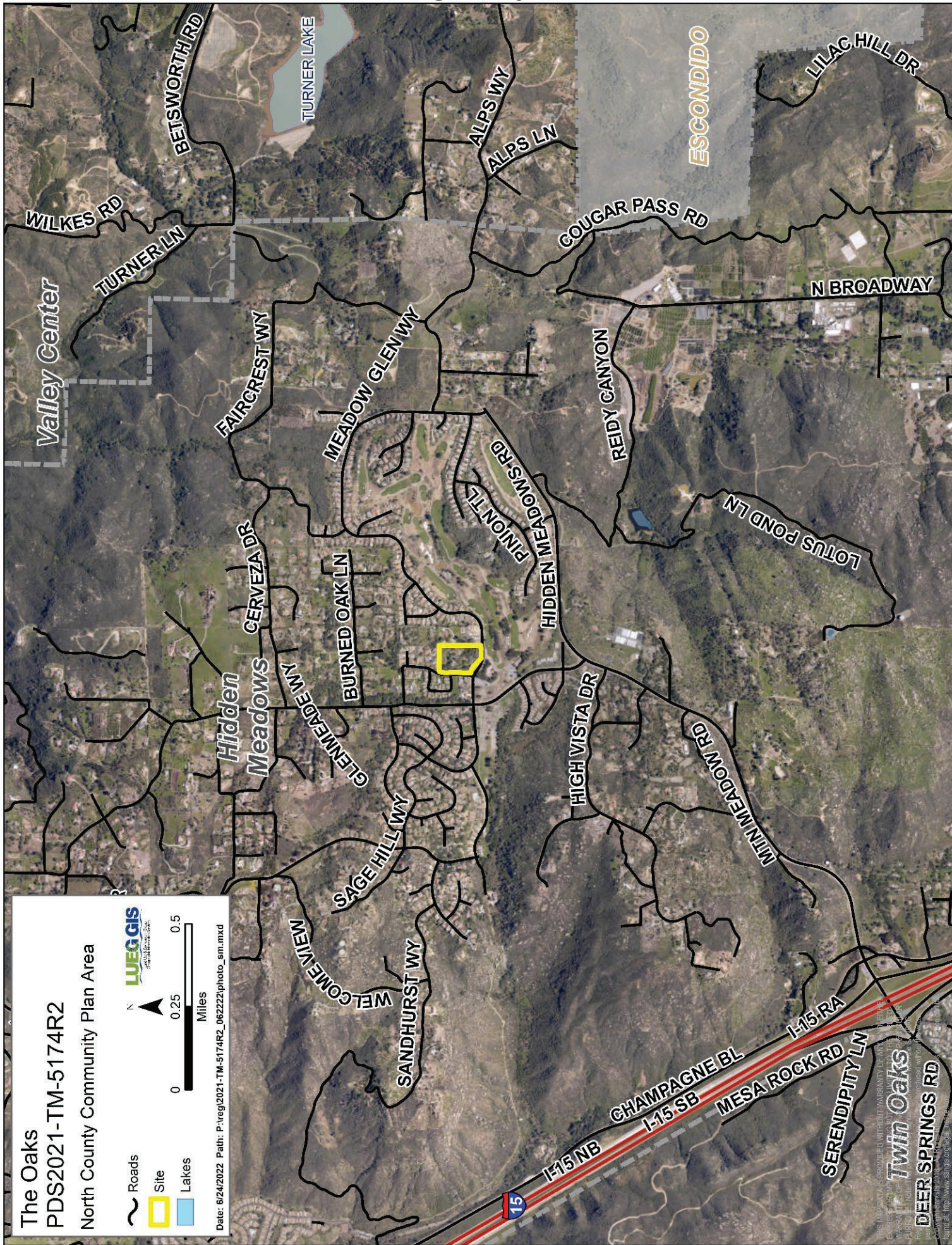

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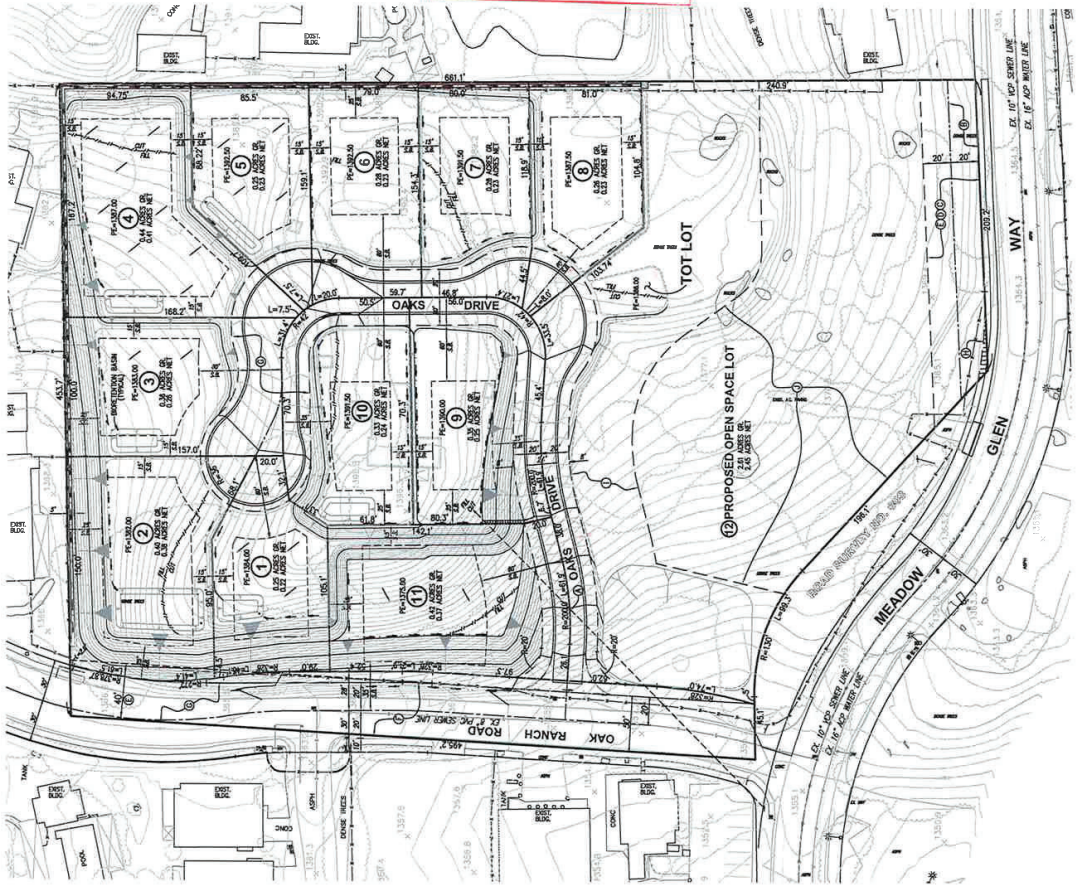
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COUNTY OF SAN DIEGO TRACT NO. 5174TE

TENTATIVE MAP

FOR TIME EXTENSION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.



- EASEMENTS**
- ① TO BE VACATED FOR PUBLIC UTILITIES REC. APRIL 21, 1950
 - ② 20' EASEMENT TO LAWRENCE K. WATSON AND LINDA H. WATSON FOR ROAD AND PUBLIC UTILITIES REC. JULY 25, 1943, AS FILE NO. 12088, O.E. (TO BE VACATED) 32298, O.E.
 - ③ 12' EASEMENT TO SOGME FOR PUBLIC UTILITIES REC. FEBRUARY 24, 1986 AS FILE NO. 32298, O.E.
 - ④ 12' EASEMENT TO RONALD C. HINMAN AND THERA M. HINMAN FOR WATER LINE AND PUBLIC UTILITIES REC. APRIL 21, 1950, AS FILE NO. 13175, O.E. (TO BE VACATED) NO PROPOSED LOCATIONS AS GIVEN FOR THIS EASEMENT, BUT WITHIN THE 5' W/ OF SUBJECT PROPERTY.
 - ⑤ EASEMENTS TO WILLIAM W. WATSON FOR ROAD AND UTILITIES REC. OCTOBER 17, 1972 AS FILE NO. 27970, O.E. (TO BE VACATED)
 - ⑥ EASEMENTS TO PAUL F. JUSTEMAN FOR ROAD AND PUBLIC UTILITIES REC. OCTOBER 17, 1972 AS FILE NO. 27970, O.E. (TO BE VACATED)
 - ⑦ AS FILE NO. 42-167628A, O.E.
 - ⑧ PROPOSED PUBLIC ROAD EASEMENT
 - ⑨ PROPOSED THE CLEARING EASEMENT
 - ⑩ PROPOSED OPEN SPACE EASEMENT

ZONING

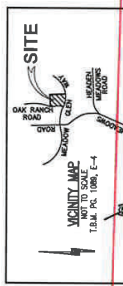
USE REGULATIONS	RS
NEIGHBORHOOD RECS	--
DENSITY	--
LOT SIZE	.37 AC
LOT TYPE	C
MAX PER ACRE	--
FRN AREA RATIO	--
HEIGHT	0
COVERAGE	--
SETBACK	C
OPEN SPACE	--
SPECIAL AREA RECS	--

SOLAR NOTE
 SOLAR SHADING REQUIREMENTS AS REQUIRED BY SECTION 18.09 (A) OF THE SUBDIVISION DRAINAGE - ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNRESTRICTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT, STATE OF CALIFORNIA.

GRADING NOTES:
 THIS PLAN IS PROVIDED TO ALLOW FOR FILL AND ADJUSTABLE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT PERFORMING ANY GRADING WORK HEREON AND ADDRESS TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

SUPPLEMENTAL INFORMATION

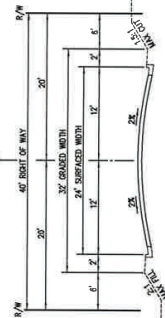
1. COMMUNITY PLAN DESIGNATION: EXISTING: RR-2 PROPOSED: RR-2
2. GENERAL PLAN DESIGNATION: EXISTING: HIDDEN MEADOWS
3. ASSIGNED PERMITS: NONE
4. ADJACENT PROPERTIES TO THE SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD: WATSON VALLEY CENTER MANAGERIAL WATER DISTRICT
5. THE PROPOSED DEVELOPMENT BEING SPRINGS THE PROTECTION DISTRICT
6. GRADING IS CONVENTIONAL AND WILL BE PER TRIM GRADING PLANS
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20. THE PROPOSED DEVELOPMENT WILL BE PER TRIM GRADING PLANS



Project # **MS 2014-01-5174TE** incl. 6 sheets
 was approved on **September 14, 2018** by
 The Director of Planning & Development Services
 The San Diego County Planning Commission
 The San Diego County Board of Supervisors
 By **Ashley Smith** Planning Manager
 Title



APPROXIMATE GRADING QUANTITIES
 CUT: 27,500 C.Y. FILL: 10,000 C.Y. EXPORT: 17,500 C.Y.



TYPICAL SECTION
OAKS DRIVE
 PRIVATE STREET
 NO SCALE

ENGINEER OF WORK (FOR T.M. APPROVAL 9/7/2008)
 PAVAN K. SINGH & ASSOCIATES
 515 S. ANGELES AVE.
 ESCOBEDO, CA 92029
 (760)743-0100

OWNER/SUBDIVIDER
 OAK 2020A, A KMDIA LLC
 6072 CORTE DEL CERRO
 475 PRODUCTION STREET
 ESCOBEDO, CA 92029
 (760) 728-2040

GIL LACHRITZ, MANAGING MEMBER
 DATE

TENTATIVE MAP FOR TIME EXTENSION

PREPARED BY:
 SPEAR & ASSOCIATES, INC.
 475 PRODUCTION STREET
 ESCOBEDO, CA 92029
 (760) 728-2040

JANUARY 24, 2018 DATE



JANUARY 24, 2018 DATE

RAMON J. SFEAR, L.S. 6464

SDC PDS RCVD 6-29-18
TM5174RTE

WORK TO BE DONE. APPROVED SEP 14 2018 SEP 14 2018 SEP 14 2018

APPROVED SEP 14 2018 SEP 14 2018 SEP 14 2018

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GENERAL NOTES

- 1. APPROVAL OF THIS GRADING PLAN DOES NOT CONSTITUTE APPROVAL OF VERTICAL OR HORIZONTAL ALIGNMENT OF ANY PRIVATE ROAD SHOWN...

