



County of San Diego

PLANNING & DEVELOPMENT SERVICES
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www.SDCPDS.org

DAHVIA LYNCH
DIRECTOR

July 14, 2023

TO: Planning Commission

FROM: Dahvia Lynch, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Six-Year Time Extension for Oakmont II Tentative Map 5421 (District: 2, Item #H-1)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM #H-1

PURPOSE

The purpose of this informational item is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for the Oakmont II Tentative Map (TM 5421) to allow completion of the Final Map. The Time Extension does not propose, nor does the applicant request, any changes or revisions to TM 5421 or to the conditions in the Resolution of Approval dated August 15, 2014.

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

BACKGROUND

H1 - 2

PDS 2017-TM-5421TE Oakmont II TM TE

July 14, 2023

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The project is located at the northeast corner of Flinn Springs Road and Old Highway 80 in the Lakeside Community Plan Area. On August 15, 2014, the Planning Commission approved TM 5421 to subdivide 103.28 acres into 20 lots, consisting of 18 residential lots and two as Open Space Easements ranging from 1 to 38.58 net acres. The original expiration date was August 15, 2017.

The applicant filed a request on August 2, 2017 for a six-year Tentative Map Time Extension to allow more time to prepare and process the grading plans, improvement plans and obtain the Final Map for the property. Due to numerous issues, including the Covid-19 pandemic, the death of the previous property owner, and lengthy periods between resubmitted materials from the project applicant, this project's time extension was in process for nearly six years. The new expiration date would be August 15, 2023. Staff considered this request and supports a six-year extension. On August 4, 2017, as required by the County of San Diego Subdivision Ordinance, properties within 300 feet of the exterior boundaries of the project site were notified that the application for a Time Extension for TM 5421 was filed. No comments have been received regarding about the Tentative Map Time Extension.

On September 6, 2017, the Lakeside Community Planning Group recommended approval of the Time Extension for six years by a vote of 11-0-0-0-0 (Ayes – 11, Noes – 0, Abstain – 0, Vacant – 0, Absent – 0). In a follow up email with the Chair of the Lakeside Community Planning Group on June 22, 2023, the chair did not have any questions or comments on the Time Extension.

The Director reviewed the application for a Time Extension with consideration to the following requirements: conformance with all Federal, State, and County regulations, including the County General Plan, Community Plans, Zoning Ordinance, and California Environmental Quality Act (CEQA). No significant changes were found to density, zoning, or CEQA requirements. The Time Extension was found to comply with the originally certified CEQA document. The project is required to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the July 14, 2023 Notice of the Preliminary Decision of the Director of Planning & Development Services to approve Tentative Map Time Extension PDS2022-TM-5421TE (Attachment B), has been issued and filed with the Planning Commission as an Administrative Item.

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 Time Extension for PDS2017-TM-5421

Attachment C – Environmental Documentation

Attachment D – Ownership Disclosure

**Attachment A –
Planning
Documents**

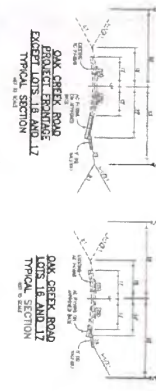
COUNTY OF SAN DIEGO TRACT NO. 5421 RPL2 (BLOSSOM VALLEY / FLINN SPRINGS AREA)



LOCAL REGULATIONS:

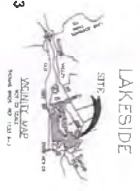
Check for compliance with the following:

San Diego County Zoning Ordinance	Section 12.0100
San Diego County Subdivision Map Act	Section 12.0200
San Diego County Health Ordinance	Section 12.0300
San Diego County Fire Ordinance	Section 12.0400
San Diego County Flood Ordinance	Section 12.0500
San Diego County Air Quality Ordinance	Section 12.0600
San Diego County Noise Ordinance	Section 12.0700
San Diego County Earthquake Ordinance	Section 12.0800
San Diego County Historical Resources Ordinance	Section 12.0900
San Diego County Cultural Resources Ordinance	Section 12.1000
San Diego County Parks and Recreation Ordinance	Section 12.1100
San Diego County Open Space Ordinance	Section 12.1200
San Diego County Wetlands Ordinance	Section 12.1300
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.1400
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.1500
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.1600
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.1700
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.1800
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.1900
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2000
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2100
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2200
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2300
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2400
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2500
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2600
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2700
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2800
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.2900
San Diego County Wetlands and Riparian Areas Ordinance	Section 12.3000



Project: **RDW 5421 RPL2**
 was prepared on **8/15/2014** by **[Signature]**
 The Director of Planning & Development Services
 The San Diego County Board of Supervisors
 By: **[Signature]**
 Title: **[Signature]**
 No. **7518**
 No. **7518**
 No. **7518**

SDC PDS RCVD 04-15-13
 TM6421RPL2



OAKMONT II

DATE	8/15/2014
BY	[Signature]
TITLE	PROJECT ENGINEER
NO.	7518
PROJECT	OAKMONT II
TRACT	5421 RPL2
CITY	SAN DIEGO
COUNTY	SAN DIEGO
STATE	CALIFORNIA



OAKMONT II PRELIMINARY GRADING PLAN

NO.	REVISION	DATE
1		
2		
3		
4		
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August 15, 2014

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 3100 5421 RPL 2)

WHEREAS, Tentative Map No. 3100 5421 RPL 2 proposing the division of property located to the east of Flinn Spring Road, to the North of Old Highway 80, and to the south of Oak Creek Road and generally described as:

A portion of Lot 44 of Map Number 8660, recorded in the County of San Diego.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on April 15, 2013; and

WHEREAS, on August 15, 2014, the Planning Commission of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

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

- 1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- 2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- 3) Standard Conditions 19(a-e): Said conditions pertain to projects for which a grading plan is required. No grading plan is required for Unit 1 because no mass grading of lots is proposed. This is a lot sale project.
- 4) Standard Condition 21: Said condition pertains to public sewer systems. The project proposes a public sewer system for Lots 2 thru 11 and subsurface sewage disposal systems for lots 1 and 12-20.
- 5) Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. The project proposes a private subsurface sewage disposal systems for Lots 1 and 12 thru 20 and a connection to a public sewer system for lots 2-11.
- 6) Standard Condition 27: Said condition states that the Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units. The Final Map for this project may be filed in units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated April 15, 2013 consisting of 1 sheet (Attached Herein as Exhibit B) pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and

where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

1-29. The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, with the exception of those "Standard Conditions" waived above. The standard conditions apply to all units.

ALL UNITS: In addition to standard condition 1-29, conditions that apply to all Units are listed after the conditions for the individual units.

UNIT 1: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Tentative Map is to be filed in units. The first Final Map to be filed shall be Unit 1, and the last unit to be filed shall be Unit 2. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions for Unit 2.

30. ROADS#1--PUBLIC ROAD IMPROVEMENTS: [PDS, LDR], [DPR, TC] [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and the Community Trails Master Plan **Oakmont Terrace, Oak Creek Road, Flinn Springs Road, and Olde Highway 80** shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the project side as follows:

- a. With Unit 1, **Oakmont Terrace** along the project frontage for the currently improved portion of Oakmont Terrace in accordance with Public Road Standards for a Residential Collector, to a graded width of sixty feet (60') [thirty-feet (30') from centerline] and to an improved width of forty feet (40') [twenty-feet (20') from centerline] with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at twenty-feet (20') from centerline and 5-foot (5') disintegrated granite (D.G.) pathway adjacent to the curb on the north side. The existing pavement width of twenty-feet (20') from centerline shall remain and all distressed sections shall be replaced. Provide a driveway curb opening to the existing school's west driveway from Oakmont Terrace cul-de-sac.
- b. With Unit 1, **Oakmont Terrace** shall terminate with an offset cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a minimum radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of cub at minimum thirty-eight feet (38') from the radius point and five-foot (5') D.G. pathway adjacent to the curb on the north side.
- c. With Unit 1, **Oak Creek Road** along the project frontage from Oakmont Terrace to the east property line for Lot 17 with Public Road Standards for a Residential Collector, to a graded width of thirty-feet (30') from centerline and to an improved width of twenty-feet (20') from centerline with asphalt concrete

pavement over approved base with asphalt concrete dike, with face of dike at twenty-feet (20') from centerline and five-foot (5') D.G. pathway adjacent to the dike on the south side.

- d. With Unit 1, **Oak Creek Road** along the project frontage from the east property line for Lot 17 to west property line for Lot 16 with Public Road Standards for a Hillside Residential Street – Category 2, to a minimum graded width of nineteen-feet (19') from centerline and to an improved width of fourteen-feet (14') from centerline with asphalt concrete pavement over approved base with asphalt concrete dike, with face of dike at twenty-feet (14') from centerline and five-foot (5') D.G. pathway adjacent to the dike on the south side.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Oakmont Terrace and Oak Creek Road,
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].

Timing: Prior to the approval of the map all the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] and [DPR, TC, PP] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

31. ROAD#2-PRIVATE ROAD IMPROVEMENTS: [PDS, LDR], [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#), Private Road "A" shall be improved.

Description of requirement: Improve or agree to improve and provide security for the private road easements as follows:

- a. With Unit 1, Private Road "A" from Oakmont Terrace to Lot 16, to a graded width of twenty-eight feet (28') 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') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred one (101) to seven hundred fifty (750) trips shall apply.
- b. With Unit 1, Private Road "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 asphalt concrete pavement over approved base with asphalt concrete dike with face dike at thirty-six feet (36') from the radius point.

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

- a. Process and obtain approval of Improvement Plans to improve private road easements for Private Road "A".
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].
- e. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

32. ROADS#3–SIGHT DISTANCE: [PDS, LDR] [MA]

Intent: In order to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#) and Section 3.2 (G) of the [County of San Diego Private Road Standards](#), an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance along the public road shall be verified. **Description of requirement:** Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide the following certified signed statements that: "Physically, there is a minimum unobstructed sight distance in both directions along **Oak Creek Road** from Oakmont Terrace, for the prevailing operating speed of traffic on Oak Creek Road".

- a. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- b. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

Documentation: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **Timing:** Prior to the approval of the final map the sight distance at all foreword intersections shall be verified. **Monitoring:** The [PDS, LDR] shall verify the sight distance certifications.

33. ROADS#4–ROAD DEDICATION (ONSITE ONLY): [PDS, LDR] [MA].

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **Description of requirement:** Dedicate on the map to the County of San Diego an easement for road purposes along the project frontage in accordance with [County of San Diego Public Road Standards](#) and Community Trails Master Plan that provides a right-of-way width together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works as follows:

- a. With Unit 1, Oakmont Terrace for a modified Residential Collector Road to a right-of-way width of thirty feet (30') from centerline on the north side and twenty-five feet (25') from centerline on the south side, for a total width of fifty-five feet (55').

- b. With Unit 1, Oak Creek Road from Oakmont Terrace Road to the east property line for Lot 17 for a Residential Collector to a right-of-way width of thirty feet (30') from centerline.
- c. With Unit 1, Oak Creek Road from the east property line for Lot 17 to the west property line for Lot 16 for a Hillside Residential Street – Category 2, to a right-of-way width of twenty-five feet (25') from centerline.

The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. **Documentation:** The applicant shall dedicate the easement on the map and show them as accepted. **Timing:** Prior to the approval of the Final map for this project, the onsite dedication shall be provided for roads. **Monitoring:** The [PDS, LDR] shall verify that the dedications are indicated on the map and accepted by the County.

34. ROADS#5–PRIVATE ROAD MAINTENANCE AGREEMENT: [PDS, LDR] [MA].

Intent: In order to comply with the [Subdivision Ordinance Sec. 81.402 \(c\)](#), and ensure that the private roads approved with this subdivision are maintained, the applicant shall assume responsibility of the private roads. **Description of Requirement:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
- b. The Director of Public Works shall be notified as to the final disposition of title (ownership) to **Private Road “A”**, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of DPW and indicate the ownership on the map as indicated above. **Timing:** Prior to the approval of the map for this project the agreement shall be executed and the ownership shall be indicated on the map. **Monitoring:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

35. TRAIL#1–TRAIL EASEMENT: [DGS.R] [DPR. TC], [MA]

Intent: In order to promote orderly development by providing a trail connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the County [Subdivision Ordinance](#)

Sections 81.401(n) and 81.402.u, the applicant shall dedicate public non-motorized multi-use trail easements and designate pathways as shown on the approved Tentative Map (TM) 5421 and trails plan agreed to on June 30, 2011. **Documentation:** The applicant shall offer to dedicate trail easements to the County of San Diego and show the offer as accepted on the final map as agreed to on the trails plan dated June 30, 2011 for TM 5421 and as follows:

- a. A twenty-foot (20') wide trail easement (main trail) starting at the northeasterly boundary of Unit 2 along the northwesterly boundary of Lot 12 for approximately 1250 feet.
- b. Continuing in an easterly direction a twenty-foot (20') wide trail easement (main trail) for approximately 600 feet to the subdivision boundary and the terminus of Snow View Drive.
- c. A trail easement with a width as necessary to complete twenty-foot (20') starting at a point along the easterly boundary of Lot 12 and continuing the trail easement as shown in Document No. 2011-0481320 recorded September 16, 2011 to Oakmont Terrace for approximately 270 feet.
- d. A ten-foot (10') wide trail easement on the western boundary of Lot 12 (connecting to the main trail easement) for a distance of approximately 200 feet to an angle point. Please note that this ten-foot (10') segment shall be an easement only, and it shall not be improved.
- e. Continuing in a northwesterly direction a fifteen-foot (15') wide trail easement for approximately 280 feet, then a ten-foot (10') wide trail easement for approximately 140 feet to the project boundary. Please note that this ten (10') and fifteen foot (15') segment shall be an easement only, and it shall not be improved.
- f. A ten-foot (10') wide trail easement starting at Snow View Drive southerly along easterly boundary for approximately 270 feet, then continue with a twenty-foot (20') wide easement approximately 160 feet to the project boundary. Please note that this ten-foot (10') segment shall be an easement only, and it shall not be improved.

Documentation: The applicant shall offer to dedicate to the County of San Diego on the final map, non-motorized multi-use trail easements and designate pathways as shown on TM 5421. The offer of dedication shall be shown as accepted on the final map and the pathways shall be shown as designated on a separate "Non-Tile Information" sheet on the final map. **Timing:** Prior to the approval of TM 5421, the applicant shall dedicate the trail easement to the County on the final map. **Monitoring:** The trail easements shall be accepted on the final map; The [PDS, LDR] [DPR, TC] shall ensure that all trail easements are indicated on the map.

36. TRAIL#2-TRAIL/PATHWAY IMPROVEMENTS [DPR, TC] [PDS, LDR] [MA].

Intent: In order to promote orderly development by providing a trail/pathway connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the [Subdivision Ordinance Sections 81.403 through 81.406.1](#), the applicant shall improve the trails and pathways. **Description of requirement:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation and/or the Department of Public Works, pathways to a clear, unobstructed width of five (5) feet and surface material shall consist of at least 4-inches of compacted decomposed granite within the designated road right of way of Oak Creek Road, Oakmont Terrace and Old Highway 80 (above ground utilities are not permitted within the pathway); and trail easements as follows:

- a. Trail easements a. thru c., including the recorded trail easement described in Document No. 2011-0481320, shall be improved to a 6-foot tread width. Trail easements d. thru f. above are not required to be improved but the applicant shall identify (flag) the trail easement alignments or access points in the field and brush and clear/remove obstacles (large rocks, heavy brush, trees, steep access points) or other encroachments from the trail easement to ensure the trail easement is viable and accessible for construction; this is not considered trail improvement.
- b. Trail easement surfaces may use native soil if demonstrated to have equivalent or better characteristics than decomposed granite.
- c. Pathways shall have an improved tread width of 5-feet of compacted decomposed granite.

On-site grading of building pads and streets cannot interfere with or create obstructions, steep embankments, block or encroach into the trail easements or their access points. Drainage from the building pads cannot be directed to flow across or down trail easements. Drainage facilities must be underground or outside of the trail easement, including rip-rap.

Above ground utilities (cable boxes, telephone pedestals, transformers, water meters, drainage structures, open culverts, rip-rap, etc.) are not permitted within the designated pathways or trail easements and shall be placed on the opposite side of the street from the designated pathway; and, on streets where guardrails are required by the County Engineer, the pathway shall be placed on the opposite side of the street..

If fences are required for the open space easements, they may not block the access to the trail easements. Open space fence openings shall be allowed for the trail easements. The width of the fence opening shall be determined in the field with *[DPR, TC]*. Trail gates may be required to be installed by the applicant to prohibit off-road vehicles from accessing the open space.

The trails and pathways shall be improved and constructed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#).

Documentation: The applicant shall prepare improvement plans and provide securities for the construction of the trails/pathways and all associated work. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#) and/or the [County of San Diego Public Road Standards](#) and the DPW [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sections 81.405 through 81.406.1](#).
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC] and the [DPR, TC]

The plans shall be submitted to [DPR, TC] and or [PDS, LDR], for review and approval. **Timing:** Prior to the approval of the map for TM #5421 the applicant shall improve the trails/pathways. Final inspection and approval of the constructed trails and pathways by [DPR, TC] shall be required. **Monitoring:** The [DPR, TC] and/or [PDS, LDR] shall review the plans for conformance with the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#) and approve all financial securities for the construction of the trail/pathway facility.

UNIT 2: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Tentative Map is to be filed in units. The first Final Map to be filed shall be Unit 1, and the last unit to be filed shall be Unit 2. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions for Unit 2.

37. ROADS#6–PUBLIC ROAD IMPROVEMENTS: [PDS, LDR], [DPR, TC] [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and the Community Trails Master Plan **Oakmont Terrace, Oak Creek Road, Flinn Springs Road, and Olde Highway 80** shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the project side as follows:

- a. With Unit 2, **Olde Highway 80** (SA 895) along the project frontage in accordance with Public Road Standards for a Mobility Element Light Collector Road (2.2B) with continuous turn lane and bike lane,, to a graded width of

thirty-nine feet (39') from centerline and to an improved width of twenty-seven feet (27') from centerline with asphalt concrete pavement over approved base with asphalt concrete dike, with face of dike at twenty-seven feet (27') from centerline and taper transition to match existing pavement (both westerly and easterly) with additional width to accommodate acceleration and deceleration lanes as needed. Provide a five-foot (5') disintegrated granite (D.G.) pathway adjacent to the curb on the north side. NOTE: There is a parking prohibition along Olde Highway 80 along the project frontage, therefore the additional width for a bike lane has not been included.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Flinn Springs Road and Olde Highway 80.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].

Timing: Prior to the approval of the map all the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] and [DPR, TC, PP] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

38. ROADS#7–PRIVATE ROAD IMPROVEMENTS: [PDS, LDR], [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#), Private Road "B: shall be improved.

Description of requirement: Improve or agree to improve and provide security for the private road easements as follows:

- a. With Unit 2, **Private Road "B"** from Olde Highway 80 to Lot 8, to a graded width of twenty-eight feet (28') 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') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply.
- b. With Unit 2, **Private Road "B"** 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 asphalt concrete pavement over approved base with asphalt concrete dike with face dike at thirty-six feet (36') from the radius point.

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

- a. Process and obtain approval of Improvement Plans to improve private road easements for Private Road "B".
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].
- e. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement

agreements. The securities and improvement agreements shall be approved by the Director of DPW.

39. ROADS#9–SIGHT DISTANCE: [PDS, LDR] [MA]

Intent: In order to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#) and Section 3.2 (G) of the [County of San Diego Private Road Standards](#) , an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance along the public road shall be verified. **Description of requirement:** Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide the following certified signed statements that:

- a. Physically, there is a minimum unobstructed sight distance in both directions along **Old Highway 80** from the proposed Private Road "B" for the prevailing operating speed of traffic on Old Highway 80".
- b. "Physically, there is a minimum unobstructed sight distance in both directions along **Flinn Springs Road** from the proposed driveways for Lot 2 and Lot 3, for the prevailing operating speed of traffic on Flinn Springs Road".
- c. For all foregoing intersections, if the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- d. For all foregoing intersections, the engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

Documentation: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **Timing:** Prior to the approval of the final map the sight distance at all foreword intersections shall be verified. **Monitoring:** The [PDS, LDR] shall verify the sight distance certifications.

40. ROADS#10–ROAD DEDICATION (ONSITE ONLY): [PDS, LDR] [MA].

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **Description of requirement:** Dedicate on the map to the County of San Diego an easement for road purposes along the project frontage in accordance with [County of San Diego Public Road Standards](#) and Community Trails Master Plan that provides a right-of-way width together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works as follows:

- a. **Flinn Springs Road** for a Residential Collector to a right-of-way width of thirty feet (30') from centerline.

The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. **Documentation:** The applicant shall dedicate the easement on the map and show them as accepted. **Timing:** Prior to the approval of the Final map for this project, the onsite dedication shall be provided for roads. **Monitoring:** The [PDS, LDR] shall verify that the dedications are indicated on the map and accepted by the County.

41. ROADS#11-CENTERLINE LOCATION: [PDS, LDR] [MA].

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402 & 81.804](#), the centerline of **Olde Highway 80 (SA 895)** shall be shown on the subdivision map. **Description of requirement:** The desired location of the centerline for Olde Highway 80 (SA 895) shall be determined, which is shown on the Mobility Element of the County General Plan as a Light Collector Road (2.2B) with continuous turn lane and bike lanes. The following shall be shown on the Final Map:

- a. The centerline location as approved by the Department of Public Works.

Documentation: The applicant shall indicate the centerlines on the map as indicated above. **Timing:** Prior to the approval of the final map or parcel map for this project the centerline shall be indicated on the map. **Monitoring:** The [PDS, LDR] shall verify that the centerline is indicated on the map.

42. ROADS#12-PRIVATE ROAD MAINTENANCE AGREEMENT: [PDS, LDR] [MA].

Intent: In order to comply with the [Subdivision Ordinance Sec. 81.402 \(c\)](#), and ensure that the private roads approved with this subdivision are maintained, the applicant shall assume responsibility of the private roads. **Description of Requirement:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
- b. The Director of Public Works shall be notified as to the final disposition of title (ownership) to **Private Road "B"**, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of DPW and indicate the ownership on the map as indicated above. **Timing:** Prior to the approval of the map for this project the agreement shall be executed and the ownership shall be indicated on the map. **Monitoring:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

43. ROADS#13–RELINQUISH ACCESS: [PDS, LDR] [DGS, RP] [MA]

Intent: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#), access shall be relinquished. **Description of Requirement:** Relinquish access rights onto **Olde Highway 80** (SA 895) except for one (1) private road easement (Private Road "B"). The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **Documentation:** The applicant shall prepare the pages of the Final Map and present them for review to [PDS, LDR]. Upon plotting of the relinquishment of access, the applicant shall provide copies of the documents to [DGS, RP] for review. **Timing:** Prior to the approval of the Map for Unit 2 the access shall be relinquished. **Monitoring:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map and forward a copy of the recorded documents to [DGS, RP] for review and approval.

44. TRAIL#3–TRAIL EASEMENT: [DGS.R] [DPR. TC], [MA]

Intent: In order to promote orderly development by providing a trail connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the County [Subdivision Ordinance Sections 81.401\(n\) and 81.402.u](#), the applicant shall dedicate public non-motorized multi-use trail easements and designate pathways as shown on the approved Tentative Map (TM) 5421 and trails plan agreed to on June 30, 2011. **Documentation:** The applicant shall offer to dedicate trail easements to the County of San Diego and show the offer as accepted on the final map as agreed to on the trails plan dated June 30, 2011 for TM 5421 and as follows:

- a. A fifteen foot (15') wide trail easement within Lot 2 for approximately 500 feet starting on Flinn Springs Road on the west side of Lot 2, as referenced on TM 5421 RPL2.
- b. The trail easement continues as a fifteen-foot (15') wide trail easement within Lot 1 for approximately 270 feet until it reaches the 20' wide main trail. **Note:** There must be sufficient overlap (minimum 20-feet) of the trail on Lot 2 to make the connection to the trail on Lot 1, as referenced on TM 5421 RPL2.
- c. A twenty-foot (20') wide trail easement (main trail) from the angle point on Lot 1 approximately 350 feet easterly of Flinn Springs Road traversing easterly generally along the northerly proposed biological open space easement on Lot 1, as referenced on TM 5421 RPL2.

- d. A twenty-foot (20') wide trail easement shall extend northwesterly to Shanteau Drive from the main trail within Lot 1, as referenced on TM 5421 RPL2.
- e. A ten-foot (10') wide trail easement shall extend northeasterly to Shanteau Drive from the main trail within Lot 1, as referenced on TM 5421 RPL2. Please note that this ten-foot (10') segment shall be an easement only, and it shall not be improved.

Documentation: The applicant shall offer to dedicate to the County of San Diego on the final map, non-motorized multi-use trail easements and designate pathways as shown on TM 5421. The offer of dedication shall be shown as accepted on the final map and the pathways shall be shown as designated on a separate "Non-Tile Information" sheet on the final map; and, **Timing:** Prior to the approval of TM 5421, the applicant shall dedicate the trail easement and designate pathways to the County on the final map. **Monitoring:** The trail easements and designated pathways shall be accepted on the final map. The [PDS, LDR] [DPR, TC] shall ensure that all trail easements and designated pathways are indicated on the map.

45. TRAIL#4—TRAIL/PATHWAY IMPROVEMENTS [DPR, TC] [PDS, LDR] [MA]

Intent: In order to promote orderly development by providing a trail/pathway connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the [Subdivision Ordinance Sections 81.403 through 81.406.1](#), the applicant shall improve the trails and pathways. **Description of requirement:** Improve or agree to improve to the satisfaction of [DPR, TC] and/or the [PDS, LDR] trail easements as follows:

- a. Trail easement a. shall have improved tread width (surface) to the easement width of ten feet (10') and provide 4-foot high split rail fence with high tensile wire along the east side of the easement;
- b. Trail easements b. through d. above shall have improved tread width to the minimum width of 6 feet. Trail easement e. is not required to be improved but the applicant shall identify (flag) the trail easement alignments or access points in the field and brush and clear/remove obstacles (large rocks, heavy brush, trees, steep access points) or other encroachments from the trail easement to ensure the trail easement is viable and accessible for construction; this is not considered a trail improvement.
- c. Pathways shall have an improved tread width of 5-feet with 4-inches of compacted decomposed granite.
- d. On-site grading of building pads and streets cannot interfere with or create obstructions, steep embankments, block or encroach into the trail easements or their access points. Drainage from the building pads cannot be directed to

flow across or down trail easements. Drainage facilities must be underground or outside of the trail easement, including rip-rap.

- e. Above ground utilities (cable boxes, telephone pedestals, transformers, water meters, drainage structures, open culverts, rip-rap, etc.) are not permitted within the designated pathways or trail easements and shall be placed on the opposite side of the street from the designated pathway; and, on streets where guardrails are required by the County Engineer, the pathway shall be placed on the opposite side of the street.
- f. If fences are required for the open space easements, they may not block the access to the trail easements. Open space fence openings shall be allowed for the trail easements. The width of the fence opening shall be determined in the field with [DPR, TC]. Trail gates may be required to be installed by the applicant to prohibit off-road vehicles from accessing the open space.
- g. The trails and pathways shall be improved and constructed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#).

Documentation: The applicant shall prepare improvement plans and provide securities for the construction of the trails/pathways and all associated work. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), and/or the [County of San Diego Public Road Standards](#) and the DPW [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sections 81.405 through 81.406.1](#).
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and the [DPR, TC]

The plans shall be submitted to [DPR, TC] and or [PDS, LDR], for review and approval. **Timing:** Prior to the approval of the map for TM #5421 the applicant shall improve the trails/pathways. Final inspection and approval of the constructed trails and pathways by [DPR, TC] shall be required. **Monitoring:** The [DPR, TC] and/or [PDS, LDR] shall review the plans for conformance with the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#) and approve all financial securities for the construction of the trail/pathway facility.

46. SEWER#1–PUBLIC SEWER IMPROVEMENT: [PDS, LDR] [DPW, WWM]

[SDCSD] [MA].

Intent: In order to promote orderly development by providing public sewer to the lots (Lots 2 thru 11 in Unit 2), and to comply with the [Subdivision Ordinance Sec. 81.703 through Sec. 81.707](#) the sewer shall be dedicated and installed or agree to install. **Description of Requirement:** A sewer system, which is to be public sewer shall be shown within dedicated right-of-way on the map, and the portion of the sewer system which is to be public shall be installed as shown on the approved plans and specifications, to the satisfaction of the San Diego County Sanitation District [SDCSD]. A graded access road to maintain any public sewer constructed within easements shall be required.

- a. Plans and specifications for construction of the public sewer system serving each lot (Lots 2 thru 11 in Unit 2) and offsite public sewer improvements along Flinn Springs Road and Olde Highway 80 shall be approved by [SDCSD].
 1. A deposit of \$1,000 is required for [DPW, WWM] staff to research, meet, review and process project conditions. Applicant shall submit the deposit at the Planning Development Services, Land Development counter, at 5510 Overland Avenue, San Diego, California.
 2. Applicant/owner must apply for annexation of this project to [SDCSD]. For information, contact Louis Conde at 858-694-2660.
 3. [SDCSD] must approve plans and specifications for the installation of the public sewer system serving each lot (Lots 2 thru 11 in Unit 2). The developer shall install the public sewer system. Developer shall dedicate all necessary easements to the District, along with that portion of the sewer collection system that is to be public sewer to the satisfaction of the Director of Public Works.
 4. The developer may be required to grade additional roads for access to public sewers that are constructed within inaccessible easements. Developer may also be required to dedicate those additional roads as sewer access easements to the public sewer lines.
 5. Provide a line diagram (conceptual utility plan) showing streets and layout of proposed sewage conveyance facilities, including manhole rim and invert elevations, pipe segment slopes, and cleanouts relative to street locations.

Documentation: The applicant shall dedicate the sewer easement on the final map, and provide improvement plans for the sewer system construction to the [PDS, LDR] and [SDCSD] for review and approval. **Timing:** Prior to approval of the final map for Unit 2, the offsite sewer and the sewer for Unit 2 shall be dedicated and installed. **Monitoring:** The [PDS, LDR] shall review the final map

to ensure that the sewer easement has been dedicated. The [PDS, LDR] and [DPW, WWM] shall review the improvement plans to ensure compliance with this condition.

PRIOR TO APPROVAL OF ALL MAPS FOR ALL UNITS

The following conditions apply to all units (Units 1 and 2) and should be checked at each Final Map stage.

47. ROADS#14–PUBLIC ROAD IMPROVEMENTS: [PDS, LDR], [DPR, TC] [MA]
Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and the Community Trails Master Plan **Oakmont Terrace, Oak Creek Road, Flinn Springs Road, and Olde Highway 80** shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the project side as follows:

- a. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].

Timing: Prior to the approval of the map all the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] and [DPR, TC, PP] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

48. ROADS#16–PAVEMENT CUT POLICY: [PDS, LDR] [GP, IP, MA]

Intent: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **Description of requirement:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **Documentation:** The applicant shall sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [DPW LDR] for review. **Timing:** Prior to the approval improvement plans and the approval of the map the letters shall be submitted for approval. **Monitoring:** The [PDS, LDR] shall review the signed letters.

49. SWMP#1–EROSION CONTROL: [PDS, LDR] [DPW, PDCI] [MA, IP, GP].

Intent: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10096](#) and all other applicable ordinances and standards for this priority project. **Description of Requirement:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Pollution Prevention Plan (SWPPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipaters, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.406](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304\(e\)](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works 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 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.

Documentation: The applicant shall provide the letter of agreement and any additional security and or cash deposit to the [PDS, LDR] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **Timing:** Prior to approval of the map for all phases, 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 this conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforcement the required stormwater and rosin control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

50. HYDROMOD#1–HYDROMODIFICATION NOTE: [PDS, LDR] [MA]

INTENT: In order to acknowledge future processing requirements for projects which were deemed complete, pursuant to [Subdivision Map Act Section 66474.2](#), prior to January 8, 2011, a note shall be placed on the map. This project has provided acknowledgement from the owner and professional that hydromodification needs have been reviewed, based on the project's technical studies, and can be accommodated on the project. Furthermore the acknowledgement states that hydromodification requirements will be complied with prior to development of the lots and that any changes that result from implementing hydromodification requirements may require changes to the project design or processing a revision. **DESCRIPTION OF REQUIREMENT:** The following note shall be shown as the first note in the Non-Title sheet of the map and labeled "Hydromodification Note".