SOLS ENGINEER CERTIFICATION

THIS GRADING PLAN HAS BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS...

OWNER'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THE INFORMATION CONTAINED IN THESE PLANS IS TRUE AND CORRECT AND THAT THE UNDERSIGNED...

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THE PROJECT AND I AM RESPONSIBLE FOR THE DESIGN...

NOTICE TO THE PUBLIC

NOTICE: THE RESUME OF THIS PROJECT/PERSONAL BY THE COUNTY OF SAN DIEGO DOES NOT WITHHOLD THE RIGHT FOR SAID PERMIT/APPROVAL...

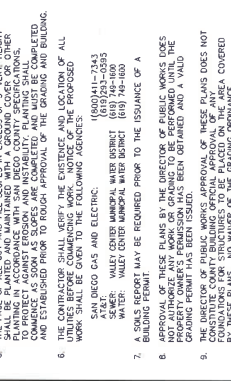
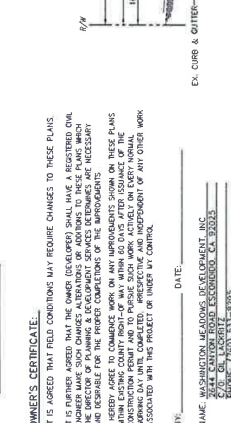
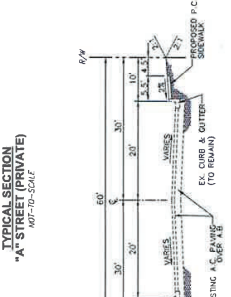
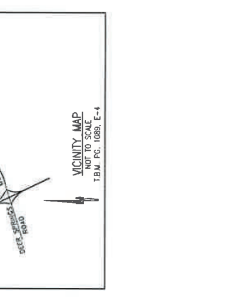
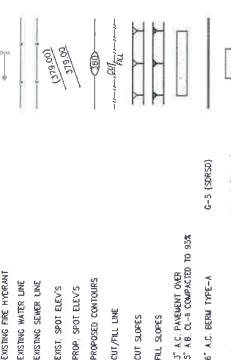


Table with 2 columns: SYMBOL and LEGEND. Lists various engineering symbols and their corresponding descriptions.

Table with 2 columns: IMPROVEMENTS and STD. DWG. Lists standard drawing symbols for various construction elements.

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Table with 2 columns: IMPROVEMENTS and STD. DWG. Lists standard drawing symbols for various construction elements.

Table with 2 columns: IMPROVEMENTS and STD. DWG. Lists standard drawing symbols for various construction elements.

OWNER / PERMITTEE: THE OAKS COUNTY, SAN DIEGO COUNTY, CALIFORNIA

SITE ADDRESS: 2544 CANYON ROAD, ESCROWAGE, CA 92026

TOPOGRAPHY SOURCE: 6.24 ACRES

LEGAL DESCRIPTION: A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 37N, RANGE 3E, SAN DIEGO COUNTY, CALIFORNIA

PERMITS: RECORD PLAN NO. 5174, PERMIT NO. 1349.87

Table with 2 columns: DISTURBED AREA CANS and RECORD PLAN. Lists area codes and plan numbers.

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CONSTRUCTION CONTRACTOR: SPEAR & ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR: SPEAR & ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR: SPEAR & ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR: SPEAR & ASSOCIATES, INC.

CONSTRUCTION CONTRACTOR: SPEAR & ASSOCIATES, INC.

NOT FOR CONSTRUCTION

- EMERGENCY EROSION CONTROL MEASURES - NOTES:**
- ALL BARRIERS SHALL BE CHECKED AND RE-TOPIED TO PREVENT WATER FROM FLOWING FROM THE PAID INTO THE STREETS WITHOUT CAUSING EROSION, OR CONSTRUCTIVE DRAINAGE FACILITIES TO BE DESTROYED. THE BARRIERS SHALL BE MAINTAINED TO PREVENT STABILIZING VEGETATION FROM BEING WASHED AWAY.
 - SEEDING BARRIERS SHALL BE REMOVED OR MADE INOPERATIVE IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.
 - UTILITY TRENCHES SHALL BE BARRICADED WITH GRAVEL BAGS AND INLET TRENCHES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DRAIN.
 - ALL UTILITY TRENCHES SHALL BE BARRICADED AND COMPACTED. THE SURFACE OVER SUCH TRENCHES SHALL BE MAINTAINED SLIGHTLY TO ELEVATION LEVEL WITH TWO GRAVEL BAGS BELOW. THE GRAVED AREAS SHALL BE PROTECTED FROM EROSION BY PLACING GRAVEL BAGS LAPPED TOGETHER. THE INTERVALS PRESERVED BETWEEN GRAVEL BAGS SHALL NOT EXCEED THE FOLLOWING:
- | GRADE OF THE STREET | INTERVAL |
|---------------------|----------|
| LESS THAN 24 | 100 FEET |
| 24 TO 42 | 150 FEET |
| 42 TO 60 | 200 FEET |
| 60 TO 120 | 250 FEET |
| OVER 120 | 300 FEET |
- GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
 - ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED THROUGHOUT THE PROJECT. ANY DEVICES THAT BECOME INOPERABLE MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
 - PROVIDE ROCK RIPRAP OR CURBS AND STEP DRIPS IN ALL EROSION AREAS TO PREVENT EROSION. THIS PROTECTION WOULD BE REQUIRED TO PREVENT EROSION CAUSED BY THE INCREASED FLOW OF WATER FROM THE DEVELOPMENT. MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
 - ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES, I.E. COUNTY ENGINEER, CALIFORNIA DEPARTMENT OF WATER RESOURCES, LOCAL AGENCIES, AND LOCAL ENVIRONMENTAL MANAGEMENT, ETC.

- STABILIZED FIBER MATRIX (SFM)**
- THE USE OF SFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:
- SFM MAY BE USED FOR TEMPORARY EROSION CONTROL FOR DISTURBED AREAS WITH A SLOPE RATIO OF 1:1 VERTICAL TO 2:1 HORIZONTAL OF SHALLOWER.
 - THE SFM SHALL BE APPLIED AT LEAST 24 HOURS BEFORE OR AFTER RAINFALL AND SHALL BE APPLIED TO PROVIDE 100% COVERAGE (I.E. APPLIED FROM MULTIPLE DIRECTIONS AND ANGLES).
 - OVERFLOW BEINGS AT THE TOP OF SLOPES TO DIVERGENT FLOW FROM THE FACE OF THE SLOPE.
 - FOR PERMANENT EROSION CONTROL PURPOSES, SFM MUST BE INSTALLED IN ACCORDANCE WITH THE HARBORERS CONTRACTOR SPECIFICATIONS THAT THE SFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES, COUNTY SUBMITTAL FOR APPROVAL.
- BONDED FIBER MATRIX (BFM)**
- THE USE OF BFM IS SUBJECT TO THE FOLLOWING LIMITATIONS AND RESTRICTIONS:
- APPLICATION RATES SHALL BE 3000 POUNDS PER ACRE UNLESS FOR 2:1 OR STEEPER SLOPES AND 4000 POUNDS PER ACRE FOR SLOPES STEEPER THAN 2:1.
 - THE SITE MUST BE PROTECTED WITH BROW BUSHES AND/OR OVERSEED BEINGS AT THE TOP OF SLOPES TO DIVERGENT FLOW FROM THE FACE OF THE SLOPE (I.E. APPLICATION FROM MULTIPLE DIRECTIONS).
 - FOR PERMANENT EROSION CONTROL PURPOSES, BFM MUST BE INSTALLED IN ACCORDANCE WITH THE HARBORERS CONTRACTOR SPECIFICATIONS THAT THE BFM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED APPLICATION RATES, COUNTY SUBMITTAL FOR APPROVAL.

- EMERGENCY EROSION CONTROL MEASURES - NOTES:**
- DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ANY ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE RECOGNITION. 12% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE ON-SITE AT ALL TIMES TO ALLOW FOR DELAYED DELIVERY AND COMPLETE INSTALLATION IN 48 HOURS OR LESS, OF A FORECAST RAIN.
 - NO FURNITURE, EQUIPMENT, OR TOYS SHALL BE PLACED ON ANY OPEN AREA OF THE DEVELOPMENT. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY DEVICES THAT BECOME INOPERABLE MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.
 - APPLICABLE STORM WATER REGULATIONS AT ALL TIMES, THE BMP (BEST MANAGEMENT PRACTICE) THAT HAS BEEN IDENTIFIED INTO THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL AND MAINTAIN THE BMP (BEST MANAGEMENT PRACTICE) MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATIVE WITHIN 24 HOURS, OR 48 HOURS AS SHOWN TO US TO DO SO.
 - MUST BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION. THE SWPPP MUST BE APPROVED BY THE OPERATIONS ASSOCIATED WITH THESE PLANS. IF APPLICABLE, THE SWPPP MUST BE REVIEWED AND APPROVED BY THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY THE COUNTY.

- EMERGENCY EROSION CONTROL MEASURES - NOTES:**
- ALL BARRIERS SHALL BE CHECKED AND RE-TOPIED TO PREVENT WATER FROM FLOWING FROM THE PAID INTO THE STREETS WITHOUT CAUSING EROSION, OR CONSTRUCTIVE DRAINAGE FACILITIES TO BE DESTROYED. THE BARRIERS SHALL BE MAINTAINED TO PREVENT STABILIZING VEGETATION FROM BEING WASHED AWAY.
 - SEEDING BARRIERS SHALL BE REMOVED OR MADE INOPERATIVE IMMEDIATELY UPON THE COMPLETION OF THE PROJECT.
 - UTILITY TRENCHES SHALL BE BARRICADED WITH GRAVEL BAGS AND INLET TRENCHES SHALL BE PLUGGED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DRAIN.
 - ALL UTILITY TRENCHES SHALL BE BARRICADED AND COMPACTED. THE SURFACE OVER SUCH TRENCHES SHALL BE MAINTAINED SLIGHTLY TO ELEVATION LEVEL WITH TWO GRAVEL BAGS BELOW. THE GRAVED AREAS SHALL BE PROTECTED FROM EROSION BY PLACING GRAVEL BAGS LAPPED TOGETHER. THE INTERVALS PRESERVED BETWEEN GRAVEL BAGS SHALL NOT EXCEED THE FOLLOWING:
- | GRADE OF THE STREET | INTERVAL |
|---------------------|----------|
| LESS THAN 24 | 100 FEET |
| 24 TO 42 | 150 FEET |
| 42 TO 60 | 200 FEET |
| 60 TO 120 | 250 FEET |
| OVER 120 | 300 FEET |
- GRAVEL BAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
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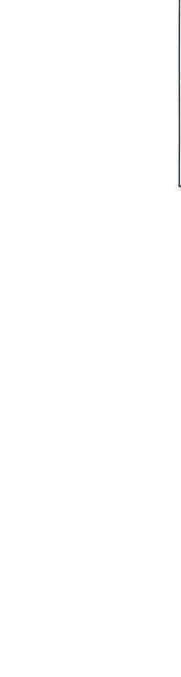
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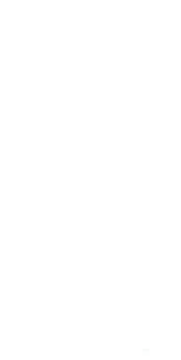
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NO.	DESCRIPTION	AMOUNT	UNIT	TOTAL
1	12\"/>			



PERVIOUS AREAS (POST-COIN) WITHIN PROPERTY BOUNDARY:
 TOTAL LOT AREA = 27,680 SF (6.24 AC)
 EXISTING IMPERVIOUS AREA CONSTRUCTION = 16,664 SF
 PROPOSED IMPERVIOUS AREA CONSTRUCTION = 8,687 SF
 TOTAL IMPERVIOUS AREA = 25,351 SF

PERVIOUS AREAS (POST-COIN) OVERALL:
 TOTAL LOT AREA = 27,680 SF (6.24 AC)
 EXISTING IMPERVIOUS AREA CONSTRUCTION = 16,664 SF
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APPROVED

SEP 14 2018 OS

PLANNING AND DEVELOPMENT SERVICES

PRIVATE CONTRACT

SHEET NO. 5 OF 5 SHEETS

COUNTY OF SAN DIEGO

PERMITS

RECORD PLAN FOR THE OAKS COUNTY TM 5174-1

CONTRACT NO. 2018-0000000000

DATE: 09/14/2018

PROJECT: 2018-0000000000

CONTRACTOR: SPEAR & ASSOCIATES, INC.