"Approval of a final map does not guarantee that subsequent governmental permits and approvals needed to develop the property can be issued based on laws, regulations or standards in place at the time the subdivision was approved. Changes in the law, regulations or standards that occur or become effective prior to the time development permits are sought can adversely impact the ability to develop a subdivision. In some instances, it may be necessary to redesign or remap a subdivision to address these changes, which can be a costly and time consuming process.

Without limiting the generality of the foregoing, it is specifically noted that starting on January 8, 2011 updated storm water requirements required by the California

Regional Water Quality Control Board, San Diego Region, became applicable to priority development projects in the County pursuant to Regional Board Order No. R9-2007-0001, NPDES No. CAS0108758. Subdivisions in process prior to this date may not have been designed to address these new requirements. In order to issue grading, building and other development permits, it may be necessary to address these new requirements even if such considerations were not required to approve the final map.”

51. **BIO#1–BIOLOGICAL EASEMENT: [PDS, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP]. Intent:** In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO) and in accordance with the California Environmental Quality Act (CEQA), a biological open space easement shall be granted. **Description of Requirement:** Grant to the County of San Diego an open space easement, or grant to the California Department of Fish and Wildlife a conservation easement, as shown on the approved Tentative Map. 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 exceptions to this prohibition are:
- 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.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
 - b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Development Services, Parks and Recreation or the Director of Public Works.
 - c. Construction, use and maintenance of multi-use, non-motorized trails as shown on the approved tentative map.
 - d. Activities conducted pursuant to a Revegetation Plan or Resource Management Plan approved by the Director of PDS, DPW or DPR.

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. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **Timing:** Prior to the approval of the 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] and [DPR TC, GPM] for preapproval. 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.

- 52. BIO#2-LBZ EASEMENT: [PDS, PCC] [DGS, RP] [MA, GP, IP]. Intent:** In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO) and in accordance with the California Environmental Quality Act (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 Tentative Map. 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, prohibit landscaping with exotic pest plants that may invade the open space easement, and prohibit artificial lighting and focal use areas that generate noise that would alter wildlife behavior in the open space easement.
- a. This easement requires the landowner to install and maintain permanent fencing and signage, as required by the Site Plan, to restrict unauthorized uses within the open space easement.
 - b. The easement precludes placement, installation, construction or maintenance of the following:
 1. Landscaping with exotic pest plants, defined as those on the County Invasive Plant List, 2004 (and later amendments).
 2. Artificial lighting. The only exception to this prohibition is for low-pressure sodium fixtures, shielded and directed away from the open space easement.
 3. Focal use areas including arenas, pools, and patios that would generate noise in excess of 60 dBA at the open space boundary.
 4. Equipment that generates noise in excess of 60 dBA at the open space boundary.

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. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **Timing:** Prior to the approval of the 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 preapproval. The [PDS, PCC] shall preapprove 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.

53. **BIO#3—OPEN SPACE SIGNAGE: [PDS, PCC] [MA, GP, IP]. Intent:** In order to protect the proposed open space easement from entry, informational signs shall be installed. **Description of Requirement:** Open space signs shall be placed along the biological open space boundaries as indicated on the Open Space Easement, Fencing and Signage Exhibit. 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,
Department of Planning and Development Services
Reference: TM 5421

Documentation: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easements. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **Monitoring:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

54. **BIO#4—OPEN SPACE FENCING: [PDS, PCC] [MA, GP, IP]. Intent:** In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **Description of Requirement:** Open space fencing shall be placed along the perimeter of the biological open space easement boundaries except where fencing is existing and functional (such as on neighboring property boundaries) and where slopes restrict access for fencing installation and maintenance, as indicated on the Open Space Easement, Fencing and Signage Exhibit dated December 17, 2013. The

perimeter fences shall be a minimum of 5-feet in height. PVC split rail with high tensile wire attached or chain linked or equivalent fencing is acceptable. Fencing that bisects open space (along the proposed trail) shall be 4-foot high and constructed of split-rail without wire backing so that wildlife can move through. **Documentation:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **Timing** Prior to the approval of the and prior to the approval of any plan and issuance of any permit, the fencing shall be placed. **Monitoring:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

- 55. BIO#5-RESOURCE MANAGEMENT PLAN: [PDS, PPD] [DPR, GPM] [MA, GP, IP]** **Intent:** In order to provide for the long-term management of the proposed open space easement, a Resource Management Plan (RMP) shall be prepared and implemented. **Description of Requirement:** Submit to and receive approval from the Director of the Department of Planning & Development Services, a Final Resource Management Plan (RMP). The RMP shall be for the perpetual management of a biological open space easement containing sensitive habitats, plants and wildlife species. The final RMP must consider the following information and may be modified in accordance with the comments received from the California Department of Fish and Wildlife to the to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.
- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The RMP finding mechanism shall be identified and the amount verified by the PAR.
 - b. A copy of the executed easement dedications shall be included.
 - c. The Resource Manager shall be selected for approval by PDS. Evidence shall be provided demonstrating the proposed Resource Manager will accept the responsibility.
 - d. The funding mechanism must be secured (typically an endowment). This may be divided into two phases if Units 1 and 2 record separately. The funding mechanism for Unit 1 will only need to cover Unit 1 if Unit 1 is recorded first. If Unit 2 is recorded first, the funding mechanism for Unit 2 must cover all of Unit 2 and the portion of Unit 1 adjacent to the lots within Unit 2 and the amount required for the Unit 2 RMP must be adequate to manage for indirect impacts to Unit 1. The RMP unitization plan must be specified in the final RMP and subject to approval by the County of San Diego.
 - e. A contract between applicant and County shall be executed for the implementation of the RMP and funding shall be established with the County as the third party beneficiary and include:
 - f. Recommendations considered:
 - The RMP shall be updated with the 2013 biological resources map and site design. California gnatcatcher shall be addressed with adaptive management strategies for continued occupation by this species.

- Specific goals for preservation and management of site specific species.
- Specific goals for management and monitoring for gnatcatcher.
- Specific monitoring activities to maintain and enhance the biological values of the preserve and achieve the MSCP goals for the site.
- Specific biological maintenance and administrative tasks and designated responsible persons.
- Scientific basis for the biological monitoring frequency
- Survey protocols and methodologies for vegetation monitoring (habitat intactness) and for assessing sensitive species (protocol surveys for California gnatcatcher on a regular basis) under the monitoring goals.
- Description of the biological tasks
 - Baseline inventory of resources (if original biological inventory is over 5 years old)
 - Updating the biological inventory and mapping every 5 years or sooner if physical conditions of the site deem necessary
 - Predator control if needed based on routine patrols
 - Invasive plant treatment and habitat restoration where needed based on routine patrols
 - Breeding season noise management (during construction, post-construction, and/or operation, as required)
 - Evaluation of the effects of edge effects from land management activities and passive recreational uses within the preserve, particularly in regard to adverse effects on gnatcatcher habitat
 - Review RMP every 5 years to determine if update is required.
- More detail in the description of the operation, maintenance, and administrative tasks:
 - Write and submit annual monitoring reports to the County with fees for review.
 - Scope and personnel qualifications for patrol duties with scientific basis for the monitoring frequency
 - Describe maintenance methods for fencing, gates, and signs.
 - Describe trash and debris removal methods
 - Coordinate with land owners, utility providers, easement holders, law enforcement and emergency services (e.g., fire)
 - Specify that fuel management will be done by property owners
 - Specify that trail maintenance will be done by County DPR.
- The Final RMP including the Property Analysis Record (PAR) or equivalent be reviewed for comment by the Wildlife Agencies in accordance with the County guidelines for preparing RMPs.

Documentation: The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. **Monitoring:** The [PDS, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

56. CULT#1–ARTIFACT CURATION: [PDS, PCC] [MA, GP, IP]

Intent: In order to ensure that all cultural resource artifacts that were discovered during the survey, testing and evaluation phase are curated or repatriated, the artifacts shall be delivered and accepted by a County curation facility, Tribal curation facility, or a culturally affiliated tribe as follows:

- a. Prehistoric materials shall be curated at a San Diego curation facility, Native American Tribal curation facility, or may alternatively be repatriated to a Native American Tribe of appropriate cultural affinity.
- b. Historic materials shall be curated at a San Diego curation facility and shall not be repatriated.

Description of Requirement: All prehistoric archaeological materials recovered by Brian F. Smith during the work reported in "A Cultural Resource Study of the Oakmont II Project" dated July 11, 2006, shall be curated at a San Diego facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. Alternatively, the prehistoric artifacts may be repatriated to A Native American group of appropriate cultural affinity.

Historic materials shall only be curated at a San Diego curation facility as described above.

The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, Tribal curation facility, or culturally affiliated Tribe to be accompanied by payment of the fees necessary for permanent curation. **Documentation:** The applicant shall provide a letter from the San Diego curation facility or Tribal curation facility which identifies that the archaeological materials referenced in the final report have been received and that all fees have been paid. If repatriation is selected, the applicant shall provide evidence in the form of a letter from the culturally affiliated Native American Tribe that the prehistoric archaeological materials have been received. **Timing:** Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, the artifacts shall be curated. **Monitoring:** The [PDS, PCC] shall review the letter from the curation facility for compliance with this condition.

57. CULT#2–ARCHAEOLOGICAL GRADING MONITORING: [PDS, PCC] [DPW, ESU] [MA, GP, IP]

Intent: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and the California Environmental Quality Act (CEQA). **Description of Requirement:** A County approved Principal Investigator (PI) known as the "Project Archaeologist,"

shall be contracted to perform cultural resource monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

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

Documentation: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, 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 the approval of the map and prior to the approval of any plan and issuance of any permit. **Monitoring:** The [PDS, PCC] shall review the contract or letter of acceptance, [MOU](#) and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

58. NOISE#1-NOISE RESTRICTION EASEMENT: [PDS, BPPR] [PDS, PCC] [MA] [PDS, FEE X 11 **Intent:** In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element](#), and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed over the entire area of Lots 2 through 11 reduce the noise exposure of land uses for sensitive receptors below levels of significance. **Description of requirement:** A Noise Restriction Easement as indicated on the approved Tentative Map 5421, shall be granted on the map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **residential dwelling** unit(s)

will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element.

1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for a Collector roadway for Old Highway 80, which is its designated General Plan Circulation Element buildout roadway classification.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.
- e. Prior to the approval of any Building Plan and issuance of any Building Permit for lots 2 through 6, 8, 10, and 11 the applicant shall install the required permanent noise barriers as recommended in the acoustic analysis prepared by Eilar Associates on file under 3100 5421 (TM). The applicant is required to incorporate the proposed project design recommendations and mitigation measures, into the Building Plans (if necessary). The applicant shall submit photo graphic evidence to the [PDS, BD] for review, verification of the installation of the noise barriers, and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

Documentation: The applicant shall indicate the noise restriction easement on the map as indicated on the tentative map. **Timing:** Prior to the approval of the map for Lots 2 through 11, the requirements of this condition shall be completed.

Monitoring: The [DPW, LDR] shall verify that the easement is indicated on the map, and that the map details the language above.

59. RPO#1-RESOURCE PROTECTION ORDINANCE STEEP SLOPE EASEMENT: [PDS, PCC] [DGS, RP] [BP, GP, CP, UO] [PDS, FEE X 2].

INTENT: In order to protect steep slope lands as defined in the Resource Protection Ordinance (RPO) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the Tentative Map. This easement is for the protection of steep slope lands 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. The sole exceptions to this prohibition are:

- a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
- b. Establishment or expansion of an agricultural operation, provided that the establishment or expansion of the operation must be completed in accordance with all applicable federal, state and local regulations (e.g., Clearing and Grading permit from the County of San Diego). The following shall be considered an agricultural operation for purposes of this exception: an operation that includes the cultivation, growing, and harvesting of animals, nursery products and flower crops; fruit and nut crops; livestock and poultry products; vegetable crops; livestock and poultry (including their associated enclosures); field crops; apiary products; timber and firewood; and nonbearing fruit and nut crops.
- c. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Land Use.
- d. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.
- e. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard.

All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit) have been obtained.

- f. Trails for passive recreation pursuant to a trails plan approved and adopted by the County of San Diego.
- g. Construction, use, and maintenance of a Circulation/Mobility Element Road identified in the Circulation/Mobility Element of the County General Plan or adopted community or subregional plan.
- h. Construction, use, and maintenance of a (public street, private road, or driveway).
- i. Uses, activities, and placement of structures expressly permitted by the Director of Planning and Land Use, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.
- j. Installation and maintenance of septic systems as shown on the approved preliminary grading plan dated April 15, 2013.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easement, then submit them for preparation and recordation with the *[DGS, Real Property Division]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easement, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **TIMING:** Prior to issuance of grading or construction permits or approval of the Double Click Here, whichever comes first, the easement 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 location of the easements before being released to the applicant for signature and subsequent recordation. Upon Recordation of the easement *[DGS, Real Property Division]* shall forward a copy of the recorded documents to *[PDS, PCC]* for satisfaction of the condition.

60. RECORD A PRIVATE FENCE MAINTENANCE AGREEMENT:

INTENT: In order to ensure that access to the biological open space is restricted in accordance with the Biological Resources Report and to ensure that all fencing and signage is maintained and repaired as needed, a private fence maintenance agreement shall be recorded and shall substantially comply with the version submitted to the County on February 20, 2014. **DESCRIPTION OF REQUIREMENT:** Execute the Private Fence Maintenance Agreement to the satisfaction of the Director of Planning and Development Services which ensures

that the open space fencing and signage will be maintained and repaired by future property owners of the Tentative Map. The agreement must be signed by the property owner and the County of San Diego and recorded and the County Recorder's office. **DOCUMENTATION:** The agreement shall be provided to the County of San Diego for review and signature. Once the agreement is recorded, a copy of the recorded agreement shall be provided to the PDS, PCC. **TIMING:** Prior to final map recordation, the maintenance agreement shall be recorded. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this condition.

GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA] INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures:

(Note: The following Grading and or Improvement Plan Notes Shall be placed on the Preliminary Grading Plan (GP) and made conditions of the issuance of said permits. An email or disc will be provided upon request 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)

GP1. BIO#6-RESOURCE AVOIDANCE: [PDS, PCC] [DPW, PDCI].

Intent: In order to avoid impacts to California gnatcatchers, which are threatened species pursuant to the federal Endangered Species Act, 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 coastal sage scrub during the breeding season within RAA as indicated on these plans. The breeding season within the MSCP is defined as occurring between March 1 to and August 15. **Documentation:** The applicant shall provide a letter of agreement with this condition. **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.

GP2. BIO#7-TEMPORARY FENCING: [PDS, PCC] [DPW,PDCI] [PC]. Intent: In order to prevent inadvertent disturbance to biological open space easements, 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.

- a. 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.
- b. 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 easements. 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.”

(NOISE REQUIREMENTS)

GP3. NOISE#2-NOISE REQUIREMENT: [PDS, PCC] [RG, BP] [PDS, FEE].

Intent: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), noise reducing measures may be required for proposed lots located along Old Highway which may require the installation of noise barriers. **Description of Requirement:** The applicant shall refer to the Tentative Map Noise Protection Easement condition and the noise report prepared by Eilar Associates for further instructions regarding permanent noise barriers. **Documentation:** The applicant shall comply with the noise requirements of this condition. **Timing:** Prior to approval of any building plan, issuance of any building permit, or completion of all grading activities, the noise design measures shall be implemented on the plans. **Monitoring:** The [PDS, BPPR] shall make sure that the noise design measures are implemented on all building plans for the project.

(CULTURAL RESOURCES)

GP4. CULT#3-ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC]

Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to Tentative Map 5421, an Archaeological Monitoring Program shall be implemented. **Description of Requirement:** The County approved 'Project Archaeologist,' Kumeyaay Native American Monitor, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and the Kumeyaay Native American Monitor shall monitor open space fence placement near CA-SDI-17,903 and the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to the Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Archaeological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

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

(CULTURAL RESOURCES)**GP6. CULT#4-ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC]**

Intent: In order to comply with the Mitigation Monitoring and Reporting Program pursuant to Tentative Map 5421, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#), a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist and the Kumeyaay Native American Monitor shall monitor trail and open space fence placement near CA-SDI-17,903 and the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and the Kumeyaay Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation

with the Kumeyaay Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.

- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.”
- c. If any human remains are discovered, the Project Archaeologist shall contact the County Coroner and PDS Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.
- d. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

Documentation: The applicant shall implement the archaeological monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Archeologist or applicant fails to comply with this condition.

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

(CULTURAL RESOURCES)

GP7. CULT#5-ARCHAEOLOGICAL MONITORING: [PDS, PCC] [RG, BP]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Tentative Map 5421, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), an Archaeological Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

- a. If **no archaeological resources** are encountered during grading, then submit a final Negative Letter Report that substantiates the grading activities and that no cultural resources were encountered. The report must include all monitoring logs showing the date and time that the monitor was on site and any comments from the Kumeyaay Native American monitor.
- b. If **archaeological resources were encountered** during grading, the Project Archaeologist shall provide a letter stating that the field monitoring activities have been completed, and that resources have been encountered. The letter shall detail any discoveries, as well as the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the letter 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 letter report shall be completed. **Monitoring:** The [PDS, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

(BIOLOGICAL RESOURCES)

GP8. BIO#8- TRAIL AND OPEN SPACE SIGNAGE & FENCING: [PDS, PCC] [DPW, PDCI] [FG, UO]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM 5421, fencing and signage shall be installed. **Description of Requirement:** The permanent fences and open space signs shall be placed along the open space boundaries as shown on the Open Space Easement, Fencing and Signage Exhibit dated December 17, 2013.

- 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,
Department of Planning and Development Services
Reference: TM 5421

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.

- GP9. BIO#9-EASEMENT AVOIDANCE: [PDS, PCC] [DPW, PDCI]. 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 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. The only exceptions to this prohibition are:
- 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.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Development Services, Parks and Recreation or the Director of Public Works.
 - c. Construction, use and maintenance of multi-use, non-motorized trails as shown on the approved tentative map.

- d. Activities conducted pursuant to a Revegetation Plan or Resource Management Plan approved by the Director of PDS, DPW or DPR.

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.”

(CULTURAL RESOURCES)

GP10.CULT#6-ARCHAEOLOGICAL MONITORING: [PDS, PCC] [RG, BP]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Tentative Map 5421, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), an Archaeological Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following, if applicable:

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

or

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

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources were discovered, a brief letter to that effect stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Development Services by the Project Archaeologist.

Documentation: The applicant shall submit the report to the [PDS, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), 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.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Semi-Rural (SR-2) Land Use Designation of the Lakeside Community Plan because it proposes a residential use type at a density of less than one dwelling unit per two acres, four or eight acres depending upon slope and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a Residential use type with a minimum net lot size of one acre in the Limited Agricultural Use Regulation and complies with the Lot Area Averaging requirements of Section 4230 of the Zoning Ordinance;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Lakeside

Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;

4. The site is physically suitable for the residential type of development because the lots have been clustered in the flattest areas of the site, by way of an Administrative Permit for Lot Area Averaging. The environmentally sensitive areas will be preserved with a biological or steep slope open space easement. All lots have been designed to support a single-family residence within the setback required by the zone;
5. The site is physically suitable for the proposed density of development because the site is able to provide all necessary public facilities including water, fire protection, access and school service. In addition, the lots will either be served by sewer or have been designed to be support an adequate septic system;
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 mitigated negative declaration dated May 30, 2013;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the San Diego County Sanitation 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; and

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

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the:

County Subdivision Ordinance requirements:

- 1) Subdivision Ordinance, Section 81.403 (a) (1). This Section requires the subdivider to enter into a written agreement with the County with the appropriate security to complete public road improvements abutting the subdivision. An exception was processed to waive the ultimate paved half width improvements along Flinn Springs Road as this would be a spot improvement. The project would still be required that Flinn Springs Road be graded to an ultimate right-of-way half width of 30-feet.
- 2) Subdivision Ordinance, Section 81.404 (a) (6). This Section requires undergrounding all new and existing utility distribution facilities within the boundaries of any new subdivision or within any half road abutting a new subdivision. An exception was processed to waive the undergrounding of existing utilities along Flinn Springs Road based on criteria contained in Board Policy I-92. The Lakeside Community Planning Group supported the request for waiver of undergrounding utilities on August 4, 2010. Also, the proposed development is not within or adjacent to a current or future underground utility district. All new utilities installed as part of this project would still be required to be undergrounded.

County Public and Private Road Standards to permit:

- 1) Public Road Standards, Section 4.5 and County Design Standard Drawings DS-06, to allow Oakmont Terrace (a Residential Collector Road) to terminate with an offset cul-de-sac.
- 2) Public Road Standards, Section 4.5.A and Section 4.2 Table 2B, to reduce the right-of-way width for Oakmont Terrace from 60 feet to 55 feet.
- 3) Public Road Standards, Section 4.2 Table 2B, to allow a minimum horizontal radius of 300 feet to be reduced to 200 feet for Oakmont Terrace.
- 4) Public Road Standards, Section 4.2 Table 2B, to allow a reduced speed to provide a vertical curve length of 530 feet, instead of the required minimum design speed of 30 mph for a vertical curve length of 580 feet for Oakmont Terrace.

- 5) Public Road Standards, Section 6.1.C.1, to allow centerline separations between Private Road "A" and existing adjacent school driveways (westerly and easterly) to be less than 200 feet along for along Oakmont Terrace (a Non-Mobility Element Road).
- 6) Public Road Standards, Section 4.2, to allow the road improvements for Oakmont Terrace to be offset within the right-of-way.

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

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

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

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

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

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

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

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

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

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

Conditions 30 – 58 and Conditions GP1 – GP10.

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.814 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
 - Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Final Map for lots 1, and 12-20.
- The Zoning regulations require that each parcel shall contain a minimum net area of one acre in accordance with Administrative Permit PDS2012-3000-12-024, for Lot Area Averaging, as shown on the approved plan. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Map is determined by the PDS to be below the minimum approved through Administrative Permit PDS2012-3000-12-024, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before PDS may file a Parcel Map with the County Recorder.

- Cause the centerline of Old Highway 80 to be surveyed and monumented. Monumentation shall consist of street survey monuments, per Drawing M-10 Regional Standard Drawings when the road, as improved, is at ultimate line and grade and 2" x 24" pipe when the road is not at ultimate line and grade.
- The Director of Public Works will assign a road survey number to the off-site public roads being created. If the off-site road is not shown on the Final Map, the developer shall file with the County Recorder a Record of Survey after approval of the Director of Public Works showing the centerline Monumentation set with ties to adjacent property.

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

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

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

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

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit 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 from the Department of Public Works for any and all proposed/existing facilities within the County right-of-way. Olde Highway 80 (CE Route #SA 895) is shown as a Collector Road on the Circulation Element of the County General Plan. 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: Obtain an excavation permit from the County Department of Public Works 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 – 77.219. 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 [DPW, Land Development Counter] and provide a copy of the receipt to the [DPLU, Building Division Technician] at time of permit issuance.

SANITATION NOTICE: The following shall be met after map recordation:

COMMITMENT FOR CAPACITY AND FEES: A commitment to serve each parcel must be purchased from the District. No sewer commitment shall be issued until all conditions in the Final Resolution have been satisfied, the final map, grading plan and improvement plan has been approved by the Department of Public Works and all fees and deposits paid and improvement security posted.

PAY DISTRICT FEES: In addition to the capacity commitment fees, the developer shall pay all appropriate fees in effect at time of issuance of the Wastewater Discharge Permit.

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed

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

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

NOTICE: This subject property may contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

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

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to

consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952;
<http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

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

NOTICE: - Fish and Wildlife Fees have been paid in the amount of \$2,231.25 for the review of the Negative Declaration, Receipt number 442419 dated February 28, 2014.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on August 15, 2014.

NOTICE: 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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS

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

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

ON MOTION of Commissioner Beck, seconded by Commissioner Pallinger, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 15th day of August, 2014, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: 7

NOES: 0

ABSENT: 0

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

cc: Crew Engineering & Surveying, 5725 Kearney Villa Road, Suite D, San Diego,
CA 92123
Dr. Hsiung Cheng, 1852 Hacienda Drive, El Cajon, CA 92020
Lakeside Community Planning Group

email cc:

Ed Sinsay, Planning & Development Services, Land Development
David Sibbet, Planning Manager, Planning & Development Services
Sami Real, Chief, Planning & Development Services

Wednesday, September 6, 2017

FINAL MEETING MINUTES

LAKESIDE COMMUNITY PLANNING GROUP (LCPG)

Regular Meeting

Lakeside Community Center
9841 Vine Street, Lakeside, CA 92040

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FINAL MEETING MINUTES
LAKESIDE COMMUNITY PLANNING GROUP
REGULAR MEETING
WEDNESDAY SEPTEMBER 6, 2017

OPEN HOUSE (6:00 - 6:30pm)

Regular meeting session was called to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Lead by Milt Cyphert

Quorum reached with 11 present

Present: Seat 1-John Neumeister; Seat 3-Karen Ensall; Seat 4-Mike Anderson; Seat 5-Deborah Montgomery, Secretary; Seat 6-Josef Kufa; Seat 7- Sarai Johnson; Seat 8-Nathan Thompson; Seat 10-Milt Cyphert, Chair; Seat 12-Steve Robak; Seat 13-Lisa Anderson; Seat 14-Julie Bugbee

Absent: Seat 2-Brian Sesko; Seat 9-Marty Barnard; Seat 11- Thomas Martin; Seat 15-currently vacant

Late: Seat 13-Lisa Anderson – missed the minutes vote

Public present: Approximately 19 community members present. 3 community members signed in for the upgrade of the existing assisted living home MUP (PDS2017-MUP-84-035W1), 2 community members signed in for Verizon sign approval, 1 community member signed in for the T-Mobile antennae replacement, and 4 community members signed in for the subdivision time extension (PDS2017-TM-5421TE)

APPROVAL OF THE MINUTES for the meeting of: August 2, 2017

ACTION:

ON MOTION by Steve Robak, seconded by Karen Ensall, the LCPG approved the minutes for the meetings of August 2, 2017 with the correction that Karen Ensall be added to the nay vote for Public Hearing #3, Tree removal.

Ayes: (10)

Nays:

Abstain:

ANNOUNCEMENTS

1. **NOTICE:** Audio Recording - Notification was provided that the LCPG meeting may be audio recorded for purposes of preparation of the meeting minutes. Anyone wanting a copy to get more information on the issues discussed can request a copy of the audio

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2. **Public announcement:** Todd Owens announced that there will be a Cleanup Lakeside event Sat. Sept. 9, 8-10am. Meet in the Vons parking lot.
3. **Public announcement:** Mike Anderson shared flyers on the El Cajon Oktoberfest to be held Sept. 29-Oct. 1, and Oct. 6-Oct. 8.
4. **Public announcement:** Terry Burke-Eiserling announced a Community Workshop on Sept. 28, 2017 at the Café 67. Subject: Identity Theft. Call the Lakeside Chamber of Commerce for RSVP. 619-561-1031
5. **Public announcement:** There is an app called “Tell us now” that makes it easy to report issues to the County. You can send pictures and brief explanation of issues to the County and the County will respond with a case number within 24 to 48 hours

OPEN FORUM

- A. Betty McMillan, Lakeside Revitalization Steering Committee, asked the Planning Group to add a discussion and vote to next month’s agenda to write a letter requesting SDGE plant trees around the new, larger substation corner of El Monte Rd and Lake Jennings Rd. SDGE planted trees before the enlargement of the facility which were removed during construction. The community would like trees planted again
- B. There will be a community meeting with the Sheriffs September 13, 2017 at the Community Center at 6-7pm

COUNTY PRESENTATIONS

1. **SUBJECT:**
None

PUBLIC HEARING

1. **SUBJECT:**
Major use permit: PDS2017-MUP-84-035W1, upgrade existing, permitted, assisted living home from 7 bedrooms with 12 beds to 15 beds by addition of 4-bedrooms, 1-bath and storage. Upgrade septic from 2000gal to 3000gal. APN: 392-030-31-00.

OVERVIEW:

Presented by Carmi Ramirez; located at 12624 Willow Rd., Lakeside. Established in 1984. Always had 12 beds. There are 3 shifts with 3 people working each shift. There is one trash dumpster with plenty of off street parking. Michelle Sable, 18-year neighbor, is opposed siting dirt easement wear and tear, parking, and traffic. The facility does maintain the roads

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ACTION:

ON MOTION by Steve Robak, seconded by Julie Bugbee, the LCPG approved the MUP as presented

Ayes: (10)

Nays: (1) Sarai Johnson

Abstain:

2. SUBJECT:

Time Extension, PDS2017-TPM-21169TE, @ 12264 Linroe Dr. and Gay Rio, APN: 397-270-10, 17, & 18

OVERVIEW:

No proponent present

ACTION:

No Action taken

3. SUBJECT:

Time Extension for Subdivision, PDS2017-TM-5421TE; vacant land at Oakmont Terrace & Oak Creek Rd. APN: 396-020-13

OVERVIEW:

Presented by Ron Ashman, Crew Engineering and Surveying, 100 acre, 20 lot proposal. Land needs compacting. The project was approved in 2012 and got hung up by the General Plan update, 2020 plan, and master trail plan. The project hasn't changed much except needing to compact section 2. There is public support of this project siting importance to the trail system

ACTION:

ON MOTION by Steve Robak, seconded by Deborah Montgomery, the LCPG approved the time extension

Ayes: (11)

Nays:

Abstain:

4. SUBJECT:

Verizon Sign Approval, at 1571 N. Magnolia Ave, Ste 212, El Cajon, CA, 92020

OVERVIEW:

Rajiv Ravi presented. Material was reviewed prior by the planning board. No discussion, just vote

H1 - 60

ACTION:

ON MOTION by Steve Robak, seconded by Julie Bugbee, the LCPG approved the Verizon Sign as presented

Ayes: (11)

Nays:

Abstain:

5. SUBJECT:

T Mobile antennae replacement, Request for exemption from site plan permit processing requirements, at 1655 N. Magnolia Ave, El Cajon, CA 92020

OVERVIEW:

Presented by Justin Davis, this is a modification to remove and replace 3 antennas with 3 antennas

ACTION:

ON MOTION by Karen Ensall, seconded by Steve Robak, the LCPG approved the antennae replacement as presented

Ayes: (11)

Nays:

Abstain:

GROUP BUSINESS

1. Annual CPG training:
 - a. No discussion
2. Members Attendance review:
 - a. No attendance issues
3. Voting on new Group appointee candidates:

OVERVIEW:

Tiffany Maple introduced herself at the August meeting as an applicant for the LCPG vacant seat. Tiffany's application was received and forwarded to the County.

SUBCOMMITTEE REPORTS

- A. Design Review Board (DRB):
 - i. Panda Express has a sign with a Black Background instead of the Brown background the DRB suggested

H1 - 61

- B. County Service Area 69 (CSA 69):
 - i. None, need a representative
- C. Trails Committee Report:
 - i. No new trail information at this time
- D. CIP:
 - i. No new information
- E. PLDO
 - i. The athletic fields are still moving forward
 - ii. The Board of Supervisors will vote on the new way of doing things with PLDO money in April 2018

ADJOURNMENT OF MEETING: 7:32pm

Next Meeting Date: Wednesday, October 4, 2017, starting at 6:30

Deborah Montgomery, Secretary
Lakeside Community Planning Group
lakesidecpg@gmail.com

Visit our website for Agendas, Project Materials, Announcements & more at: LCPG.weebly.com or send an email to the LCPG chair & secretary at: lakesidecpg@gmail.com

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.

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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.