PROJECT NO.: 2018-0000000000

PROJECT NAME: THE OAKS

PROJECT ADDRESS: 12345 MAIN ST, SAN DIEGO, CA 92101

PROJECT CONTACT: J. SMITH, PROJECT MANAGER

PROJECT PHONE: (619) 555-1234

PROJECT FAX: (619) 555-5678

PROJECT EMAIL: JSMITH@SPEARANDASSOCIATES.COM

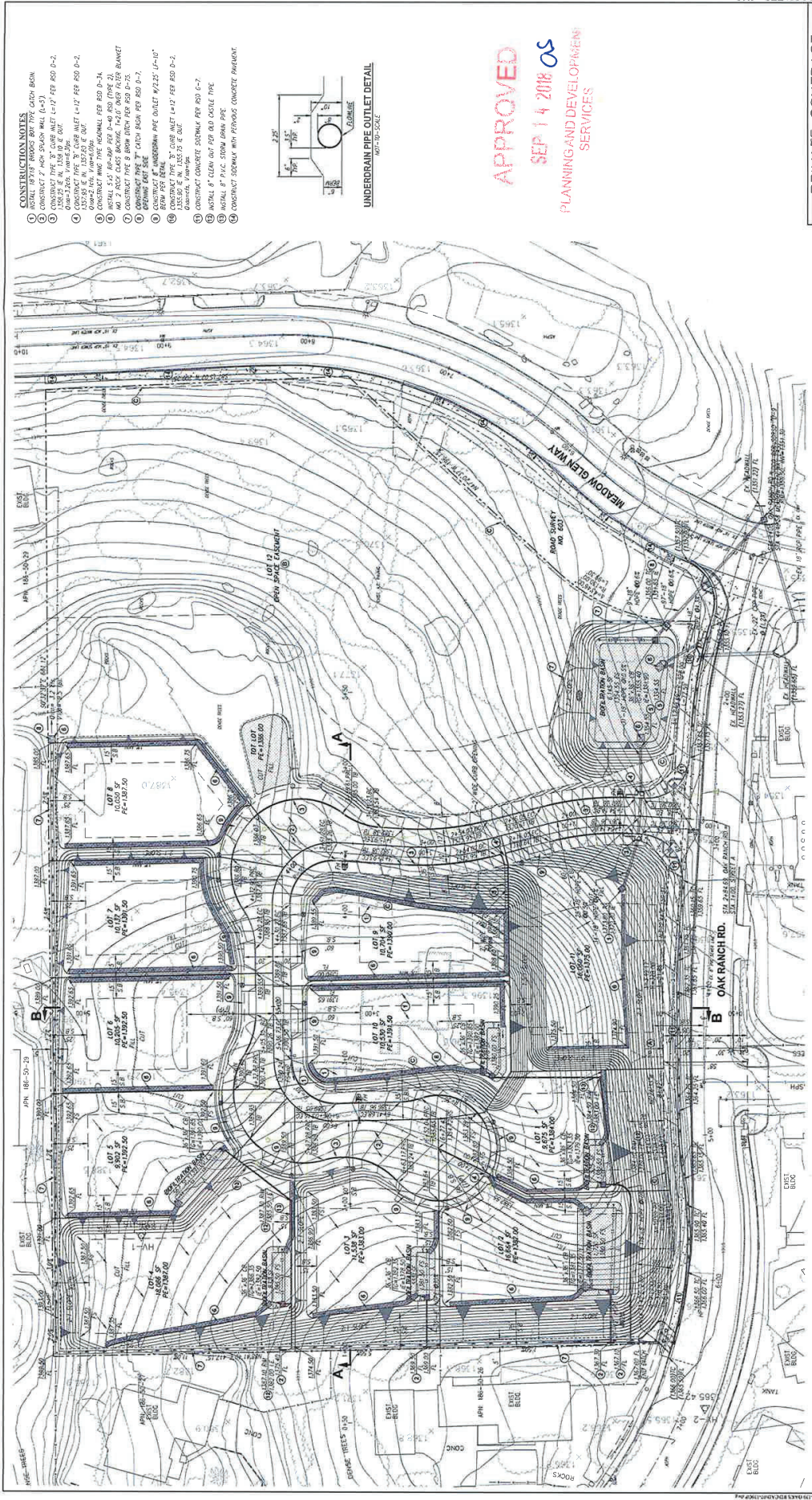
PROJECT WEBSITE: WWW.SPEARANDASSOCIATES.COM

"NOT FOR CONSTRUCTION"

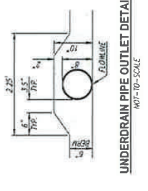
SPEAR & ASSOCIATES, INC. CIVIL ENGINEERING & LAND SURVEYING
 12345 MAIN ST, SAN DIEGO, CA 92101
 PHONE: (619) 555-1234 FAX: (619) 555-5678
 WWW.SPEARANDASSOCIATES.COM

ENGINEERS NAME: SPEAR & ASSOCIATES, INC. ASSOCIATES, INC. 2018-0000000000
 SHEET NO. 5 OF 5 SHEETS
 COUNTY OF SAN DIEGO
 PERMITS
 RECORD PLAN FOR THE OAKS COUNTY TM 5174-1
 CONTRACT NO. 2018-0000000000
 DATE: 09/14/2018
 PROJECT: 2018-0000000000
 CONTRACTOR: SPEAR & ASSOCIATES, INC.
 PROJECT NO.: 2018-0000000000
 PROJECT NAME: THE OAKS
 PROJECT ADDRESS: 12345 MAIN ST, SAN DIEGO, CA 92101
 PROJECT CONTACT: J. SMITH, PROJECT MANAGER
 PROJECT PHONE: (619) 555-1234
 PROJECT FAX: (619) 555-5678
 PROJECT EMAIL: JSMITH@SPEARANDASSOCIATES.COM
 PROJECT WEBSITE: WWW.SPEARANDASSOCIATES.COM

DRAWN BY: J. SPAR & ASSOCIATES, INC. DATE: 02/10/10



- CONSTRUCTION NOTES**
- INSTALL 18" DIA. BROOKS BACKFLOW CHECK VALVE.
 - CONSTRUCT 7" HIGH EXPOSED WALL (4'-3").
 - CONSTRUCT TYPE 'B' CURB INLET 4'-1/2" PER RSD D=2. (SEE DETAIL FOR NOTES).
 - CONSTRUCT TYPE 'C' CURB INLET 4'-1/2" PER RSD D=2. (SEE DETAIL FOR NOTES).
 - CONSTRUCT TYPE 'D' CURB INLET 4'-1/2" PER RSD D=2. (SEE DETAIL FOR NOTES).
 - INSTALL 5.0" R4-40 ASPHALT PER RSD D=14.
 - INSTALL 5.0" R4-40 ASPHALT PER RSD D=21.
 - CONSTRUCT TYPE 'B' BROW DRAIN PER RSD D=25.
 - CONSTRUCT TYPE 'C' BROW DRAIN PER RSD D=25.
 - CONSTRUCT TYPE 'D' BROW DRAIN PER RSD D=25.
 - CONSTRUCT 8" UNDERDRAIN PER DETAIL W/22" LP-10" OPENING END SIDE.
 - CONSTRUCT TYPE 'B' CURB INLET 4'-1/2" PER RSD D=2. (SEE DETAIL FOR NOTES).
 - CONSTRUCT TYPE 'C' CURB INLET 4'-1/2" PER RSD D=2. (SEE DETAIL FOR NOTES).
 - INSTALL 8" CLEAN OUT PER DETAIL TYPE 'C'.
 - INSTALL 8" P.V.C. STORM DRAIN PER RSD.
 - CONSTRUCT SOAKWAY WITH PERVIOUS CONCRETE PAVING.



APPROVED

SEP 14 2018

PLANNING AND DEVELOPMENT SERVICES

PRIVATE CONTRACT

SHEET 4 OF 5 SHEETS

STORM DRAIN PLAN FOR: **THE OAKS COUNTRY TOWN 5174-1**

CALIFORNIA REGISTERED CIVIL ENGINEER

NAME: J. SPAR & ASSOCIATES, INC. LICENSE NO. 44516

RECORD PLAN

MP PLAN NO. PD020-IMP-20003

SITE PLAN NO. N/A

PROPOSED PLAN NO. N/A

ISSUANCE MAP NO. 5174 RPL. N.O.I. -

EXPIRES 2-28-18

COUNTY APPROVED CHANGES

APPROVED BY: [Signature]

DATE: [Date]

DESCRIPTION:

REVISIONS:

UTILITY NOTE: HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN TO THE FRONT OF CONSTRUCTION. ENGINEER'S NOT RESPONSIBLE FOR THE EXACT LOCATION OF EXISTING UNDERGROUND UTILITIES.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THIS PLAN.

CONTRACTOR NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THIS PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THIS PLAN.

SCALE: 1" = 30'

FOR MORE INFORMATION CONTACT:

SPEAR & ASSOCIATES, INC.