**Attachment B–
Preliminary
Notice of
Decision**



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 14, 2023

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5421TE

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

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Time Extension PDS2017-TM-5421TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on July 14, 2023. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

I, 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:

A handwritten signature in blue ink, appearing to read "Mark Slovick".

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

July 14, 2023

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2017-TM-5421TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR PDS2017-TM-5421TE

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

1. The approval of this Tentative Map expires on ~~August 15, 2017~~ August 15, 2023 at 4:00 p.m.

PDS-Land Development has no comments on TM 5421TE. The conditions within the Resolution of San Diego County, Conditionally Approving Tentative Map No. 5421 dated August 15, 2017 are still applicable.

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. 5421 dated August 15, 2014 are still applicable.

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

- (3) Standard Conditions 19(a-e): Said conditions pertain to projects for which a grading plan is required. No grading plan is required for Unit 1 because no mass grading of lots is proposed. This is a lot sale project.
- (4) Standard Condition 21: Said condition pertains to public sewer systems. The project proposes a public sewer system for Lots 2 thru 11 and subsurface sewage disposal systems for lots 1 and 12-20.
- (5) Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. The project proposes a private subsurface sewage disposal systems for Lots 1 and 12 thru 20 and a connection to a public sewer system for lots 2-11.
- (6) Standard Condition 27: Said condition states that the Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units. The Final Map for the project may be filed in units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated January 17, 2018 consisting of four sheets (Attached Herein as Exhibit B) pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

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

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

ALL UNITS: In addition to standard condition 1-29, conditions that apply to all Units are listed after the conditions for the individual units.

UNIT 1: PRIOR TO APPROVAL OF FINAL MAP

The Final Map of the Tentative Map is to be filed in units. The first Final Map to be filed shall be Unit 1, and the last unit to be filed shall be Unit 2. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions of Unit 2.

- 30. ROADS#1–PUBLIC ROAD IMPROVEMENTS: [PDS,LDR], [DPR, TC] [MA]**
Intent: In In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and the Community Trails Master Plan **Oakmont Terrace, Oak Creek Road, Flinn Springs Road, and Olde Highway 80** shall be improved.

Description of requirement: Improve or agree to improve and provide security for the project side as follows:

- a. With Unit 1, **Oakmont Terrace** along the project frontage for the currently improved portion of Oakmont Terrace in accordance with Public Road Standards for a Residential Collector, to a graded width of sixty feet (60') [thirty-feet (30') from centerline] and to an improved width of forty feet (40') [twenty-feet (20') from centerline] with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at twenty-feet (20') from centerline and ten-foot (10') disintegrated granite (D.G.) pathway adjacent to the curb on the north side. The existing pavement width of twenty-feet (20') from centerline shall remain and all distressed sections shall be replaced. Provide a driveway curb opening to the existing school's west driveway from Oakmont Terrace cul-de-sac.
- b. With Unit 1, **Oakmont Terrace** shall terminate with an offset cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a minimum radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter with face of curb at minimum thirty-eight feet (38') from the radius point and ten-foot (10') D.G. pathway adjacent to the curb on the north side.
- c. With Unit 1, **Oak Creek Road** along the project frontage from Oakmont Terrace to the east property line for Lot 17 with Public Road Standards for a Residential Collector, to a graded width of thirty-feet (30') from centerline and to an improved width of twenty-feet (20') from centerline with asphalt concrete pavement over approved base with asphalt concrete dike, with face of dike at twenty-feet (20') from centerline and five-foot (5') D.G. pathway adjacent to the dike on the south side.
- d. With Unit 1, **Oak Creek Road** along the project frontage from the east property line for Lot 17 to west property line for Lot 16 with Public Road Standards for a Hillside Residential Street – Category 2, to a minimum graded width of nineteen-feet (19') from centerline and to an improved width of fourteen-feet (14') from centerline with asphalt concrete pavement over approved base with asphalt concrete dike, with face of dike at twenty-feet (14') from centerline and five-foot (5') D.G. pathway adjacent to the dike on the south side.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Oakmont Terrace

- and Oak Creek Road,
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
 - c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
 - d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
 - e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].

Timing: Prior to the approval of the map all the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] and [DPR, TC, PP] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

31. ROADS#2-PRIVATE ROAD IMPROVEMENTS: [PDS, LDR], [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#), **Private Road "A"** shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the private road easements as follows:

- a. With Unit 1, **Private Road "A"** from Oakmont Terrace to Lot 16, to a graded width of twenty-eight feet (28') 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') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred one (101) to seven hundred fifty (750) trips shall apply.
- a. With Unit 1, **Private Road "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 asphalt concrete pavement over approved base with asphalt concrete dike with face dike at thirty-six feet (36') from the radius point.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the County of San Diego Private Road Standards and the DPW [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

Documentation: The applicant shall complete the following:

- 6 -

- a. Process and obtain approval of Improvement Plans to improve private road easements for Private Road "A".
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].
- e. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

32. ROADS#3-SIGHT DISTANCE: [PDS, LDR] [MA]

Intent: In order to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#) and Section 3.2 (G) of the [County of San Diego Private Road Standards](#), an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance along the public road shall be verified. **Description of requirement:** Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide the following certified signed statements that: "Physically, there is a minimum unobstructed sight distance in both directions along **Oak Creek Road** from Oakmont Terrace, for the prevailing operating speed of traffic on Oak Creek Road".

- a. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- b. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

Documentation: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **Timing:** Prior to the approval of the final map the sight distance at all foreword intersections shall be verified. **Monitoring:** The [PDS, LDR] shall verify the sight distance certifications.

33. ROADS#4-ROAD DEDICATION (ONSITE ONLY): [PDS, LDR] [MA].

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **Description of requirement:** Dedicate on the map to the County of San Diego an easement for road purposes along the project frontage in accordance with [County of San Diego Public Road Standards](#) and Community Trails Master Plan that provides a right-of-way width together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works as follows:

- a. With Unit 1, **Oakmont Terrace** for a modified Residential Collector Road to a right-of-way width of thirty feet (30') from centerline on the north side and twenty-five feet (25') from centerline on the south side, for a total width of fifty-five feet (55').
- b. With Unit 1, **Oak Creek Road** from Oakmont Terrace Road to the east property line for Lot 17 for a Residential Collector to a right-of-way width of thirty feet (30') from centerline.
- c. With Unit 1, **Oak Creek Road** from the east property line for Lot 17 to the west property line for Lot 16 for a Hillside Residential Street – Category 2, to a right-of-way width of twenty-five feet (25') from centerline.

The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. **Documentation:** The applicant shall dedicate the easement on the map and show them as accepted. **Timing:** Prior to the approval of the Final map for this project, the onsite dedication shall be provided for roads. **Monitoring:** The [PDS, LDR] shall verify that the dedications are indicated on the map and accepted by the County.

34. ROADS#5-PRIVATE ROAD MAINTENANCE AGREEMENT: [PDS, LDR] [MA].

Intent: In order to comply with the [Subdivision Ordinance Sec. 81.402 \(c\)](#), and ensure that the private roads approved with this subdivision are maintained, the applicant shall assume responsibility of the private roads. **Description of Requirement:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
- b. The Director of Public Works shall be notified as to the final disposition of title (ownership) to **Private Road "A"**, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of DPW and indicate the ownership on the map as indicated above. **Timing:** Prior to the approval of the map for this project the agreement shall be

executed and the ownership shall be indicated on the map. **Monitoring:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

35. TRAIL#1-TRAIL EASEMENT: [DGS.R] [DPR. TC], [MA]

Intent: In order to promote orderly development by providing a trail connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the County [Subdivision Ordinance Sections 81.401\(n\) and 81.402.u](#), the applicant shall dedicate public non-motorized multi-use trail easements and designate pathways as shown on the approved Tentative Map (TM) 5421 and trails plan agreed to on June 30, 2011. **Documentation:** The applicant shall offer to dedicate trail easements to the County of San Diego and show the offer as accepted on the final map as agreed to on the trails plan dated June 30, 2011 for TM 5421 and as follows:

- a. A twenty-foot (20') wide trail easement (main trail) starting at the northeasterly boundary of Unit 2 along the northwesterly boundary of Lot 12 for approximately 1250 feet.
- b. Continuing in an easterly direction a twenty-foot (20') wide trail easement (main trail) for approximately 600 feet to the subdivision boundary and the terminus of Snow View Drive.
- c. A trail easement with a width as necessary to complete twenty-feet (20') starting at a point along the easterly boundary of Lot 12 and continuing the trail easement as shown in Document No. 2011-0481320 recorded September 16, 2011 to Oakmont Terrace for approximately 270 feet.
- d. A ten-foot (10') wide trail easement on the western boundary of Lot 12 (connecting to the main trail easement) for a distance of approximately 200 feet to an angle point. Please note that this ten-foot (10') segment shall be an easement only, and it shall not be improved.
- e. Continuing in a northwesterly direction a fifteen-foot (15') wide trail easement for approximately 280 feet, then a ten-foot (10') wide trail easement for approximately 140 feet to the project boundary. Please note that this ten (10') and fifteen foot (15') segment shall be an easement only, and it shall not be improved.
- f. A ten-foot (10') wide trail easement starting at Snow View Drive southerly along easterly boundary for approximately 270 feet, then continue with a twenty-foot (20') wide easement approximately 160 feet to the project boundary. Please note that this ten-foot (10') segment shall be an easement only, and it shall not be improved.

Documentation: The applicant shall offer to dedicate to the County of San Diego on the final map, non-motorized multi-use trail easements and designate pathways as shown on TM 5421. The offer of dedication shall be shown as accepted on the final map and the pathways shall be shown as designated on a separate "Non-Tile Information" sheet on the final map. **Timing:** Prior to the approval of TM 5421, the applicant shall dedicate the trail easement to the County on the final map. **Monitoring:** The trail easements shall be

accepted on the final map; The [PDS, LDR] [DPR, TC] shall ensure that all trail easements are indicated on the map.

36. TRAIL#2-TRAIL/PATHWAY IMPROVEMENTS [DPR, TC] [PDS, LDR] [MA]

Intent: In order to promote orderly development by providing a trail/pathway connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the [Subdivision Ordinance Sections 81.403 through 81.406.1](#), the applicant shall improve the trails and pathways. **Description of requirement:** Improve or agree to improve to the satisfaction of the Department of Parks and Recreation and/or the Department of Public Works, pathways to a clear, unobstructed width of ten (10) feet and surface material shall consist of at least 4-inches of compacted decomposed granite within the designated road right of way of Oak Creek Road, Oakmont Terrace and Old Highway 80 (above ground utilities are not permitted within the pathway); and trail easements as follows:

- a. Trail easements a. thru c. including the recorded trail easement described in Document No. 2011-0481320, shall be improved to a 6-foot tread width. Trail easements d. thru f. above are not required to be improved but the applicant shall identify (flag) the trail easement alignments or access points in the field and brush and clear/remove obstacles (large rocks, heavy brush, trees, steep access points) or other encroachments from the trail easement to ensure the trail easement is viable and accessible for construction; this is not considered trail improvement.
- b. Trail easement surfaces may use native soil if demonstrated to have equivalent or better characteristics than decomposed granite.
- c. Pathways shall have an improved tread width of 10-feet with 4-inches of compacted decomposed granite.

On-site grading of building pads and streets cannot interfere with or create obstructions, steep embankments, block or encroach into the trail easements or their access points. Drainage from the building pads cannot be directed to flow across or down trail easements. Drainage facilities must be underground or outside of the trail easement, including rip-rap.

Above ground utilities (cable boxes, telephone pedestals, transformers, water meters, drainage structures, open culverts, rip-rap, etc.) are not permitted within the designated pathways or trail easements and shall be placed on the opposite side of the street from the designated pathway; and, on streets where guardrails are required by the County Engineer, the pathway shall be placed on the opposite side of the street.

If fences are required for the open space easements, they may not block the access to the trail easements. Open space fence openings shall be allowed for the trail easements. The width of the fence opening shall be determined in the field with [DPR, TC]. Trail gates may be required to be installed by the applicant to prohibit off-road vehicles from accessing the open space.

The trails and pathways shall be improved and constructed pursuant to the [Community](#)

[Trails Master Plan Design and Construction Guidelines.](#)

Documentation: The applicant shall prepare improvement plans and provide securities for the construction of the trails/pathways and all associated work. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#) and/or the [County of San Diego Public Road Standards](#) and the DPW [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sections 81.405 through 81.406.1.](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and the [DPR, TC]

The plans shall be submitted to [DPR, TC] and or [PDS, LDR], for review and approval.

Timing: Prior to the approval of the map for TM #5421 the applicant shall improve the trails/pathways. Final inspection and approval of the constructed trails and pathways by [DPR, TC] shall be required. **Monitoring:** The [DPR, TC] and/or [PDS, LDR] shall review the plans for conformance with the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#) and approve all financial securities for the construction of the trail/pathway facility.

UNIT 2: PRIOR TO APPROVAL OF FINAL MAP

The Final Map for this Tentative Map is to be filed in units. The first Final Map to be filed shall be Unit 1, and the last unit to be filed shall be Unit 2. In addition, conditions that apply to all units (Units 1 and 2) are listed in a separate section at the end, following the conditions for Unit 2.

37. ROADS#6-PUBLIC ROAD IMPROVEMENTS: [PDS, LDR], [DPR, TC] [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and the Community Trails Master Plan **Oakmont Terrace, Oak Creek Road, Flinn Springs Road, and Olde Highway 80** shall be improved.

Description of requirement: Improve or agree to improve and provide security for the project side as follows:

- a. With Unit 2, **Olde Highway 80** (SA 895) along the project frontage in accordance with Public Road Standards for a Mobility Element Light Collector Road (2.2B) with continuous turn lane and bike lane,, to a graded width of thirty-nine feet (39') from centerline and to an improved width of twenty-seven feet (27') from centerline with asphalt concrete pavement over approved base with asphalt concrete dike, with face of dike at twenty-seven feet (27') from centerline and taper transition to match existing pavement (both westerly and easterly) with additional width to

accommodate acceleration and deceleration lanes as needed. Provide a ten-foot (10') disintegrated granite (D.G.) pathway adjacent to the curb on the north side. NOTE: There is a parking prohibition along Olde Highway 80 along the project frontage, therefore the additional width for a bike lane has not been included.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Flinn Springs Road and Olde Highway 80.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].

Timing: Prior to the approval of the map all the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] and [DPR, TC, PP] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

38. ROADS#7-PRIVATE ROAD IMPROVEMENTS: [PDS, LDR], [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#), Private Road "B" shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the private road easements as follows:

- a. With Unit 2, Private Road "B" from Olde Highway 80 to Lot 8, to a graded width of twenty-eight feet (28') 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') from centerline. The improvement and design standards of

Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply.

- b. With Unit 2, **Private Road "B"** 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 asphalt concrete pavement over approved base with asphalt concrete dike with face dike at thirty-six feet (36') from the radius point.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the County of San Diego Private Road Standards and the DPW [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

Documentation: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve private road easements for Private Road "B".
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [PDS, LDR].
- e. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map the plans, agreements, and securities shall be approved. **Monitoring:** The [PDS, LDR] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

39. **ROADS#8-SIGHT DISTANCE: [PDS, LDR] [MA]**

Intent: In order to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#) and Section 3.2 (G) of the [County of San Diego Private Road Standards](#) , an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance along the public road shall be verified. **Description of requirement:** Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide the following certified signed statements that:

- a. "Physically, there is a minimum unobstructed sight distance in both directions along **Old Highway 80** from the proposed Private Road "B" for the prevailing operating speed of traffic on Old Highway 80".
- b. "Physically, there is a minimum unobstructed sight distance in both directions along **Flinn Springs Road** from the proposed driveways for Lot 2 and Lot 3, for the prevailing operating speed of traffic on Flinn Springs Road".
- c. For all foregoing intersections, if the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- d. For all foregoing intersections, the engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

Documentation: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **Timing:** Prior to the approval of the final map the sight distance at all foreword intersections shall be verified. **Monitoring:** The [PDS, LDR] shall verify the sight distance certifications.