CIVIL ENGINEERING & LAND SURVEYING

1500 W. BROADWAY, SUITE 100, DENVER, CO 80202

PHONE (719) 735-2510 FAX (719) 735-4996

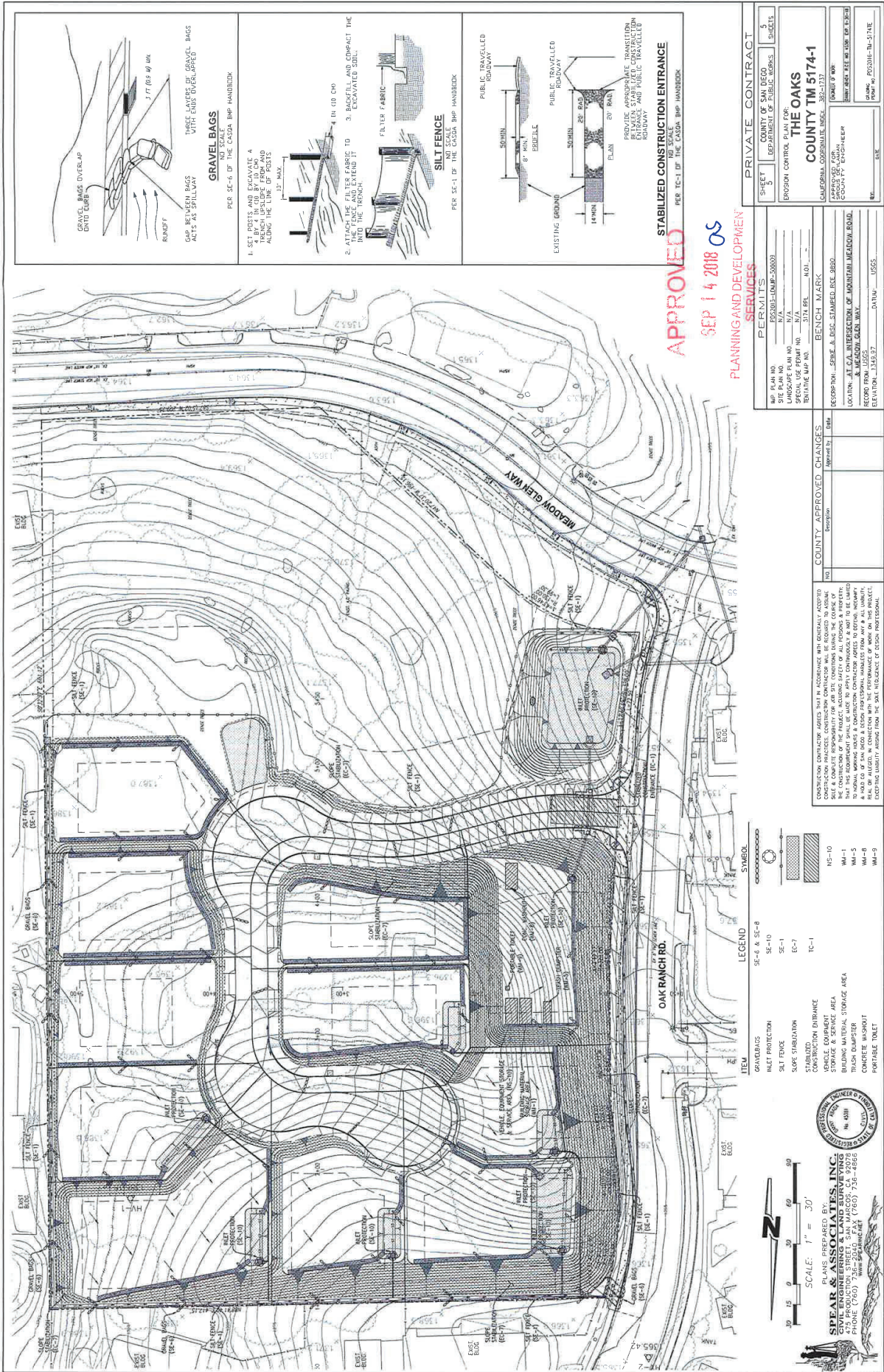
WWW.SPEAR-CO.COM

REGISTERED ENGINEER OF SURVEYING

NO. 4009

STATE OF COLORADO

NOT FOR CONSTRUCTION



GRAVEL BAGS
PER SEC-6 OF THE CALIF. SPM HANDBOOK

- SET PILES AND EXCAVATE A TRENCH UNLESS FROM AND ALONG THE TRENCH.
- ATTACH THE FILTER FABRIC TO THE EXCAVATED SOIL.
- BACKFILL AND COMPACT THE EXCAVATED SOIL.

THREE BAYS WITH ENDS OVERLAP WITH ENDS OVERLAP
3 FT (900) Wk
RANKOFF

SILT FENCE
PER SEC-1 OF THE CALIF. SPM HANDBOOK

1. SET PILES AND EXCAVATE A TRENCH UNLESS FROM AND ALONG THE TRENCH.

2. ATTACH THE FILTER FABRIC TO THE EXCAVATED SOIL.

3. BACKFILL AND COMPACT THE EXCAVATED SOIL.

STABILIZED CONSTRUCTION ENTRANCE
PER TC-1 OF THE CALIF. SPM HANDBOOK

PROVIDE APPROPRIATE TRANSITION FROM EXISTING TO ENRANCE AND PUBLIC TRAVELLED ROADWAY

APPROVED

SEP 14 2018 OS

PLANNING AND DEVELOPMENT SERVICES

SHEET 5	COUNTY OF SAN DIEGO	DEPARTMENT OF PUBLIC WORKS
PROJECT CONTROL PLAN FOR	THE OAKS	
PROJECT CONTROL PLAN FOR	COUNTY TM E174-1	
APPROVED FOR	COUNCIL MEMBER	
DATE	DATE	

PERMITS	
MP PLAN NO.	PER2000-LIMP-20003
SITE PLAN NO.	N/A
PROPOSED FORM NO.	N/A
TRAFFIC MAP NO.	374 DEL N 01
BENCH MARK	PER2000-SPEK A.DIG STAMBLE RCE 8900

COUNTY APPROVED CHANGES	
NO.	Description

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND TO MAINTAIN RECORDS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND TO MAINTAIN RECORDS OF ALL PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND TO MAINTAIN RECORDS OF ALL PERMITS AND APPROVALS.

ITEM	LEGEND	SYMBOL
GRAVEL BAGS	SE-6 & SE-8	▨
SILT FENCE	SE-10	○
SLOPE STABILIZATION	EC-7	▨
STABILIZED CONSTRUCTION ENTRANCE	TC-1	▨
VEHICLE EQUIPMENT STORAGE AREA	NE-10	▨
TRASH DUMPSTER	WM-1	▨
CONCRETE WASHOUT	WM-2	▨
PORTABLE TOILET	WM-3	▨

SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
10110 LINDSEY AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92121
PHONE (760) 258-2010 FAX (760) 758-4282
WWW.SPEAR-INC.COM

SCALE: 1" = 30'

N

0 15 30 45 60 75 90

"NOT FOR CONSTRUCTION"

**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 for Tentative Map TM 5174**



County of San Diego

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

DAHVIA LYNCH
DIRECTOR

July 12, 2022

REFERENCE:
REVISED TENTATIVE MAP PDS2021-TM-5174R2

NOTICE OF PRELIMINARY DECISION OF THE DIRECTOR OF PLANNING &
DEVELOPMENT SERVICES AND FINAL NOTICE OF ACTION OF THE
PLANNING COMMISSION APPROVING A TIME EXTENSION AND A REVISED MAP FOR
TENTATIVE MAP 5174

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving a second Revised Tentative Map for The Oaks Tentative Map (TM 5174). A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on July 22, 2022. 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.

THE CONDITIONS WITHIN THE RESOLUTION OF SAN DIEGO COUNTY CONDITIONALLY APPROVING TENTATIVE MAP NO. 5174 DATED AUGUST 2, 2006 ARE STILL APPLICABLE (ATTACHED) UNLESS SO INDICATED WITH STRIKEOUT. THE REQUEST FOR A REVISED TENTATIVE MAP DOES NOT EXTEND THE EXPIRATION DATE. A PREVIOUSLY APPROVED TENTATIVE MAP TIME EXTENSION DATED SEPTEMBER 2018 EXTENDED THE EXPIRATION OF THE TENTATIVE MAP TO AUGUST 2, 2022.

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):

The conditions within the Resolution of San Diego County Conditionally Approving Tentative Map No. 5174 dated August 2, 2006 are still applicable (attached) unless so indicated with strikeout.

1. ROADS#1–RELINQUISH ACCESS

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

- a. Relinquish access rights onto ***Oak Ranch Road*** along the project frontage except at the access opening for the on-site private road easement, Street A.
- b. Relinquish access rights onto ***Meadow Glen Way East*** along the project frontage.
- c. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

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

2. ROADS#2–ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the [County Subdivision Ordinance Section 81.401 \(g\)](#), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Show one foot (1') access restriction easement along the southerly boundary of Lot 9, fronting Street A.
- b. Show one foot (1') access restriction easement along the northerly boundary of Lot 10, fronting Street A.

DOCUMENTATION: The applicant shall show the easements on the Final Map **TIMING:** Prior to recordation of the Final Map, the easements shall be depicted on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Parcel Map to ensure that one foot access restriction easements are indicated pursuant to this condition.

3. 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 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.

4. 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 Final 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.

5. BIO#1–BIOLOGICAL MONITORING [PDS, FEE X2]

INTENT: In order to prevent inadvertent disturbance to sensitive vegetation communities and biological resources, the project shall be monitored by a biologist. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall be contracted to perform

biological monitoring during grading, clearing, trenching, and construction activities to ensure that all construction activities are contained within the development/disturbed footprint. The following shall be completed:

- a. The Biologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources](#) and this permit. The contract provided to the County shall include an agreement that this will be completed, and [a Memorandum of Understanding \(MOU\)](#) between the biological consulting company and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The cost of the monitoring shall be added to the grading bonds or bonded separately with Planning & Development Services.

DOCUMENTATION: The applicant shall provide a copy of the biological monitoring contract, cost estimate, and [MOU](#) to the [PDS, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any permit. **MONITORING:** The [PDS, PCC] shall review the contract, [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. The [PDS, LDR] shall add the cost of the monitoring to the grading bond costs.

~~6. BIO#2 BIOLOGICAL EASEMENT [PDS, FEE X 2]~~

~~In order to protect sensitive biological resources, pursuant to CEQA a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego as shown on the approved Tentative Map Number 5174. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception to this prohibition is:~~

- ~~a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcountry.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.~~

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the ~~[DGS, RP]~~, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the Final Map, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** The ~~[DGS, RP]~~ shall prepare and approve the easement documents and send them to ~~[PDS, PCC]~~ for pre-approval. The ~~[PDS, PCC]~~ shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon Recordation of the easements ~~[DGS, RP]~~ shall forward a copy of the recorded documents to ~~[PDS, PCC] [DPR, TC]~~ for satisfaction of the condition.

7. **BIO#3-LBZ EASEMENT [PDS, FEE X 2]**

INTENT: In order to protect sensitive biological resources, pursuant to the CEQA, a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area.

DESCRIPTION OF REQUIREMENT: Grant to the County of San Diego a Limited Building Zone Easement as shown on the approved Tentative Map Number PDS2016-TM-5174RTE. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Structures designed or intended for occupancy by humans or animals located no less than thirty feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire Resistant Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
- b. Decking, fences, and similar facilities.
- c. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easements, then submit them for preparation and recordation with the ~~[DGS, RP]~~, and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to the approval of the Final Map or on the Final Map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded. **MONITORING:** The ~~[DGS, RP]~~ shall prepare and approve the easement documents and send them to ~~[PDS, PCC]~~ for pre-approval. The ~~[PDS, PCC]~~ shall pre-approve the language and estimated location of the easements before they are released to the applicant for signature and subsequent recordation. Upon recordation of the easements ~~[DGS, RP]~~ shall forward a copy of the recorded documents to ~~[PDS, PCC]~~ for satisfaction of the condition.

8. **BIO#4—OFFSITE COAST LIVE OAK WOODLAKE MITIGATION [PDS, FEE X2]**

INTENT: In order to mitigate for the impacts to Coast Live Oak Woodland, which is a sensitive biological resource pursuant to CEQA, offsite mitigation shall be acquired.

DESCRIPTION OF REQUIREMENT: The applicant shall purchase habitat credit, or provide for the conservation of **2.9 acres of Coast Live Oak Woodland habitat**, located in the Northern Foothills ecoregion of San Diego County as indicated below.

a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. 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 habitat of the same amount and type of land located in the Northern Foothills ecoregion of San Diego County as indicated below:

- (1) Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
- (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 managed by DPR, the RMP shall also be prepared and approved to the satisfaction of 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 purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual

ongoing basic stewardship costs shall be complete prior to the approval of the RMP.

- (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.

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 going to be submitted in-lieu of purchasing credits, 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 Final 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 pre-approve 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] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

9. **BIO#5—OFFSITE ENGELMANN OAK WOODLAND MITIGATION[PDS,FEE X2]**

INTENT: In order to mitigate for the impacts to Engelmann Oak Woodland, which is a sensitive biological resource pursuant to CEQA, offsite mitigation shall be acquired.

DESCRIPTION OF REQUIREMENT: The applicant shall purchase habitat credit, or provide for the conservation of **0.54 acres of Engelmann Oak Woodland habitat**, located in the Northern Foothills ecoregion of San Diego County as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. 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 habitat of the same amount and type of land located in the Northern Foothills ecoregion of San Diego County as indicated below:
- (1) Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
 - (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 managed by DPR, the RMP shall also be prepared and approved to the satisfaction of 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 purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
 - (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.

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 going to be submitted in-lieu of purchasing credits, 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 Final 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 pre-approve 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] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

10. **BIO#6–OFFSITE NON-NATIVE GRASSLAND MITIGATION [PDS, FEE X2]**

INTENT: In order to mitigate for the impacts to Non-Native Grassland, which is a sensitive biological resource pursuant to CEQA, offsite mitigation shall be acquired.

DESCRIPTION OF REQUIREMENT: The applicant shall purchase habitat credit, or provide for the conservation of habitat of **0.54 acres of Non-Native Grassland**, located in the Northern Foothills ecoregion of San Diego County as indicated below.

a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. 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 habitat of the same amount and type of land located in the Northern Foothills ecoregion of San Diego County as indicated below:

- (1) Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
- (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 managed by DPR, the RMP shall also be prepared and approved to the satisfaction of 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 purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
- (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.

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 going to be submitted in-lieu of purchasing credits, 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 Final 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 pre-approve 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] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

11. ~~BIO#7-OPEN SPACE SIGNAGE & FENCING [PDS, FEE]~~

~~**INTENT:** In order to comply with Condition Bio-2 pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2016-TM-5174RTE, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary of Lot 12 as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2016-TM-5174RTE.~~

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- a. ~~Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.~~
- b. ~~The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:~~

Sensitive Environmental Resources

~~Area Restricted by Easement~~

~~Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: (TM 5174)~~

~~**DOCUMENTATION:** The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC]. **TIMING:** Prior to the occupancy of any structure and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing and signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.~~

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

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

(BIOLOGICAL RESOURCES)

12. ~~BIO#GR-1-BIOLOGICAL MONITORING [PDS, FEE X3]~~

~~**INTENT:** In order to prevent inadvertent disturbance to biological resources, all grading located near the proposed open space easement shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities near the proposed biological open space easement. The Project Biologist shall also perform the following duties before construction to comply with the conditions of this Grading Plan:~~

- a. ~~Supervise and verify placement of temporary fencing of open space easements. The placement of such fencing shall be approved by the [PDS, PCC].~~
- b. ~~The Biologist shall attend the preconstruction meetings and other meetings to discuss construction requirements. Such meeting shall include the [PDS, PCC].~~

DOCUMENTATION: The Biological Monitor shall prepare written documentation that certifies that the temporary fencing has been installed and that all construction staff has been trained on the site sensitive biological resources that are to be avoided. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDC] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Biological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and verify the installation of the temporary fencing and approve the training documentation prepared by the biologist.

13. ~~BIO# GR-2-TEMPORARY FENCING [PDS, FEE]~~

INTENT: In order to prevent inadvertent disturbance to sensitive biological resources, temporary construction fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Prior to the commencement of any grading and/or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed. **DOCUMENTATION:** The applicant shall provide evidence that the fencing has been installed and have a California licensed surveyor certify that the fencing is located on the boundary of the open space easement(s). The applicant shall submit photos of the fencing along with the certification letter to the [PDS, PCC] for approval. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances the fencing shall be installed, and shall remain for the duration of the grading and clearing. **MONITORING:** The [PDS, PCC] shall either attend the preconstruction conference and approve the installation of the temporary fencing, or review the certification and pictures provided by the applicant.”

14. BIO#GR-3-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to nesting raptors, which is a sensitive biological resource pursuant to CEQA, 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 within 300 feet of coast live oak and Engelmann oak woodland habitats during the breeding season of the nesting raptors within the RAA as indicated on these plans. The nesting season is defined as occurring between January 1st and June 1st. 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 nesting raptors 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.

15. BIO#GR-4-BREEDING SEASON AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to nesting birds, which are a sensitive biological resource pursuant to BMO, CEQA, and Migratory Bird Treaty Act (MBTA), preconstruction surveys shall be conducted and a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** No clearing, grading, construction, or disturbance activities shall occur during the general avian breeding season (February 1 to August 31). All grading permits, improvement plans, and the final map shall state the same. If clearing, grading, construction, or disturbance activities must occur during the general avian breeding season, a pre-construction survey shall be conducted by a qualified biologist no more than 72 hours prior to the clearing, grading, construction, or disturbance activities to determine if active bird nests are present in the affected areas. If active nests or nesting birds are observed within the area, the biologist shall flag the RAA around the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. The RAA shall prohibit all clearing, grading, construction, or disturbance activities within 300 feet of potential nesting bird habitat (500 feet for raptors) during the avian breeding season as indicated on these plans. 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 nesting birds are present in the vicinity of the clearing, grading, construction, or disturbance activities. **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, grading, construction, or disturbance activities 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.

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

(BIOLOGICAL RESOURCES)

~~**16. BIO# GR-5-BIOLOGICAL MONITORING [PDS, FEE X3]**~~

~~**INTENT:** In order to prevent inadvertent disturbance to sensitive biological resources, all grading located near the proposed biological open space easement shall be monitored by a biological monitor. **DESCRIPTION OF REQUIREMENT:** A County approved biologist shall perform biological monitoring during all grading, clearing, grubbing, trenching, and construction activities near the proposed biological open space easement.~~

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~~The Project Biologist shall supervise and monitor grading activities to ensure against damage to biological resources that are intended to be protected and preserved. The monitor(s) shall be on site during all grading and clearing activities that are in or adjacent to any biological open space areas or sensitive habitats. If there are disturbances, the monitor must report them immediately to the [PDS PCC]. Additionally, the biologist shall perform the following duties:~~

- ~~a. Prepare a California gnatcatcher monitoring program to the satisfaction of [PDS PCC] and the Wildlife Agencies;~~
- ~~b. Perform weekly inspection of fencing and erosion control measures (daily during rain events) near proposed preservation areas and report deficiencies immediately to the DPW Construction Inspector;~~
- ~~c. Perform periodically monitor the work area for excessive dust generation in compliance with the County grading ordinance and report deficiencies immediately to the DPW Construction Inspector;~~
- ~~d. Conduct training for contractors and construction personnel, including the purpose for resource protection, a description of the gnatcatcher and its habitat, and the conservation measures that should be implemented during project construction;~~
- ~~e. Monitor construction lighting periodically to ensure lighting is the lowest illumination possible allowed for safety, selectively placed, shielded, and directed away from preserved habitat;~~
- ~~f. Monitor equipment maintenance, staging, and fuel dispensing areas to ensure there is no runoff to Waters of the US;~~
- ~~g. Stop or divert all work when deficiencies require mediation and notify DPW Construction Inspector and [PDS PCC] within 24 hours; (8) produce periodic (monthly during grading) and final reports and submit to the Wildlife Agencies and the PDS (final report will release bond);~~
- ~~h. Confer with the Wildlife Agencies and [PDS PCC] within 24 hours any time protected habitat or gnatcatchers are being affected by construction;~~
- ~~i. Attend construction meetings and other meetings as necessary.~~

~~**DOCUMENTATION:** The Project Biologist shall prepare and submit to the satisfaction the [PDS, PCC] monitoring reports, which indicate that the monitoring has occurred as indicated above. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDC] shall assure that the Project Biologist is on-site performing the Monitoring duties of this condition during all applicable grading activities as determined by the Biologist. The [DPW, PDC] shall contact the [PDS, PCC] if the Project Biologist or applicant fails to comply with this condition. The~~

~~[PDS, PCC] shall review and approve the monitoring reports for compliance with this condition.~~

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

~~17. **BIO#GR-6-BIOLOGICAL MONITORING [PDS, FEE]**~~

~~**INTENT:** In order to comply with the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources](#), a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Biologist shall prepare and submit a final letter report substantiating his/her supervision of the grading activities and substantiating that grading did not impact additional areas of sensitive habitat communities and other sensitive biological resources. The report shall conform to the [County of San Diego Report Format and Content Requirement Guidelines: Biological Resources](#). It shall also include but not be limited to the following items:~~

- ~~a. Photos of the temporary fencing that was installed during the trenching, grading, clearing, or construction activities.~~
- ~~b. Monitoring logs showing the date and time that the monitor was on site.~~
- ~~c. Photos of the site after the grading and clearing activities.~~

~~**DOCUMENTATION:** The applicant shall submit the final biological monitoring report to the [PDS, PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the final report shall be completed. **MONITORING:** The [PDS, PCC] shall review the final report 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).*

(BIOLOGICAL RESOURCES)

~~18. **BIO# GR-7-OPEN SPACE SIGNAGE & FENCING [PDS, FEE]**~~

~~**INTENT:** In order to comply with Condition Bio#7, pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) for PDS2016-TM-5174RTE, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary within Lot 12 as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2016-TM-5174RTE.~~

- ~~a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.~~

b. ~~The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:~~

**~~Sensitive Environmental Resources
Area Restricted by Easement~~**

~~Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services
Reference: (insert permit type & number)~~

~~**DOCUMENTATION:** The applicant shall install the fencing and signage and provide the documentation photos and certification statement to the [PDS, PCC]. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of PDS2016-TM-5174RTE, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)) the fencing and signage shall be installed. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.~~

~~19. BIO#GR-8-EASEMENT AVOIDANCE [PDS, FEE]~~

~~**INTENT:** In order to protect sensitive resources, pursuant to [County Grading Ordinance Section 87.112](#) the open space easements shall be avoided. **DESCRIPTION OF**~~

~~**REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources including coast live oak woodland and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the [County Grading Ordinance Section 87.112](#) and will result in enforcement action and restoration.~~

~~**DOCUMENTATION:** The applicant shall provide a letter statement to the [PDS, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred.~~

~~**TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement."~~

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall 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 during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall 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.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.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>

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

DRAINAGE: The project shall be in compliance with the County of San Diego [Flood Damage Prevention Ordinance](#) No. 10091, adopted December 8, 2010.

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW 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 right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

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

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

I, Dahvia Lynch, 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
DAHVIA LYNCH, DIRECTOR

By:

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

email cc:

Ricardo Ramirez, Land Development, Team Leader, PDS
Michael Johnson, Planning Manager, PDS
Sean Oberbauer, Land Use/Environmental Planner, PDS

August 2, 2006

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5174RPL⁴)

WHEREAS, Tentative Map No. 5174RPL⁴ proposing the division of property located on Oak Ranch Road, north of Meadow Glen Way East, and generally described as:

A Portion of the Northwest Quarter of the Southeast Quarter of Section 17,
Township 11 South, Range 2 West, San Bernardino Meridian, in the County of
San Diego, State of California

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on January 20, 2006; and

WHEREAS, on August 2, 2006, the Board of Supervisors of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the (3) Residential Land Use Designation of the North County Metropolitan Subregional Plan because it proposes a residential use type at a density of 1.96 dwelling units per 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 0.37 acre in the RS (Single-Family Residential) 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 North County Metropolitan Subregional 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 site is generally flat, with scattered small knolls, required grading for the building sites will be minimal, and no impact sensitive resources are present on site;
5. The site is physically suitable for the proposed density of development because public facilities (water, sewer, fire and schools) are available to serve the project;
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 a Negative Declaration dated March 23, 2006;
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 Valley Center Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources;

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

- A. The approval of this Tentative Map TM 5174RPL⁴ shall take effect and be in force on September 1, 2006, but only if GPA 06-002 and Rezone R99-011, also are approved and become effective that day.

The approval of this Tentative Map TM 5174RPL⁴ expires on September 1, 2009, at 4:00 p.m., unless prior to that date a request for a Time Extension has been filed and subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance.

PLEASE NOTE: Condition compliance, preparation of grading and improvement plans and final mapping may take a year or more to complete. Applicants are advised to begin this process at least one year prior to expiration of this Tentative Map.

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

- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically indicated, shall also be complied with prior to issuance of grading or other permits as specified):

PLANS AND SPECIFICATIONS

(Street Improvements)

1. Standard Conditions 1 through 12.
2. Specific Conditions:

- a. Prior to approval of the Final Map, improve or agree to improve and provide security for **Meadow Glen Way East**, a Residential Collector, on-site along the tract frontage from Oak Ranch Road easterly to the southeast corner of Lot 12, to a one-half graded width of thirty feet (30') with twenty feet (20') of asphaltic concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with curb located twenty feet (20') from the centerline, all to the satisfaction of the Director, Department of Public Works.
- b. Prior to approval of the Final Map, improve or agree to improve and provide security for **Oak Ranch Road**, a Residential Road, on-site along the tract frontage from Meadow Glen Way East northerly to the northwest corner of the tract boundary, to a one-half graded width of twenty-eight feet (28') with eighteen feet (18') of asphaltic concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with curb located eighteen feet (18') from the centerline, all to the satisfaction of the Director, Department of Public Works.
- c. Prior to approval of the Final Map, improve or agree to improve and provide security for **Street 'A'**, to a graded width of thirty-two feet (32') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') on each side of the centerline. The improvement and design standards of Section 3.1(B) of the County Standards for Private Streets for seven hundred fifty (750) trips or less shall apply to the satisfaction of the Director of Public Works.
- d. **Street 'A'** shall terminate with a cul-de-sac graded to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphaltic concrete pavement over approved base with asphaltic concrete dike at thirty-six feet (36') from the radius point or the hammerhead turnaround shall be improved with asphaltic concrete, to the satisfaction of the Deer Springs Fire Protection District and the Director, Department of Public Works.
- e. Asphalt concrete dikes shall have minimum return radii of thirty feet (30').
- f. Property lines shall have a minimum return radii of twenty-two (22').
- g. **Street 'A'** shall have street knuckles in accordance with San Diego Standard Drawing DS-15 modified to the following minimum dimensions: (A = 40', B = 24', R1 = 48', R2 = 30', C = 8') to the satisfaction of the Deer Springs Fire Protection District and the Director, Department of Public Works.