40. ROADS#10-ROAD DEDICATION (ONSITE ONLY): [PDS, LDR] [MA].

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402](#), road right of way shall be dedicated to the County. **Description of requirement:** Dedicate on the map to the County of San Diego an easement for road purposes along the project frontage in accordance with [County of San Diego Public Road Standards](#) and Community Trails Master Plan that provides a right-of-way width together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works as follows:

- a. **Flinn Springs Road** for a Residential Collector to a right-of-way width of thirty feet (30') from centerline.

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

Documentation: The applicant shall dedicate the easement on the map and show them as accepted. **Timing:** Prior to the approval of the Final map for this project, the onsite dedication shall be provided for roads. **Monitoring:** The [PDS, LDR] shall verify that the dedications are indicated on the map and accepted by the County.

41. ROADS#11-CENTERLINE LOCATION: [PDS, LDR] [MA].

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.402 & 81.804](#), the centerline of **Olde Highway 80 (SA 895)** shall be shown on the subdivision map. **Description of requirement:** The desired location of the centerline for Olde Highway 80 (SA 895) shall be determined, which is shown on the Mobility Element of the County General Plan as a Light Collector Road (2.2B) with continuous turn lane and bike lanes. The following shall be shown on the Final Map:

- a. The centerline location as approved by the Department of Public Works.

Documentation: The applicant shall indicate the centerlines on the map as indicated above. **Timing:** Prior to the approval of the final map or parcel map for this project the centerline shall be indicated on the map. **Monitoring:** The [PDS, LDR] shall verify that the centerline is indicated on the map.

42. ROADS#12-PRIVATE ROAD MAINTENANCE AGREEMENT: [PDS, LDR] [MA].

Intent: In order to comply with the [Subdivision Ordinance Sec. 81.402 \(c\)](#), and ensure that the private roads approved with this subdivision are maintained, the applicant shall assume responsibility of the private roads. **Description of Requirement:** A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
- b. The Director of Public Works shall be notified as to the final disposition of title (ownership) to **Private Road "B"**, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of DPW and indicate the ownership on the map as indicated above. **Timing:** Prior to the approval of the map for this project the agreement shall be executed and the ownership shall be indicated on the map. **Monitoring:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

43. ROADS#13-RELINQUISH ACCESS: [PDS, LDR] [DGS, RP] [MA]

Intent: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#), access shall be relinquished. **Description of Requirement:** Relinquish access rights onto **Olde Highway 80** (SA 895) except for one (1) private road easement (Private Road "B"). The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

Documentation: The applicant shall prepare the pages of the Final Map and present them for review to [PDS, LDR]. Upon plotting of the relinquishment of access, the applicant shall provide copies of the documents to [DGS, RP] for review. **Timing:** Prior to the approval of the Map for Unit 2 the access shall be relinquished. **Monitoring:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map and forward a copy of the recorded documents to [DGS, RP] for review and approval.

44. TRAIL#3-TRAIL EASEMENT: [DGS.R] [DPR. TC], [MA]

Intent: In order to promote orderly development by providing a trail connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the County [Subdivision Ordinance Sections 81.401\(n\) and 81.402.u](#),

the applicant shall dedicate public non-motorized multi-use trail easements and designate pathways as shown on the approved Tentative Map (TM) 5421 and trails plan agreed to on June 30, 2011. **Documentation:** The applicant shall offer to dedicate trail easements to the County of San Diego and show the offer as accepted on the final map as agreed to on the trails plan dated June 30, 2011 for TM 5421 and as follows:

- a. A fifteen-foot (15') wide trail easement within Lot 2 for approximately 500 feet starting on Flinn Springs Road on the west side of Lot 2, as referenced on TM 5421 RPL2.
- b. The trail easement continues as a fifteen-foot (15') wide trail easement within Lot 1 for approximately 270 feet until it reaches the 20' wide main trail. Note: There must be sufficient overlap (minimum 20-feet) of the trail on Lot 2 to make the connection to the trail on Lot 1, as referenced on TM 5421 RPL2.
- c. A twenty-foot (20') wide trail easement (main trail) from the angle point on Lot 1 approximately 350 feet easterly of Flinn Springs Road traversing easterly generally along the northerly proposed biological open space easement on Lot 1, as referenced on TM 5421 RPL2.
- d. A twenty-foot (20') wide trail easement shall extend northwesterly to Shanteau Drive from the main trail within Lot 1, as referenced on TM 5421 RPL2.
- e. A ten-foot (10') wide trail easement shall extend northeasterly to Shanteau Drive from the main trail within Lot 1, as referenced on TM 5421 RPL2. Please note that this ten-foot (10') segment shall be an easement only, and it shall not be improved.

Documentation: The applicant shall offer to dedicate to the County of San Diego on the final map, non-motorized multi-use trail easements and designate pathways as shown on TM 5421. The offer of dedication shall be shown as accepted on the final map and the pathways shall be shown as designated on a separate "Non-Tile Information" sheet on the final map; and, **Timing:** Prior to the approval of TM 5421, the applicant shall dedicate the trail easement and designate pathways to the County on the final map. **Monitoring:** The trail easements and designated pathways shall be accepted on the final map. The [PDS, LDR] [DPR, TC] shall ensure that all trail easements and designated pathways are indicated on the map.

45. TRAIL#4-TRAIL/PATHWAY IMPROVEMENTS [DPR, TC] [PDS, LDR] [MA]

Intent: In order to promote orderly development by providing a trail/pathway connection pursuant to Section 21 of the County of San Diego General Plan, [Community Trails Master Plan](#) and to comply with the [Subdivision Ordinance Sections 81.403 through 81.406.1](#), the applicant shall improve the trails and pathways. **Description of requirement:** Improve or agree to improve to the satisfaction of [DPR, TC] and/or the [PDS, LDR] trail easements as follows:

- a. Trail easement a. shall have improved tread width (surface) to the easement width

- of ten feet (10') and provide 4-foot high wood fence with high tensile wire along the east side of the easement;
- b. Trail easements b. through d. above shall have improved tread width to the minimum width of 6 feet. Trail easement e. is not required to be improved but the applicant shall identify (flag) the trail easement alignments or access points in the field and brush and clear/remove obstacles (large rocks, heavy brush, trees, steep access points) or other encroachments from the trail easement to ensure the trail easement is viable and accessible for construction; this is not considered a trail improvement.
 - c. Pathways shall have an improved tread width of 5-feet with 4-inches of compacted decomposed granite.
 - d. On-site grading of building pads and streets cannot interfere with or create obstructions, steep embankments, block or encroach into the trail easements or their access points. Drainage from the building pads cannot be directed to flow across or down trail easements. Drainage facilities must be underground or outside of the trail easement, including rip-rap.
 - e. Above ground utilities (cable boxes, telephone pedestals, transformers, water meters, drainage structures, open culverts, rip-rap, etc.) are not permitted within the designated pathways or trail easements and shall be placed on the opposite side of the street from the designated pathway; and, on streets where guardrails are required by the County Engineer, the pathway shall be placed on the opposite side of the street.
 - f. If fences are required for the open space easements, they may not block the access to the trail easements. Open space fence openings shall be allowed for the trail easements. The width of the fence opening shall be determined in the field with [DPR, TC]. Trail gates may be required to be installed by the applicant to prohibit off-road vehicles from accessing the open space.
 - g. The trails and pathways shall be improved and constructed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#).

Documentation: The applicant shall prepare improvement plans and provide securities for the construction of the trails/pathways and all associated work. All plans and improvements shall be completed pursuant to the [Community Trails Master Plan Design and Construction Guidelines](#), and/or the [County of San Diego Public Road Standards](#) and the DPW [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve

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- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sections 81.405 through 81.406.1](#).
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI] and the [DPR, TC]

The plans shall be submitted to [DPR, TC] and or [PDS, LDR], for review and approval.

Timing: Prior to the approval of the map for TM #5421 the applicant shall improve the trails/pathways. Final inspection and approval of the constructed trails and pathways by [DPR, TC] shall be required. **Monitoring:** The [DPR, TC] and/or [PDS, LDR] shall review the plans for conformance with the [Community Trails Master Plan Design and Construction Guidelines](#), [County of San Diego Public Road Standards](#) and approve all financial securities for the construction of the trail/pathway facility.

46. SEWER#1-PUBLIC SEWER IMPROVEMENT: [PDS, LDR] [DPW, WWM] [SDCSD] [MA].

Intent: In order to promote orderly development by providing public sewer to the lots (Lots 2 thru 11 in Unit 2), and to comply with the [Subdivision Ordinance Sec. 81.703 through Sec. 81.707](#) the sewer shall be dedicated and installed or agree to install.

Description of Requirement: A sewer system, which is to be public sewer shall be shown within dedicated right-of-way on the map, and the portion of the sewer system which is to be public shall be installed as shown on the approved plans and specifications, to the satisfaction of the San Diego County Sanitation District [SDCSD]. A graded access road to maintain any public sewer constructed within easements shall be required.

- a. Plans and specifications for construction of the public sewer system serving each lot (Lots 2 thru 11 in Unit 2) and offsite public sewer improvements along Flinn Springs Road and Olde Highway 80 shall be approved by [SDCSD].
 - 1. A deposit of \$1,000 is required for [DPW, WWM] staff to research, meet, review and process project conditions. Applicant shall submit the deposit at the Planning Development Services, Land Development counter, at 5510 Overland Avenue, San Diego, California.
 - 2. Applicant/owner must apply for annexation of this project to [SDCSD]. For information, contact Louis Conde at 858-694-2660.
 - 3. [SDCSD] must approve plans and specifications for the installation of the public sewer system serving each lot (Lots 2 thru 11 in Unit 2). The developer shall install the public sewer system. Developer shall dedicate all necessary easements to the District, along with that portion of the sewer collection system that is to be public sewer to the satisfaction of the Director of Public Works.
 - 4. The developer may be required to grade additional roads for access to public sewers that are constructed within inaccessible easements.

Developer may also be required to dedicate those additional roads as sewer access easements to the public sewer lines.

5. Provide a line diagram (conceptual utility plan) showing streets and layout of proposed sewage conveyance facilities, including manhole rim and invert elevations, pipe segment slopes, and cleanouts relative to street locations.

Documentation: The applicant shall dedicate the sewer easement on the final map, and provide improvement plans for the sewer system construction to the [PDS, LDR] and [SDCSD] for review and approval. **Timing:** Prior to approval of the final map for Unit 2, the offsite sewer and the sewer for Unit 2 shall be dedicated and installed. **Monitoring:** The [PDS, LDR] shall review the final map to ensure that the sewer easement has been dedicated. The [PDS, LDR] and [DPW, WWM] shall review the improvement plans to ensure compliance with this condition.

PRIOR TO APPROVAL OF ALL MAPS FOR ALL UNITS

The following conditions apply to all units (Units 1 and 2) and should be checked at each Final Map stage.

47. ROADS#14-PUBLIC ROAD IMPROVEMENTS: [PDS, LDR], [DPR, TC] [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and the Community Trails Master Plan **Oakmont Terrace, Oak Creek Road, Flinn Springs Road, and Olde Highway 80** shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the project side as follows:

- a. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements for the foregoing requirements shall be completed to the satisfaction of the Director of Public Works and pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.406](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].

- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Lakeside Fire Protection District and the Director of Public Works. [*PDS, LDR*].

Timing: Prior to the approval of the map all the plans, agreements, and securities shall be approved. **Monitoring:** The [*PDS, LDR*] and [*DPR, TC, PP*] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [*PDS, LDR*] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

48. ROADS#15-PAVEMENT CUT POLICY: [*PDS, LDR*] [*GP, IP, MA*]

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

Description of requirement: All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface.

Documentation: The applicant shall sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [*DPW LDR*] for review. **Timing:** Prior to the approval improvement plans and the approval of the map the letters shall be submitted for approval. **Monitoring:** The [*PDS, LDR*] shall review the signed letters.

49. SWMP#1-EROSION CONTROL: [*PDS, LDR*] [*DPW, PDCI*] [*MA, IP, GP*].

Intent: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10096](#) and all other applicable ordinances and standards for this priority project.

Description of Requirement: The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Pollution Prevention Plan (SWPPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipaters, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.406](#), for an amount equal to the cost of this work as determined or approved by the [*PDS, LDR*], in accordance with the [County of San Diego Grading Ordinance Section 87.304\(e\)](#). The cash deposit collected for grading, per the

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grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works 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 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.

Documentation: The applicant shall provide the letter of agreement and any additional security and or cash deposit to the [PDS, LDR] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **Timing:** Prior to approval of the map for all phases, 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 this conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforcement the required stormwater and rosin control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

50. HYDROMOD#1-HYDROMODIFICATION NOTE: [PDS, LDR] [MA]

INTENT: In order to acknowledge future processing requirements for projects which were deemed complete, pursuant to [Subdivision Map Act Section 66474.2](#), prior to January 8, 2011, a note shall be placed on the map. This project has provided acknowledge from the owner and professional that hydromodification needs have been reviewed, based on the project's technical studies, and can be accommodated on the project. Furthermore the acknowledgement states that hydromodification requirements will be complied with prior to development of the lots and that any changes that result from implementing hydromodification requirements may require changes to the project design or processing a revision. **DESCRIPTION OF REQUIREMENT:** The following note shall be shown as the first note in the Non-Title sheet of the map and labeled "Hydromodification Note".

"Approval of a final map does not guarantee that subsequent governmental permits and approvals needed to develop the property can be issued based on laws, regulations or standards in place at the time the subdivision was approved. Changes in the law, regulations or standards that occur or become effective prior to the time development permits are sought can adversely impact the ability to develop a subdivision. In some instances, it may be necessary to redesign or remap a subdivision to address these changes, which can be a costly and time consuming process.

Without limiting the generality of the foregoing, it is specifically noted that starting on January 8, 2011 updated storm water requirements required by the California Regional Water Quality Control Board, San Diego Region, became applicable to priority development projects in the County pursuant to Regional Board Order No. R9-2007-0001,

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NPDES No. CAS0108758. Subdivisions in process prior to this date may not have been designed to address these new requirements. In order to issue grading, building and other development permits, it may be necessary to address these new requirements even if such considerations were not required to approve the final map. ”

51. **BIO#1-BIOLOGICAL EASEMENT: [PDS, PCC] [DPR TC, GPM] [DGS, RP] [MA, GP, IP]. Intent:** In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO) and in accordance with the California Environmental Quality Act (CEQA), a biological open space easement shall be granted. **Description of Requirement:** Grant to the County of San Diego an open space easement, or grant to the California Department of Fish and Game a conservation easement, as shown on the approved Tentative Map. 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 exceptions to this prohibition are:
- 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.sdcounty.ca.gov/dplu/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use, Parks and Recreation or the Director of Public Works.
 - c. Construction, use and maintenance of multi-use, non-motorized trails as shown on the approved tentative map.**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. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to [DPLU, PCC] for approval. **Timing:** Prior to the approval of the 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 [DPLU, PCC] and [DPR TC, GPM] for preapproval. The [DPLU, 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 [DPLU, PCC] for satisfaction of the condition.

52. BIO#2-LBZ EASEMENT: [PDS, PCC] [DGS, RP] [MA, GP, IP]. Intent: In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO) and in accordance with the California Environmental Quality Act (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 Tentative Map. 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, prohibit landscaping with exotic pest plants that may invade the open space easement, and prohibit artificial lighting and focal use areas that generate noise that would alter wildlife behavior in the open space easement.

- a. This easement requires the landowner to install and maintain permanent fencing and signage, as required by the Site Plan, to restrict unauthorized uses within the open space easement.
- b. The easement precludes placement, installation, construction or maintenance of the following:
 1. Landscaping with exotic pest plants, defined as those on the County Invasive Plant List, 2004 (and later amendments).
 2. Artificial lighting. The only exception to this prohibition is for low-pressure sodium fixtures, shielded and directed away from the open space easement.
 3. Focal use areas including arenas, pools, and patios that would generate noise in excess of 60 dBA at the open space boundary.
 4. Equipment that generates noise in excess of 60 dBA at the open space boundary.

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. Upon Recordation of the easements, the applicant shall provide copies of the recorded easement documents to *[PDS, PCC]* for approval. **Timing:** Prior to the approval of the 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 preapproval. The *[PDS, PCC]* shall preapprove 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.