- h. Safe and adequate sight distance shall be provided at all intersections and driveways to the satisfaction of the Director, Department of Public Works
- i. Provide a minimum of three hundred feet (300') of intersectional sight distance in each direction along Meadow Glen Way East from Oak Ranch Road and along Oak Ranch Road from Street 'A' to the satisfaction of the Director, Department of Public Works.
- j. If guarded access is used, it shall be in accordance with San Diego County Design Standards DS-17, DS-18 or DS-19 to the satisfaction of the Director, Department of Public Works.
- ~~k. Prior to approval of the Final Map, improve or agree to improve and provide security for, or provide evidence of the completion of, a second eastbound through lane on Deer Springs Road between Mesa Rock Road and the I 15 southbound off-ramp in accordance with Attachment 9, conceptual striping plan of the Traffic Impact Analysis (TIA) prepared by Urban Systems Associates, dated November 16, 2005 to the satisfaction of the Director of Public Works and CalTrans.~~
- ~~l. Prior to approval of the Final Map, construct, agree to construct, or provide evidence of the completion of a second southbound I 15 off-ramp right turn lane in accordance with Attachment 9, conceptual striping plan of the TIA prepared by Urban Systems Associates, dated November 16, 2005 to the satisfaction of the Director of Public Works and CalTrans.~~

(Drainage and Flood Control)

- 3. Standard Conditions 13 through 18.

(Drainage/Grading Plans)

- 4. Standard Conditions 19(a-e).

- 5. Specific Conditions:

- a. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes

control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

- b. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works 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 Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.
- c. The project includes Category 2 post-construction BMPs. The applicant is required to establish a maintenance agreement / mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

FAIR HOUSING

- 6. Standard Condition 20.

SANITATION

- 7. Standard Condition 21.

FIRE PROTECTION AND WATER SUPPLY

- 8. Standard Conditions 23.1 and 23.2.

PLANNING AND ZONING ADMINISTRATION

- 9. Specific Conditions:

- a. Obtain a Planned Development Permit from the Planning Commission, or the Board of Supervisors. [DPLU - Regulatory Planning Division]
- b. Obtain a Zone Reclassification (R99-011) to the RR2 or more restrictive use regulation by the Board of Supervisors. [DPLU – Regulatory Planning Division]
- c. Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any required solar access (plans shall show the proposed solar access/solar panel locations). [DPLU - Regulatory Planning Division]
- d. Prior to approval of a Final Map, the subdivider shall provide evidence that all existing structures have been removed to the satisfaction of the Director of Public Works."
- e. Prior to approval of a Final Map, the subdivider shall provide evidence that easement rights will be retained for Valley Center Municipal Water District facilities located within the proposed vacation area or are otherwise addressed to the satisfaction of the Water District.

DEVELOPMENT IMPACT FEES

10. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private road improvements.
- b. Participate in the cost of a traffic signal installation at the intersection of Mountain Meadow Road and Meadow Glen Way East. The amount of the developer's portion of the entire cost of the signal shall be \$855.
 - (1) The fee will be used to contribute toward the installation of a traffic signal at the above-mentioned intersection;
 - (2) The fee of \$855 is based on an estimate of the percentage of traffic this project will contribute to this intersection.

- (3) The traffic signal will help mitigate the additional traffic impact on this intersection caused by the residential subdivision;
- (4) The residential subdivision will contribute additional traffic to the intersection of Mountain Meadow Road at Meadow Glenn Way East.
- (5) The fee of \$855 is based on an estimate of the percentage.

FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

11. Specific Conditions:

- a. With the Final Map, dedicate or cause to be granted the project half of Meadow Glen Way East along the project frontage from Oak Ranch Road easterly to the southeast corner of Lot 12 in accordance with Public Road Standards for a Residential Collector to a width of thirty feet (30') from centerline, together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.
- b. With the Final Map, dedicate or cause to be granted the project half of Oak Ranch Road along the project frontage from Meadow Glen Way East, northerly to the northwest corner of the project boundary in accordance with Public Road Standards for a Residential Road to a width of twenty-eight feet (28') from centerline, together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.
- c. Offer to dedicate the right-of-way required to complete a fifty-two foot (52') wide right of way width, plus the right to construct and maintain slopes and drainage improvements as required beyond the fifty-two foot (52') limit for **Street 'A'**, including a twenty-foot (20') radius property line corner rounding at the street intersection. The Final Map shall be prepared to show the offer being rejected.
- d. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are

aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

- e. Because private roads are approved as a condition of this subdivision, the following shall apply:
 - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director, Department of Public Works.
 - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to Street 'A', and place a note on the Final Map as to the final title status of said street.
 - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

- f. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations (min. 3rd order accuracy) or by Astronomic Observations to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(b)).

- g. The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).

(Miscellaneous)

- 12. Standard Conditions 25, 26, 27 and 28.
- 13. Specific Conditions:
 - a. No lot shall contain a net area of less than 6,000 square feet. [DPLU - Regulatory Planning Division]

- b. ~~Prior to the approval of grading or improvement plans and prior to the approval of the Final Map, the applicant shall:~~
- (1) ~~Grant to the County of San Diego an open space easement over portions of Lot 12 as shown on the TM 5174RPL⁴ dated May 26, 2004 and Figure 2 (URS June 2003) on file with the DPLU as ER 99-08-033. This easement is for the preservation of coast live oak and Engelmann oak woodlands, non-native grasslands and chaparral, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation.~~

~~The sole exception(s) to this prohibition is:~~

~~Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.~~

- (2) ~~Grant to the County of San Diego an easement which prohibits the construction or placement of any residence, garage, or other accessory structure designed or intended for occupancy by humans or animals, within those portions of Lot 12 as shown on Figure 2 (URS June 2003) on file with the DPLU as ER 99-08-033. The purpose of this easement is to prohibit such structures, because an area containing sensitive biological resources (encumbered by an open space easement) exists adjacent to said area, and the clearing of vegetation or other fuel modification measures which are normally required by fire protection officials within a specified distance of such structures, is potentially damaging to the integrity of those biological resources. The easement shall permit the construction or placement of only the following:~~

- ~~(a) Decking, fences, and similar facilities;~~
 - ~~(b) Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property;~~
 - ~~(c) Structures located no less than thirty feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.~~
- ~~(3) Provide for the approval of the Director of Planning and Land Use evidence that 5.7 acres of coast live oak woodland habitat credit has been secured in a County approved mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:~~
- ~~(a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.~~
 - ~~(b) 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.~~
 - ~~(c) 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.~~
 - ~~(d) 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.~~

- (4) ~~Provide for the approval of the Director of Planning and Land Use evidence that 0.3 acres of Engelmann oak woodland habitat credit has been secured in a County approved mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:~~
- ~~(a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.~~
 - ~~(b) 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.~~
 - ~~(c) 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.~~
 - ~~(d) 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.~~
- (5) ~~Provide for the approval of the Director of Planning and Land Use evidence that 1.2 acres of non-native grassland habitat credit has been secured in a County approved mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:~~
- ~~(a) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.~~
 - ~~(b) 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.~~
 - ~~(c) 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.~~

- (d) ~~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.~~
- (6) ~~Submit to the Director, Department of Planning and Land Use evidence that permanent signs have been placed to protect all Open Space Easements in accordance with Figure 2 (URS June 2003) on file as ER 99-08-033 with the Department of Planning and Land Use. Evidence shall include photographs of a sign placed on the project and a stamped, signed statement from a California Registered Engineer, or licensed surveyor that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition. The signs must be corrosion resistant and 6" x 9" minimum in size, on posts not less than 3 feet in height from the ground surface and must state the following:~~

~~"Sensitive Environmental Resources
Disturbance Beyond this Point is Restricted
by Easement~~

~~Information:~~

~~Contact County of San Diego, Department of Planning and Land Use
Ref: 99-08-033"~~

- e. ~~Grading and/or improvement plans shall include the requirement that permanent fences shall be placed along the open space boundary of Lot 12. The property owner shall submit to the Director, Department of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that permanent fences or walls have been placed to protect from inadvertent disturbance all open space easement(s) that do not allow grading, brushing or clearing. Permanent fencing or walls are required in all locations of the project as shown on the Figure 2 (URS June 2003) on file as ER 99-08-033 with the Department of Planning and Land Use at the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer. Construction materials and fence and/or wall design are subject to~~

~~approval by the Department of Planning and Land Use. Minimum fence or wall height shall be 4 feet.~~

- d. ~~Cause to be placed on grading and/or improvement plans and the Final Map, the following: "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of coast live oak and Engelmann oak woodland habitats during the breeding season of the nesting raptors. This is defined as occurring between January 1st and June 1st. The Director of Planning and Land Use, may modify this condition, through written concurrence from the United States Fish and Wildlife Service and the California Department of Fish and Game, that no nesting raptors are present in the vicinity of the brushing, clearing or grading."~~

WAIVER AND EXCEPTIONS

Said 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 San Diego County except for a waiver or modification of the:

a. Standard Condition(s) for Tentative Maps:

- (1) Standard Condition 22: Said condition is associated with projects that require subsurface disposal systems. The proposed project is located within the Valley Center Municipal Water District, which has provided a letter that service is available for the project.
- (2) Standard Condition 23.3 and 24: Said conditions pertains to projects located in areas served by the California Department of Forestry or outside of the boundaries of a fire protection agency. The proposed project is located within the Deer Springs Fire Protection District, which has provided a letter that service is available for the project.
- (3) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or group 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 group of units.

b. County Subdivision Ordinance requirements:

- (1) Section 81.402(a)(1): Said section requires streets dedicated and improved in accordance with San Diego County Standards with right-of-way width of fifty-two feet (52') to sixty feet (60') on-site and no less than forty feet (40') off-site. This waiver permits a minimum forty feet (40')

private easement road, with a fifty-two foot irrevocable offer of dedication on-site. Public road improvements and dedication is not necessary for this project under current traffic volumes.

The following shall be the Mitigation Monitoring or Reporting Program for The Oaks (TM 5174RPL⁴).

Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Reporting or Monitoring Program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The Mitigation Monitoring Program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

13b, 13c and 13d

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on June 30, 2006.

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: Fish and Game Fees have been paid in the amount of \$1,275 for the review of the Mitigated Negative Declaration, Receipt number 238482, date paid January 21, 2005.

DEFENSE OF LAWSUITS AND INDEMNITY: The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

BOARD06\08-02\TM5174-RES;jcr

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

BY 
SENIOR DEPUTY

7/19/06

ON MOTION of Supervisor Slater-Price, seconded by Supervisor Jacob, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 2nd day of August, 2006, by the following vote:

AYES: Cox, Jacob, Slater-Price, Roberts, Horn

- - -

STATE OF CALIFORNIA)
County of San Diego)^{SS}

I hereby certify that the foregoing is a full, true and correct copy of the Original Resolution entered in the Minutes of the Board of Supervisors.

THOMAS J. PASTUSZKA
Clerk of the Board of Supervisors

By: Nancy Vizcarra
Nancy Vizcarra, Deputy



No. 06-147

08/02/2006 (2)

Attachment C – Environmental Documentation



County of San Diego

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

DAHVIA LYNCH
DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2021-TM-5174R2

July 22, 2022

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Mitigated Negative Declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent Mitigated Negative Declaration have occurred.

There are some minor changes and additions, which need to be included in an Addendum to the previously adopted Mitigated Negative Declaration to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add: The Oaks Revised Map
2. To the Project Number(s) add: PDS2021-TM-5174R2; PDS2021-ER-99-08-033B
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 22, 2022, which includes the following forms attached.
 - A. An Addendum to the previously approved Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated July 22, 2022.
 - B. An Ordinance Compliance Checklist



County of San Diego

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DAHVIA LYNCH
DIRECTOR

July 22, 2022

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF THE OAKS REVISED TENTATIVE MAP PDS2021-TM-5174R2

The California Environmental Quality Act (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 Mitigated Negative Declaration (MND) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted MND:

A MND for The Oaks Project, was adopted by the Board of Supervisors on August 2, 2006. The Oaks Project consisted of the development of an approximately 6.2-acre property into 11 residential lots, a tot lot, and a Biological Open Space easement. The Project is located at 10410 Meadow Glen Way within the Hidden Meadows Community of the North County Metropolitan Subregional Planning Area.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact Sean Oberbauer, Project Manager
- b. Phone number: (619) 323-5287
- c. E-mail: sean.oberbauer@sdcounty.ca.gov

3. Project applicant's name and address:

Gil Lackritz, 918 Mission Avenue, Suite 120, Oceanside, CA 92054

4. Summary of the activities authorized by present permit/entitlement application(s):

In September of 2018, a Revised Tentative Map and Tentative Map Time Extension were approved for the Oaks Project resulting in changes to biological resources conditions as a result of bring the project into conformance with current stormwater regulations. The present permit application would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

If yes, describe **ALL** differences.

The present permit application would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

NONE

Aesthetics

Biological Resources

Greenhouse Gas Emissions/Energy

Land Use & Planning

Population & Housing

Transportation/Traffic

Agriculture and Forest Resources

Cultural Resources/Tribal Cultural Resources

Hazards & Haz Materials/Wildfire

Mineral Resources

Public Services

Utilities & Service Systems

Air Quality

Geology & Soils

Hydrology & Water Quality

Noise

Recreation

Mandatory Findings of Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted MND is adequate upon completion of an Addendum.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- 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 ND 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). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- 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 ND or 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 EIR is required.

	July 22, 2022
Signature	Date
Sean Oberbauer	Project Manager
Printed Name	Title

INTRODUCTION

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 MND for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an MND has been adopted, no Subsequent MND shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous MND; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted MND may be prepared if only minor technical changes or additions are necessary.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic

vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The original MND found no significant aesthetic impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. Based on this information, there would be no impacts to Aesthetic resources with project implementation.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

The original MND found no significant agriculture and forestry resources impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. The project will not result in construction in areas that have not been previously analyzed or are within previously evaluated development footprints. Based on this information, there would be no impacts to agriculture and forestry resources with project implementation.

III. AIR QUALITY -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The previous MND identified less than significant impacts for all criteria due to the project being below the screening-level criteria established by the County of San Diego. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. The scope of the Revised Map will not result in additional grading or trips that could increase the amounts of criteria pollutants. Therefore, no new environmental impacts associated with air quality would occur and no revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

IV. BIOLOGICAL RESOURCES -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The previously adopted Mitigated Negative Declaration (MND) for GPA99-01, R99-011, TM5174RPL, VAC99-007, TPM-20453RPL and Log No. 99-08-033 was approved by the Board of Supervisors on August 2, 2006. The MND dated March 23, 2006 found that with mitigation, no significant environmental impacts to biological resources would result from the project. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. During the processing of the first Revised Map approved in September of 2018, the Oaks Project was conditioned for the dedication of an approximately 2.5-acre biological open space easement in addition to purchase of off-site mitigation for 2.9 acres of Coast Live Oak Woodland, 0.54 acres of Engelman Oak Woodland, and 0.54 acres of non-native grassland. Staff evaluated the biological open space mitigation required for the project and concluded that the on-site open space easement was no longer required as the Oaks Project is conditioned to completely mitigate through purchase of offsite mitigation for all

biological resources on-site. The biological open space easement and limited building zone adjacent to the open space easement have been previously dedicated in September of 2020. If the Revised Map is approved, the applicant will have the option of processing an Open Space Vacation to remove the previously dedicated easement. The Oaks Project is conditioned to completely mitigate through purchase of offsite mitigation for all biological resources on-site and the on-site biological open space easement is not required for mitigation. Therefore, implementation of the second Revised Map would not result in new significant environmental impacts to biological resources.

V. CULTURAL RESOURCES -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The original MND found no significant Cultural resources impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. These changes would not cause one or more effects to Cultural resources as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Cultural resources with project implementation.

VI. GEOLOGY AND SOILS -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having 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?

YES

NO

The original MND found no significant Geology and Soils impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. In September of 2018, the project was required to be brought into conformance with updated stormwater regulation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Geology and Soils with project implementation.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

The 2006 MND did not analyze impacts from greenhouse gas (GHG) emissions. Since adoption of the 2006 MND, the State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of GHG emissions be addressed in CEQA documents.

IN 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB 32), which set a GHG emissions reduction goal for the state into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain new requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the San Diego Forward: The Regional Plan. The strategy identifies how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan, adopted in

2011, incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions.

The analysis of greenhouse gas emissions was not included in CEQA Appendix G until 2010. Therefore, greenhouse gas emissions were not quantified in the 2006 The Oak MND. However, greenhouse gas emissions were known and are not considered new information, per CEQA Guidelines 15162 through 15164. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures or additional trips. Since approval of the original project in 2006, building code standards related to energy efficiency have been implemented. All residential units associated with the project will be subject to more energy efficient building code standards compared to There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in effects associated with greenhouse gas emissions of compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of 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?

YES

NO

The original MND found no significant Hazards and Hazardous materials impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. These changes would not cause one or more

effects to Hazards and Hazardous materials as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Hazards and Hazardous materials with project implementation.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; 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; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows 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; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures or additional impervious area. The first Revised Map required for the project was approved in September of 2018 and required the project to be updated to current stormwater regulations. The project is currently in-process for Final Engineering which typically requires minor updates to stormwater management plans that will ensure the project is implemented to be consistent with stormwater regulations and not result in impacts for hydrology and water quality. Based on this information, there would be no impacts to hydrology and water quality with project implementation.

X. LAND USE AND PLANNING -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The original MND found no significant Land Use and Planning impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. These changes would not cause one or more effects to land use and planning as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Land Use and Planning with project implementation.

XI. MINERAL RESOURCES -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The original MND found no significant Mineral resources impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. These changes would not cause one or more effects to Mineral resources as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Mineral resources with project implementation.

XII. NOISE -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: 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; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects 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, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The original MND found no significant effects from Noise impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. These changes would not cause one or more effects to/from Noise as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts from Noise with project implementation.

XIII. POPULATION AND HOUSING -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The original MND found no significant Population and Housing impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. The Oaks project involves a subdivision for the construction of 11 residential units. These changes would not cause one or more effects to Population and Housing as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Population and Housing with project implementation.

XIV. PUBLIC SERVICES -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The original MND found no significant Public Services impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. Updated service availability forms have been provided with the project application related to utility services. These changes would not cause one or more effects to Public Services as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Public Services with project implementation.

XV. RECREATION -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The original MND found no significant Recreation impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. The original Oaks project contains a tot lot and residential units. The previous MND indicated that the project will pay PLDO fees to address impacts for recreational facilities. The Revised Map would not cause additional impacts to Recreation as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Recreation with project implementation.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO



The original MND found no significant Transportation/Traffic impacts. Since the MND was adopted, SB 743 addressing Vehicle Miles Traveled (VMT) has been adopted. The original MND for the facility is dated prior to July 1, 2020, which is the effective date of VMT. The applicant submitted a traffic analysis dated September 16, 2021 by Linscott, Law, and Greenspan to evaluate the application of two conditions tied to off-site road improvements near Interstate 15 (I-15). The Oaks Project was approved in 2006 with the requirement to improve a second eastbound through-lane on Deer Springs Road between Mesa Rock Road and I-15 southbound off-ramp. The Oaks Project was also conditioned to complete a second southbound I-15 off-ramp right-turn lane. Both conditions were required for the Oaks Project at the time of approval to address cumulative traffic impacts and not to address direct traffic impacts. The applicant proposes to revise the two conditions to require the payment of the Transportation Impact Fee (TIF) which was adopted to address cumulative impacts. The construction of a right-turn lane has been completed since the original approval of the Oaks Project. Both conditions would be removed and replaced with the payment of TIF since the conditions were required to address cumulative impacts, the payment of TIF would address cumulative impacts, and one of the road improvement conditions has already been completed by Caltrans. These changes would not cause one or more effects to Transportation/Traffic as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Transportation/Traffic with project implementation.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES



NO



Since the MND was adopted for The Oaks Tentative Map, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. The scope of the project involves changes to offsite road improvements and will not result in changes to impacts to TCRs.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm

water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; 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; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The original MND found no significant Utilities and Service systems impacts. The proposed Revised Tentative Map would revise two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. The Revised Tentative Map will not result in the construction of additional structures. Updated service availability forms have been provided with the project application related to utility services. These changes would not cause one or more effects to Utilities and Service systems as a result of project implementation. In addition, there are no changes in circumstances or new information since the adopted MND. Based on this information, there would be no impacts to Utilities and Service systems with project implementation.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous MND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

NO

As described in this Addendum, the only changes to the approved TM 5174 for the proposed Revised Map involve revisions to two conditions related to off-site road improvements to address cumulative impacts at the time of the original project approval in 2006, and to revise a condition requiring dedication of an on-site biological open space easement. No new potentially significant impacts have been identified. There are no changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance. There are no proposed changes on Noise, or Utilities & Service Systems, as discussed in Section XII, Noise, and Section XVIII, Utilities & Service Systems.

Attachments

- Previous environmental documentation
- Addendum to the previously adopted MND

XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 *et seq.*)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
The Oaks Revised Map
PDS2021-TM-5174R2

July 22, 2022

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

YES

NO

NOT APPLICABLE/EXEMPT

The project site and any off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

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

YES

NO

NOT APPLICABLE/EXEMPT

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

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

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

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance and as indicated by an updated Biological Resources Letter Report dated April 2017 by Everett and Associates. The site does not have a substratum of predominately undrained hydric soils; the land does not support, even periodically, hydric plants; nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. However, the site may contain jurisdictional resources covered by the California Department of Fish and Wildlife and Army Corp of Engineers. The project has previously been conditioned to provide evidence that agency permits have been obtained or are not required. If permits are necessary, the project shall comply with agency conditions.

Floodways and Floodplain Fringe: This project is not located in a Floodway or Floodplain Fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats: Sensitive habitat lands were identified on the site as determined on a site visit conducted by County approved biologist, Patrick Mock of URS in 1999 (January 13, May 10), 2000 (March 9), and 2002 (April 10) and as supported by the Biological Resources Report dated June 2003 and prepared by Patrick Mock of URS. An updated Biological Resources Letter Report dated April 2017 by Everett and Associates also evaluated the property for sensitive habitats.

The project site supports coast live oak woodlands, Engelmann oak woodlands that were previously considered sensitive habitat lands pursuant to the Resource Protection Ordinance (RPO).

The subject 6-2 acre parcel, is constrained by oak woodlands that traverse the project site from the northwestern corner, connecting to the central portion of the site, with the highest concentration of oak woodlands at the southern portion of the project site. Due to these oak woodland constraints, the project has proposed a design that clusters development at the northern half of the project site, trying to avoid the higher concentration of oaks at the southern portions of the site to the maximum extent feasible. The updated Biological Resources Letter Report dated April 2017 by Everett and Associates identified impact neutral acreage surrounding on-site structures and on-site impacted areas through the addition of the bioretention basin in order to conform with current MS4 permit stormwater regulations. Revised biological resources conditions were approved in September of 2018 for the project resulting in the project to fully mitigate all impacts to biological resources through purchase of offsite mitigation. Therefore, the project has been found in conformance with the RPO.