53. BIO#3-OPEN SPACE SIGNAGE: [PDS, PCC] [MA, GP, IP]. Intent: In order to protect the proposed open space easement from entry, informational signs shall be installed. **Description of Requirement:** Open space signs shall be placed along the biological

open space boundaries as indicated on the Open Space Easement, Fencing and Signage Exhibit. 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,
Department of Planning and Development Services
Reference: TM 5421

Documentation: The applicant shall install the signs as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space signs have been installed at the boundary of the open space easements. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the open space signs shall be installed. **Monitoring:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

54. BIO#4-OPEN SPACE FENCING: [DPLU, PCC] [MA, GP, IP].

Intent: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing may be installed. **Description of Requirement:** Open space fencing shall be placed along the biological open space easement boundaries except where fencing is existing and functional (such as neighboring property boundaries) and where slopes restrict access for fencing installation and maintenance, as indicated on the Open Space Easement, Fencing and Signage Exhibit dated December 17, 2013. The perimeter fences shall be a minimum of 5-feet in height. PVC split rail with high tensile wire attached or chain linked or equivalent fencing is acceptable. Fencing that bisects open space (along the proposed trail) shall be 4-foot high and constructed of split-rail without wire backing so that wildlife can move through. **Documentation:** The applicant shall install the fencing or walls as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **Timing** Prior to the approval of the and prior to the approval of any plan and issuance of any permit, the fencing shall be placed. **Monitoring:** The [PDS, PCC] shall review the photos and statement for compliance with this condition.

55. BIO#5-RESOURCE MANAGEMENT PLAN: [PDS, PPD] [DPR, GPM] [MA, GP, IP]

Intent: In order to provide for the long-term management of the proposed open space easement, a Resource Management Plan (RMP) shall be prepared and implemented. **Description of Requirement:** Submit to and receive approval from the Director of the Department of Planning and Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of a biological open space easement containing sensitive habitats, plants and wildlife species. The final RMP must consider the following information and may be modified in accordance with the comments received from the California Department of Fish and Wildlife to the satisfaction of the Director of PDS and in cases with DPR has agreed to be the owner and /or manager, to the satisfaction of the Director of DPR.

- a. The plan shall be prepared and approved pursuant to the most current version of the [County of San Diego Biological Report Format and Content Requirements](#). The RMP finding mechanism shall be identified and the amount verified by the PAR.
- b. A copy of the executed easement dedications shall be included.
- c. The Resource Manager shall be selected for approval by PDS. Evidence shall be provided demonstrating the proposed Resource Manager will accept the responsibility.
- d. The funding mechanism must be secured (typically an endowment). This may be divided into two phases if Units 1 and 2 record separately. The funding mechanism for Unit 1 will only need to cover Unit 1 if Unit 1 is recorded first. If Unit 2 is recorded first, the funding mechanism for Unit 2 must cover all of Unit 2 and the portion of Unit 1 adjacent to the lots within Unit 2 and the amount required for the Unit 2 RMP must be adequate to manage for indirect impacts to Unit 1. The RMP unitization plan must be specified in the final RMP and subject to approval by the County of San Diego.
- e. A contract between applicant and County shall be executed for the implementation of the RMP and funding shall be established with the County as the third party beneficiary and include:
- f. Recommendations considered:
 - The RMP shall be updated with the 2013 biological resources map and site design. California gnatcatcher shall be addressed with adaptive management strategies for continued occupation by this species.
 - Specific goals for preservation and management of site specific species.
 - Specific goals for management and monitoring for gnatcatcher.
 - Specific monitoring activities to maintain and enhance the biological values of the preserve and achieve the MSCP goals for the site.
 - Specific biological maintenance and administrative tasks and designated responsible persons.
 - Scientific basis for the biological monitoring frequency.
 - Survey protocols and methodologies for vegetation monitoring (habitat intactness) and for assessing sensitive species (protocol surveys for California gnatcatcher on a regular basis) under the monitoring goals.
 - Description of the biological tasks
 - Baseline inventory of resources (if original biological inventory is over 5 years old)
 - Updating the biological inventory and mapping every 5 years or sooner if physical conditions of the site deem necessary
 - Predator control if needed based on routine patrols
 - Invasive plant treatment and habitat restoration where needed based on routine patrols
 - Breeding season noise management (during construction, post-construction and/or operation as required)

- Evaluation of the effects of edge effects from land management activities and passive recreational uses within the preserve, particularly in regard to adverse effects on gnatcatcher habitat
 - Review RMP every 5 years to determine if update is required.
- More detail in the description of the operation, maintenance, and administrative tasks:
 - Write and submit annual monitoring reports to the County with fees for review.
 - Scope and personnel qualifications for patrol duties with scientific basis for the monitoring frequency.
 - Describe maintenance methods for fencing, gates, and signs.
 - Describe trash and debris removal methods
 - Coordinate with land owners, utility providers, easement holders, law enforcement and emergency services (e.g. fire)
 - Specify that fuel management will be done by property owners
 - Specify that trail maintenance will be done by County DPR.
- The Final RMP including the Property Analysis Record (PAR) or equivalent be reviewed for comment by the Wildlife Agencies in accordance with the County guidelines for preparing RMPs.

Documentation: The applicant shall prepare the RMP and submit it to the [PDS, ZONING] and pay all applicable review fees. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. **Monitoring:** The [DPLU, PPD] shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

56. CULT#1-ARTIFACT CURATION: [PDS, PCC] [MA, GP, IP]

Intent: In order to ensure that all cultural resource artifacts that were discovered during the survey, testing and evaluation phase are curated or repatriated, the artifacts shall be delivered and accepted by a County curation facility, Tribal curation facility, or a culturally affiliated tribe as follows:

- a. Prehistoric materials shall be curated at a San Diego curation facility, Native American Tribal curation facility, or may alternatively be repatriated to a Native American Tribe of appropriate cultural affinity.
- b. Historic materials shall be curated at a San Diego curation facility and shall not be repatriated.

Description of Requirement: All prehistoric archaeological materials recovered by Brian F. Smith during the work reported in "A Cultural Resource Study of the Oakmont II Project" dated July 11, 2006, shall be curated at a San Diego facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. Alternatively, the prehistoric artifacts may be repatriated to A Native American group of appropriate cultural affinity.

Historic materials shall only be curated at a San Diego curation facility as described above.

The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, Tribal curation facility, or culturally affiliated Tribe to be accompanied by payment of the fees necessary for permanent curation. **Documentation:** The applicant shall provide a letter from the San Diego curation facility or Tribal curation facility which identifies that the archaeological materials referenced in the final report have been received and that all fees have been paid. If repatriation is selected, the applicant shall provide evidence in the form of a letter from the culturally affiliated Native American Tribe that the prehistoric archaeological materials have been received. **Timing:** Prior to the approval of any plan, issuance of any permit, and prior to approval of any map, the artifacts shall be curated. **Monitoring:** The [PDS, PCC] shall review the letter from the curation facility for compliance with this condition.

57. CULT#2-ARCHAEOLOGICAL GRADING MONITORING: [PDS, PCC] [DPW, ESU] [MA, GP, IP]

Intent: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and the California Environmental Quality Act (CEQA).

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

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

Documentation: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, 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 the approval of the map and prior to the approval of any plan and issuance of any permit. **Monitoring:** The [PDS, PCC] shall review the contract or letter of acceptance, [MOU](#) and cost estimate or separate bonds for compliance with this

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

58. NOISE#1-NOISE RESTRICTION EASEMENT: [PDS, BPPR] [DPLU, PCC] [MA] [PDS, FEE X 11 Intent: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element](#), and the [County of San Diego CEQA Noise Guidelines for Determining Significance](#), a noise restriction easement shall be placed over the entire area of Lots 2 through 11 to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **Description of requirement:** A Noise Restriction Easement as indicated on the approved Tentative Map 5421, shall be granted on the map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **residential dwelling** unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dB for interior noise, and a (CNEL) of 60 dB for exterior noise levels. Exterior noise sensitive land uses are defined by [the General Plan Noise Element](#).
 1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for a Collector roadway for Old Highway 80, which is its designated General Plan Circulation Element buildout roadway classification.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the *[PDS, BD]* for review and approval before the building permits can be issued. To the satisfaction of the *[PDS, PCC]*, the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.
- e. Prior to the approval of any Building Plan and issuance of any Building Permit for Lots 2 through 6, 8, 10 and 11, the applicant shall install the required permanent noise barriers as recommended in the acoustic analysis prepared by Eilar Associates on file under 3100 5421 (TM). The applicant is required to incorporate

the proposed project design recommendations and mitigation measures, into the Building Plans (if necessary). The applicant shall submit photo graphic evidence to the [PDS, BD] for review, verification of the installation of the noise barriers, and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

Documentation: The applicant shall indicate the noise restriction easement on the map as indicated on the tentative map. **Timing:** Prior to the approval of the map for Lots 2 through 11, the requirements of this condition shall be completed. **Monitoring:** The [DPW, LDR] shall verify that the easement is indicated on the map, and that the map details the language above.

59. RPO#1-RESOURCE PROTECTION ORDINANCE STEEP SLOPE EASEMENT: [PDS,PCC] [DGS, RP][BP, GP, CP, UO][PDS, FEE X 2].

INTENT: In order to protect steep slope lands as defined in the Resource Easement Ordinance (RPO) Section 86.602.(p) a Steep Slope Open Space Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a RPO Steep Slope Open Space Easement as shown on the Tentative Map. This easement is for the protection of steep slope lands 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. The sole exceptions to this prohibition are:

- a. Clearing of vegetation to protect existing or proposed structures that are in potential danger from fire, provided that the area of such clearance is the minimum necessary to comply with applicable fire codes or written orders of fire safety officials and that such slopes retain their native root stock or are replanted with native vegetation having a low fuel content, and provided further that the natural landform is not reconfigured.
- b. Establishment or expansion of an agricultural operation, provided that the establishment or expansion of the operation must be completed in accordance with all applicable federal, state and local regulations (e.g., Clearing and Grading permit from the County of San Diego). The following shall be considered an agricultural operation for purposes of this exception: an operation that includes the cultivation, growing, and harvesting of animals, nursery products and flower crops; fruit and nut crops; livestock and poultry products; vegetable crops; livestock and poultry (including their associated enclosures); field crops; apiary products; timber and firewood; and nonbearing fruit and nut crops.
- c. Activities required to be conducted pursuant to a revegetation, habitat management, or landscaping plan approved by the Director of Planning and Development Services.

- d. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of the Department of Planning and Development Services of the County of San Diego.
- e. Maintenance and construction of private and public drainage facilities to the extent approved or required by written order of the Director of Public Works for the express purpose of reducing an identified flooding or drainage hazard. All maintenance of drainage facilities pursuant to this exception shall not be initiated until all applicable federal, state and local permits (e.g., California Section 1600 Streambed Alteration Agreement, County Watercourse Permit_ have been obtained.
- f. Trails for passive recreation pursuant to a trails plan approved and adopted by the County of San Diego.
- g. Construction, use, and maintenance of a Circulation/mobility Element Road identified in the Circulation/Mobility Element of the County General Plan or adopted community or subregional plan.
- h. Construction, use, and maintenance of a (public street, private road, or driveway).
- i. Uses, activities, and placement of structures expressly permitted by the Director of Planning and Development Services, whose permission may be given only after following the procedures and complying with all requirements applicable to an Administrative Permit pursuant to The Zoning Ordinance of the County of San Diego.
- j. Installation and maintenance of septic systems as shown on the approved preliminary grading plan dated April 15, 2013.

DOCUMENTATION: The applicant shall prepare the draft plats and legal descriptions of the easement, then submit them for preparation and recordation with the [DGS, Real Property Division], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easement, the applicant shall provide copies of the recorded easement documents to [PDS, PCC] for approval. **TIMING:** Prior to the issuance of grading or construction permits or approval of the Double Click Here, whichever comes first, the easement 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 location of the easements before being released to the applicant for signature and subsequent recordation. Upon Recordation of the easement [DGS, Real Property Division] shall forward a copy of the recorded documents to [PDS, PCC] for satisfaction of the condition.

60. REOCDR A PRIVATE FENCE MAINTENANCE AGREEMENT:

INTENT: In order to ensure that access to the biological open space is restricted in accordance with the Biological Resources Report and to ensure that all fencing and signage is maintained and repaired as needed, a private fence maintenance agreement shall be recorded and shall substantially comply with the version submitted to the County on February 20, 2014. **DESCRIPTION OF REQUIREMENT:** Execute the Private Fence Maintenance Agreement to the satisfaction of the Director Of Planning and Development Services with ensures that the open space fencing and signage will be maintained and repaired by future property owners of the Tentative map. The agreement must be signed by the property owner' and the County of San Diego and recorded and the County's Recorder's office. **DOCUMENTATION:** This agreement shall be provided to the County of San Diego for review and signature. Once the agreement is recorded, a copy of the recorded agreement shall be provided to the PDS, PCC. **TIMING:** Prior to final map recordation, the maintenance agreement shall be recorded. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this condition.

GRADING PLAN CONFORMANCE: [DPW, ESU] [DPR, TC PP] [GP, IP, MA] INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures:

(Note: The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan (GP) and made conditions of the issuance of said permits. An email or disc will be provided upon request 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.)*

GP1. BIO#6- RESOURCE AVOIDANCE: [PDS, PCC] [DPW, PDCI].

Intent: In order to avoid impacts to California gnatcatchers, which are threatened species pursuant to the federal Endangered Species Act, 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 coastal sage scrub during the breeding season within RAA as indicated on these plans. The breeding season is defined as occurring between March 1 to and August 15. **Documentation:** The applicant shall provide a letter of agreement with this condition. **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.

GP2. BIO#7-TEMPORARY FENCING: [PDS, PCC] [DPW, PDCI] [PC]. Intent: In order to prevent inadvertent disturbance to biological open space easements, 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.

- a. 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.
- b. 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 easements. 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.

(NOISE REQUIREMENTS)

GP3. NOISE#2-NOISE REQUIREMENT: [PDS, PCC] [RG, BP] [PDS, FEE].

Intent: In order to reduce the exposure to noise levels in excess of standards established by the [County of San Diego General Plan Noise Element](#), as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), noise reducing measures may be required for proposed lots located along Old Highway which may be required the installation of noise barriers. **Description of Requirement:** The applicant shall refer to the Tentative Map Noise Protection Easement condition and the noise report prepared by Eilar Associates for further instructions regarding permanent noise barriers. **Documentation:** The applicant shall comply with the noise requirements of this condition. **Timing:** Prior to approval of any building plan, issuance of any building permit, or completion of all grading activities, the noise design measures shall be implemented on the plans. **Monitoring:** The [PDS, BPRP] shall make sure that the noise design measures are implemented on all building plans for the project.

(CULTURAL RESOURCES)

GP4. CULT#3- ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC]

Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to Tentative Map 5421, a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved 'Project Archaeologist,' Kumeyaay Native American Monitor, and the PDS Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor open space fence placement near CA-SDI-17,903 and the original cutting of previously undisturbed deposits

in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archeologist and Kumeyaay Native American attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [PDS, PCC] to the preconstruction conference to coordinate the Archaeological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

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

(CULTURAL RESOURCES)

GP6. CULT#4- ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC]

Intent: In order to comply with Mitigation Monitoring and Reporting Program pursuant to Tentative Map 5421, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources](#), a Cultural Resource Grading Monitoring Program shall be implemented.

Description of Requirement: The Project Archaeologist and Kumeyaay Native American Monitor shall monitor open space fence placement near CA-SDI-17,903 and all original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

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

- Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the cultural materials for isolates and non-significant deposits be collected by the Project Archaeologist, then the Kumeyaay Native American Monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist, and approved by the Staff Archaeologist, then carried out using professional archaeological methods.
- c. If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and PDS Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.
 - d. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the Project Archeologist or applicant fails to comply with this condition.

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

(CULTURAL RESOURCES)

GP7. CULT#5-ARCHAEOLOGICAL MONITORING: [PDS, PCC] [RG, BP]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Tentative Map 5421, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

- a. If **no archaeological resources** are encountered during grading, then submit a final Negative Letter Report that substantiates the grading activities and that no cultural resources were encountered. The report must include all monitoring logs showing the date and time that the monitor was on site and any comments from the Kumeyaay Native American monitor.

- b. If archaeological **resources were encountered** during grading, the Project Archaeologist shall provide a letter stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail any discoveries, as well as the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the letter 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 letter report shall be completed. **Monitoring:** The [*PDS, PCC*] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [*DPW, PDCI*] that the requirement is completed.

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

(BIOLOGICAL RESOURCES)

GP8. BIO#8-TRAIL AND OPEN SPACE SIGNAGE & FENCING: [PDS, PCC] [DPW, PDCI] [FG, UO]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM 5421, the fencing and signage shall be installed. **Description of Requirement:** The permanent fences and open space signs shall be placed along the open space boundaries as shown on the Open Space Easement, Fencing and Signage Exhibit dated December 17, 2013.

- 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,
Department of Planning and Development Services
Reference: TM 5421

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.

GP9. BIO#9-EASEMENT AVOIDANCE: [PDS, PCC] [DPW, PDCI]. 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 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. The only exceptions to this prohibition are:

- 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, (<http://www.sdcounty.ca.gov/PDS/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Development Services, Parks and Recreation or the Director of Public Works. Construction, use and maintenance of multi-use, non-motorized trails as shown on the approved tentative map.
- c. Activities conducted pursuant to Revegetation Plan or Resource Management Plan approved by the Director of PDS, DPW or DPR.

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.

(CULTURAL RESOURCES)

GP10. CULT#6- ARCHAEOLOGICAL MONITORING: [PDS, PCC] [RG, BP]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to Tentative Map 5421, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Archaeological Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following, if applicable:

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

or

- Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
2. Historic materials shall be curated at a San Diego curation facility and shall not be repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Development Services by the Project Archaeologist.

Documentation: The applicant shall submit the letter report to the [PDS, PCC] for review and approval. **Timing:** Prior to the occupancy of any structure or use of the premises in reliance, and prior to Final Grading Release ([Grading Ordinance Sec. 87.421.a.3](#)), 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.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Semi-Rural (SR-2) Land Use Designation of the Lakeside Community Plan because it proposes a residential use type at a density of less than one dwelling unit per two acres, four or eight acres depending upon slope and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a Residential use type with a minimum net lot size of one acre in the Limited Agricultural Use Regulation and complies with the Lot Area Averaging requirements of Section 4230 of the Zoning Ordinance;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the lots have been clustered in the flattest areas of the site, by way of an Administrative Permit for Lot Area Averaging. The environmentally sensitive areas will be preserved with a biological or steep slope open space easement. All lots have been designed to support a single-family residence within the setback required by the zone;
5. The site is physically suitable for the proposed density of development because the site is able to provide all necessary public facilities including water, fire protection, access and school service. In addition, the lots will either be served by sewer or have been designed to be support an adequate septic system;
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 Mitigated Negative Declaration dated May 30, 2013;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the San Diego County Sanitation 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; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission..

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the:

County Subdivision Ordinance requirements:

- 1) Subdivision Ordinance, Section 81.403 (a) (1). This Section requires the subdivider to enter into a written agreement with the County with the appropriate security to complete public road improvements abutting the subdivision. An exception was processed to waive the ultimate paved half width improvements along Flinn Springs Road as this would be a spot improvement. The project would still be required that Flinn Springs Road be graded to an ultimate right-of-way width of 30-feet.
- 2) Sub Ordinance, Section 81.404 (a) (6). This Section requires undergrounding all new and existing utility distribution facilities within the boundaries of any new subdivision or within any half road abutting a new subdivision. An exception was processed to waive the undergrounding of existing utilities along Flinn Springs Road based on criteria contained in Board Policy I-92. The Lakeside Community Planning Group supported the request for waiver of undergrounding utilities on August 4, 2010. Also, the proposed development is not within or adjacent to a current or future underground utility district. All new utilities installed as part of this project would still be required to be undergrounded.

County Public and Private Road Standards to permit:

- 1) Public Road Standards, Section 4.5 and County Design Standard Drawings DS-06, to allow Oakmont Terrace (a Residential Collector Road) to terminate with an offset cul-de-sac.

- 2) Public Road Standards, Section 4.5.A and Section 4.2 table 2B. to reduce the right-of-way width for Oakmont Terrace from 60 feet to 55 feet.
- 3) Public Road Standards, Section 4.2 Table 2B, to allow a minimum horizontal radius of 300 feet to be reduced to 200 feet for Oakmont Terrace.
- 4) Public Road Standards, Section 4.2 Table 2B, to allow a reduced speed to provide a vertical curve length of 530 feet, instead of the required minimum design speed of 30 mph for a vertical curve length of 580 feet for Oakmont Terrace.
- 5) Public Road Standards, Section 6.1.C.1, to allow centerline separations between Private Road "A" and existing adjacent school driveways (westerly and easterly) to be less than 200 feet along for along Oakmont Terrace (a Non-Mobility Element Road).
- 6) Public Road Standards, Section 4.2, to allow the road improvements for Oakmont Terrace to be offset within the right-of-way.

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

Section 21081.6(a)(1) states, in part:

The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.

Section 21081(b) further states:

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

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

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

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

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

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

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

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

Conditions 30-58 and Conditions GP1-GP10.

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.814 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
 - Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Final Map for lots 1, and 12-20.
- The Zoning regulations require that each parcel shall contain a minimum net area of one acre in accordance with Administrative Permit PDS2012-3000-12-024, for Lot Area Averaging, as shown in the approved plan. If, as a result of survey calculations, required

easements, or for any other reason, the area of any parcel shown on this Tentative Map is determined by the PDS to be below the minimum approved through Administrative Permit PDS2012-3000-12-024, it becomes the responsibility of the subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before PDS may file a Parcel Map with the County Recorder.

- Cause the centerline of Old Highway 80 to be surveyed and monumented. Monumentation shall consist of street survey monuments, per Drawing M-10 Regional Standard Drawings when the road, as improved, is at ultimate line and grade and 2" x 24" pipe when the road is not at ultimate line and grade.
- The Director of Public Works will assign a road survey number to the off-site public roads being created. If the off-site road is not shown on the Final Map, the developer shall file with the County Recorder a Record of Survey after approval of the Director of Public Works showing the centerline Monumentation set with ties to adjacent property.

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 Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning 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 from the Department of Public Works for any and all proposed/existing facilities within the County right-of-way. Olde Highway 80 (CE Route #SA 895) is shown as a Collector Road on the Circulation Element of the County General Plan. 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: Obtain an excavation permit from the County Department of Public Works 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.

SANITATION NOTICE: The following shall be met after map recordation:

COMMITMENT FOR CAPACITY AND FEES: A commitment to serve each parcel must be purchased from the District. No sewer commitment shall be issued until all conditions in the Final Resolution have been satisfied, the final map, grading plan and improvement plan has been approved by the Department of Public Works and all fees and deposits paid and improvement security posted.

PAY DISTRICT FEES: In addition to the capacity commitment fees, the developer shall pay all appropriate fees in effect at time of issuance of the Wastewater Discharge Permit.

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

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

NOTICE: This subject property may contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform

“incidental take” under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County’s Implementing Agreement.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant’s responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; <http://www.usace.army.mil/>

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; <http://www.waterboards.ca.gov/sandiego/>

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; <http://www.dfg.ca.gov/>

NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431- 9440, <http://www.fws.gov/>.

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

NOTICE: - Fish and Wildlife Fees have been paid in the amount of \$2,231.25 for the review of the Negative Declaration, Receipt number 442419 dated February 28, 2014.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on August 15, 2014.

NOTICE: 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.

**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

June 14, 2023

An Addendum to the Previously Adopted Mitigated Negative Declaration for the Oakmont II Tentative Map; Major Residential Subdivision

FOR PURPOSES OF CONSIDERATION OF OAKMONT II TENTATIVE MAP TIME EXTENSION

PDS2017-TM-5421TE

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining what additional environmental documentation, if any, must be completed when a previously certified environmental impact report (EIR) or mitigated negative declaration (MND) covers the project for which a subsequent discretionary action (or actions) 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 actions.

1. Background on previously adopted MNDs:

A MND for the Oakmont II Tentative Map, Major Residential Subdivision (PDS2005-3100 5421; PDS 2012-3000-12-024 [AD]; ER 05-14-003) was approved by the San Diego County Planning Commission on August 15, 2014. The MND found significant and mitigated effects to Biological Resources, Noise, Transportation and Traffic, and Mandatory Findings of Significance. These effects were determined to be mitigated or avoided to a level below significance.

The MND is on file with PDS.

2. Lead agency name and address:

County of San Diego,
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, California 92123

- a. Contact: Jae Roland-Chase, Land Use/Environmental Planner
- b. Phone number: (619) 380-3130
- c. Email: Jae.RolandChase@sdcounty.ca.gov

3. Project applicant's name and address:

Hsiung Cheng, 1852 Hacienda Drive, El Cajon, CA 92020

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

The previously approved project involves a subdivision of 99.62 net acres into 20 residential lots ranging in size from 1,00 to 38.58 net acres. The project site is located north of Old Highway 80 and Interstate 8, and east of Flinn Springs Road in the Lakeside Community Plan Area within unincorporated San Diego County. The project would use a combination of sewer lines served by the San Diego County Sanitation District and on-site septic systems. Earthwork would consist of a total of 68,210 cubic yards of cut and 68,210 cubic yards of fill.

The project would place 59.57 acres of the site within a dedicated biological open space easement, delineated with permanent fencing and signage. A limited building zone easement would be placed within 100 feet of the open space. Additionally, steep slope easements would be placed on all slopes with a gradient of 25 percent or greater and/or 50 feet or higher in vertical height. Due to the size of the proposed open space, a Resource Management Plan will be considered as a condition of approval of the project. A 20-foot trail easement would be placed adjacent to the north property line alongside the two prominent knolls within the southern areas of the property, and sound attenuation barriers would be placed on Lots 2, 3, and 6 to mitigate outdoor noise from surrounding traffic.

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

The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

6. Subject areas determined to have new or substantially more severe significant environmental effects compared to those identified in the previous Negative Declaration (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.

H1 - 111

CEQA Guidelines Section 15162 thru 15164

Oakmont II Tentative Map Time Extension (TM 5421TE)

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- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> NONE | | |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> 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 EIR or 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 an 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.



Signature

Jae Roland-Chase
Printed Name

July 14, 2023

Date

Land Use/ Environmental Planner
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 ND or a previously certified EIR for the project.

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

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND 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 EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
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 EIR was certified as complete or the ND was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or ND;
 - b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
 - 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 EIR 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(a) states that the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that may cause one or more effects to environmental resources. The responses support the “Determination,” above, as to the type of environmental documentation required, if any.

Environmental Review Checklist Update

- 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the project would not result in significant visual impacts (see Section I, *Aesthetics* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to aesthetics. There are no changes in circumstances under which the Project is undertaken, and/or “new information of substantial importance” that would cause one or more effects to aesthetics and visual resources.

- II. **AGRICULTURAL 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts to agricultural and forestry resources (see Section II, *Agriculture and Forestry Resources* of the 2013 MND).

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The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to agricultural resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to agricultural resources.

- 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 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant air quality impacts associated with construction or operation of the project (see Section III, *Air Quality* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant air quality impacts. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more air quality impacts.

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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would result in significant but mitigable impacts to biological resources associated with habitat loss and migratory wildlife corridors (see Section IV, *Biological Resources* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biology and biological resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to biology and 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result

in significant impacts to cultural resources (see Section V, *Cultural Resources* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to cultural resources.

VI. ENERGY: 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 energy including: resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, and/or conflicts with or obstruct a state or local plan for renewable energy or energy efficiency?

YES **NO**

The 2013 MND did not include an energy analysis as it was not required by CEQA at that time. However, the Project would be required to comply with the following regulations and requirements, which require sustainable design and energy requirements:

- 2022 Title 24 Energy Code
- 2022 California Green Building Standards (CALGreen)
- Reduction of potable water use by 20 percent
- Low-flow water and bathroom fixtures
- Reduction of wastewater generation by 20 percent
- Provide areas for storage and collection of recyclables and yard waste

The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable.

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant energy impacts. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more energy impacts.

VII. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts geology and soils (see Section VI, *Geology and Soils* of the 2013 MND).

The Project does not propose any changes that would cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to geologic resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to geologic resources.

VIII. GREENHOUSE GAS EMISSIONS: 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 new significant effects or a substantial increase in the severity of previously identified significant 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts associated with generation of greenhouse gas emissions (see Section VII, *Greenhouse Gas Emissions* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant greenhouse gas emissions impacts. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more greenhouse gas emissions impacts.

IX. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts associated with hazards and hazardous materials (see Section VIII, *Hazards and Hazardous Materials* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hazards and hazardous materials, and wildfire risk. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to hazards and hazardous materials, or wildfire risk.

X. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts hydrology and water quality (see Section IX, *Hydrology and Water Quality* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to hydrology and water quality.

XI. 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**

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The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts land use and planning (see Section X, *Land Use and Planning* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to land use and planning. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to land use and planning.

XII. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts mineral resources (see Section XI, *Mineral Resources* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to mineral resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to mineral resources.

XIII. 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 ground borne vibration or ground borne 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would result in significant but mitigable noise impacts associated with operation of the project (see Section XII, *Noise of the 2013 MND*).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant noise impacts. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more noise impacts.

XIV. PALEONTOLOGICAL 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 result in one or more effects to paleontological resources including project-related grading or excavation that will disturb the substratum or parent material below the major soil horizons in any paleontologically sensitive area of the County, as shown on the County’s Paleontological Resources Potential and Sensitivity Map that is included in the County Guidelines (County of San Diego 2009)?

YES **NO**

The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project mitigation measures which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project

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would not result in significant impacts to paleontological resources (see Section V, *Cultural Resources* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to paleontological resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to paleontological resources.

XV. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts population and housing (see Section XIII, *Population and Housing* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to population and housing. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to population and housing.

XVI. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts public services (see Section XIV, *Public Services* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to public services. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to public services.

XVII. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts parks and recreation (see Section XV, *Recreation* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to recreation. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to recreation.

XVIII. TRANSPORTATION: 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

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The Project is not subject to vehicle miles travelled (VMT) standards or thresholds because the 2013 MND was approved before CEQA Guidelines were changed in 2020 to require VMT analysis.

The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would result in significant and mitigable transportation impacts associated with cumulative impacts to the roadway network (see Section XVI, *Transportation and Traffic* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to tribal cultural resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to tribal cultural resources.

XIX. TRIBAL 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 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

The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts to tribal cultural resources (see Section V, *Cultural Resources* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to cultural resources.

XX. 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 applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result in significant impacts to utilities (see Section XVII, *Utilities and Service Systems* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to utilities and service systems. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to utilities and service systems.

XXI. WILDFIRE: 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 would result in an increased risk of wildfire to persons or property.

YES **NO**

Wildfire impacts were assessed in Section VIII, *Hazards and Hazardous Materials* of the 2013 MND.

The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable. The 2013 MND found that the Project would not result

in significant impacts associated with wildfires (see Section VIII, *Hazards and Hazardous Materials* of the 2013 MND).

The Project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to wildfire. There are no changes in circumstances under which the Project is undertaken and/or “new information of substantial importance” that would cause one or more effects to wildfire.

XXII. 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

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?

The applicant proposes a 6-year Time Extension to an approved Tentative Map. There are no other changes to the Project.

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The analysis and Project conditions which were initially approved by the Planning Commission on August 15, 2014 remain applicable.

As described in this Addendum, there are no changes in the Project, no changes in circumstances under which the Project is undertaken, and no “new information of substantial importance” that results in any of the mandatory findings of significance.

REFERENCES

County of San Diego. 2013. Oakmont II Major Residential Subdivision.

H1 - 130 NOTICE OF DETERMINATION

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

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

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

Project Name and Number(s): Oakmont II Tentative Map Time Extension PDS2005-3100 5421; PDS 2012-3000-12-024, PDS2017-TM-5421TE; ER 05-14-003

State Clearinghouse No.: 2011031010

Project Location: East of Flinn Springs Road, to the North of Old