Significant Prehistoric and Historic Sites: The property has been surveyed by a County of San Diego approved archaeologist and it has been determined there are no resources present. Therefore, the project complies with the RPO.

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

YES

NO

NOT APPLICABLE

The project Storm Water Management Plan for this project has been submitted, and DPW has reviewed it and found it in compliance with the Watershed Protection Ordinance (WPO). The plan is accepted for CEQA purposes. The project is currently in-process with Final Engineering.

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

YES

NO

NOT APPLICABLE

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad

and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

**THE OAKS REVISED TENTATIVE MAP
PERMIT NO.: PDS2021-TM-5174R2
ENVIRONMENTAL LOG: PDS2021-ER-99-08-033B**

ENVIRONMENTAL FINDINGS

July 22, 2022

1. Find that the Addendum on file with Planning & Development Services as Environmental Review Number PDS2021-ER-99-08-033B was adopted in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Planning Commission has reviewed and considered the information contained therein prior to approving the project; and

Find that there are no substantial changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts which were not considered in the previously adopted Mitigated Negative Declaration dated March 23, 2006, that there is no substantial increase in the severity of previously identified significant effects, and that no new information of substantial importance has become available since the Mitigated Negative Declaration was adopted as explained in the Environmental Review Update Checklist dated July 22, 2022.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, Section 86.601 et seq.).
3. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management and Discharge Control Ordinance (County Code, section 67.801 et seq.).

MITIGATED NEGATIVE DECLARATION

March 23, 2006

Project Name: The Oaks

Project Number(s): GPA99-01, R99-011, TM5174Rpl⁴, P99-012, VAC99-007,
TPM20453Rpl¹/Log No. 99-08-033

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the
Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for:
 - Biological Resources
 - Community Character
 - Cultural Resources
 - Drainage
 - Traffic
 - Noise
 - Stormwater
 - General Plan Amendment
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before

the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

DEPARTMENT OF PLANNING AND LAND USE - ENVIRONMENTAL

TM5174Rpl/TPM20453Rpl

A. Prior to the approval of grading or improvement plans and prior to the approval of the Final Map, the applicant shall:

1. Grant to the County of San Diego an open space easement over portions of Lot 12 as shown on the Tentative Map 5174RPL⁴ dated January 19, 2006 and Figure 2 (URS June 2003) on file with the DPLU as ER 99-08-033. This easement is for the preservation of coast live oak and Engelmann oak woodlands, non-native grasslands and chaparral, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation.

The sole exception(s) to this prohibition is:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

- b. Maintenance and construction of private and public drainage facilities or storm water best management practices to the extent approved or required by written order of the Director of Public Works for the express purpose of managing storm water runoff.
2. Grant to the County of San Diego an easement which prohibits the construction or placement of any residence, garage, or other accessory structure designed or intended for occupancy by humans or animals, within those portions of Lot 12 as shown on Figure 2 (URS June 2003) on file with the DPLU as ER 99-08-033. The purpose of this easement is to prohibit such structures, because an area containing sensitive biological resources (encumbered by an open space easement) exists adjacent to said area, and the clearing of vegetation or other fuel modification measures which are normally required by fire protection officials within a specified distance of such structures, is potentially damaging to the integrity of those biological resources. The easement shall permit the construction or placement of only the following:
 - a. Decking, fences, and similar facilities.
 - b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.
 - c. Structures located no less than thirty feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing / fuel modification requirements so that they will not be required within any portion of the biological open space easement.
 - d. Tot Lot consisting of park benches, picnic tables, swings, sandbox, and concrete walk as identified on the tentative map.
 3. Provide for the approval of the Director of Planning and Land Use evidence that 5.7 acres of coast live oak woodland habitat credit has been secured in a County approved mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.

- b. 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.
 - c. 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.
 - d. 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.
4. Provide for the approval of the Director of Planning and Land Use evidence that 0.3 acres of Engelmann oak woodland habitat credit has been secured in a County approved mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b. 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.
 - c. 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.
 - d. 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.
5. Provide for the approval of the Director of Planning and Land Use evidence that 1.2 acres of non-native grassland habitat credit has been secured in a County approved mitigation bank. Evidence of purchase shall include the following information to be provided by the mitigation bank:
 - a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 - b. 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.

- c. 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.
 - d. 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.
6. Submit to the Director, Department of Planning and Land Use evidence that permanent signs have been placed to protect all Open Space Easements in accordance with Figure 2 (URS June 2003) on file as ER 99-08-033 with the Department of Planning and Land Use. Evidence shall include photographs of a sign placed on the project and a stamped, signed statement from a California Registered Engineer, or licensed surveyor that permanent signs have been placed on the open space easement boundaries in accordance with the requirements of this condition. The signs must be corrosion resistant and 6" x 9" minimum in size, on posts not less than 3 feet in height from the ground surface and must state the following:

**"Sensitive Environmental Resources
Disturbance Beyond this Point is Restricted
by Easement**

Information:
Contact County of San Diego, Department of Planning and Land Use
Ref: 99-08-033"

- B. Grading and/or improvement plans shall include the requirement that permanent fences shall be placed along the open space boundary of Lot 12. The property owner shall submit to the Director, Department of Planning and Land Use a signed, stamped statement from a California Registered Engineer, or licensed surveyor that permanent fences or walls have been placed to protect from inadvertent disturbance all open space easement(s) that do not allow grading, brushing or clearing. Permanent fencing or walls are required in all locations of the project as shown on the Figure 2 (URS June 2003) on file as ER 99-08-033 with the Department of Planning and Land Use at the conclusion of the grading activity and prior to Record Plan approval. The permanent fence location(s) shall be identified in the field by a California Registered Engineer or licensed surveyor and positioned just outside of the open space easement. Photographs and a brief description of design and materials used shall be submitted with the statement from the California Registered Engineer. Construction materials and fence and/or wall

design are subject to approval by the Department of Planning and Land Use. Minimum fence or wall height shall be 4 feet.

C. Cause to be placed on grading and/ or improvement plans and the Final Map, the following: "Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of coast live oak and Engelmann oak woodland habitats during the breeding season of the nesting raptors. This is defined as occurring between January 1st and June 1st. The Director of Planning and Land Use, may modify this condition, through written concurrence from the United States Fish and Wildlife Service and the California Department of Fish and Game, that no nesting raptors are present in the vicinity of the brushing, clearing or grading."

D. Transportation

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

DEPARTMENT OF PLANNING AND LAND USE - PLANNING

TM5174Rpl/TPM20453Rpl

A. Park fees will be paid in lieu of parkland dedication.

DEPARTMENT OF PUBLIC WORKS

TM5174Rpl⁴/MUP99-012

C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County.

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

2. Specific Conditions:

- h. Safe and adequate sight distance shall be provided at all intersections and driveways to the satisfaction of the Director, Department of Public Works
- i. Provide a minimum of three hundred feet (300') of intersectional sight distance in each direction along Meadow Glen Way East from Oak Ranch Road and along Oak Ranch Road from Street 'A' to the satisfaction of the Director, Department of Public Works.

(Grading Plans)

5. Specific Conditions:

- a. Comply with all applicable stormwater regulations at all times. 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 (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for 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. This requirement shall be to the satisfaction of the Director of Public Works.
- c. The project includes Category 2 post-construction BMPs. The applicant is required to establish a maintenance agreement / mechanism (to include easements) to assure maintenance of these BMPs and to provide security to back up maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

DEVELOPMENT IMPACT FEES:

6. Specific Conditions:

- b. Participate in the cost of a traffic signal installation at the intersection of Mountain Meadow Road and Meadow Glen Way East. The amount of the developer's portion of the entire cost of the signal shall be \$855.
 - (1) The fee will be used to contribute toward the installation of a traffic signal at the above-mentioned intersection;
 - (2) The fee of \$855 is based on an estimate of the percentage of traffic this project will contribute to this intersection.

TPM20453Rpl¹

B. The following conditions shall be complied with before a parcel map is approved by the County of San Diego, Department of Public Works, and filed with the County Recorder of San Diego County:

1. Sight Distance [DPW]

- a. Safe and adequate site distance shall be developed at all intersections and driveways to the satisfaction of the Director of Public Works.

3. Facility/Utility Arrangements [DPW] [DPLU]

- b. A commitment to serve each parcel must be obtained / purchased from the Valley Center Municipal Water District. In addition to the capacity commitment fees, the developer shall pay all of the appropriate district fees at the issuance of the wastewater discharge permit.
- c. The subdivider shall furnish proof that each parcel has separate sewer lateral connections to the public sewer.

D. Other Requirements [DPW] [DPLU]

- 3. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board

Negative Declaration, GPA99-01/ - 9 -
TM5174Rpl⁴/P99-012/VAC99-007/
REZ99-011/TPM20453Rpl¹

March 23, 2006

(RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas of one (1) acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

BOARD OF SUPERVISORS

on AUGUST 2, 2006



Devon Muto, Planning Manager
Regulatory Planning Division

Attachment D – Public Documentation

Hidden Meadows Community Sponsor Group

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

Thursday, May 26, 2022 at 7:00 p.m.

PLEASE NOTE: In accordance with County Direction, this will be a virtual meeting. Any person wishing to participate in this meeting may join through the link found below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZmQyNjQ4ODYtZjRhMS00ZTUwLWJkNjAtYTQyODIkNTNiZWNI%40thread.v2/0?context=%7b%22Tid%22%3a%22d5fe813e-0caa-432a-b2ac-d555aa91bd1c%22%2c%22Oid%22%3a%22908dc127-2ed2-4436-8a0a-b1826290f283%22%7d

FINAL AGENDA

<p>Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call James Chagala at 760 751-2691 so necessary arrangements can be made.</p>
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(Please note that persons desiring to speak on any action or information item are required to fill out a speaker slip, available from the Secretary.)

- 1) CALL TO ORDER: Bret Sealey, Vice-Chair
- 2) ROLL CALL: Quorum establishment
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) Confirming the Chairman's determination that the findings have been met to hold a virtual meeting
- 5) MINUTES
 - a) Approval of minutes of December 2, 2021.
- 6) OPEN FORUM: attendees may speak on any subject not covered by this Agenda
(Time limit – 3 minutes per speaker)
- 7) ADMINISTRATIVE ITEMS/CORRESPONDENCE
 - a) Climate Action Plan Workshop Series*
 - b) Cannabis Tour*
- 8) SUB-COMMITTEE REPORTS
 - a) Mobility – Birch
 - b) Trails & Parks – Sealey
- 8) PUBLIC REVIEW / ACTION ITEMS:
 - a) Greens Global Storage Facility Banner. Located at 25260 N. Center City Parkway. They would like a review of their banner, and any comments we might have for them.*
 - b) Welk Gardens will be requesting a 2-year extension of their improvement plan. No change in conditions will take place. This project will be 148 condominium units, and the improvements are 90% complete.*
 - c) The Oaks Revised Map. This item (TM 5174-1) was before us in January and was continued.

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It is located at the northeast corner of the intersection of Meadow Glen Way East and Oak Ranch Road. This item was before us initially in 2017 and we recommended approval.

9) MEMBERS COMMENTS

10) AJOURNMENT

* Denotes Attachment

Next regular meeting will be on June 23, 2022. The agenda will be posted 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: <http://www.sdcounty.ca.gov/dplu/Groups/hiddenmeadows.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.

Access and Correction of Personal Information

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

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 <http://www.sdcounty.ca.gov/dplu/Groups/hiddenmeadows.html> and are attached to the meeting agenda.

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) PDS2021-TM-5174R2

Assessor's Parcel Number(s) 186-502-13-00

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

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

GIL LACKRITZ MARK FACKLER

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.

[Blank lines for listing individuals]

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.

[Blank lines for listing persons]

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."

GIL LACKRITZ
Signature of Applicant
[Signature]
Print Name

OFFICIAL USE ONLY
SDC PDS RCVD 12-13-21
TM5174R2

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

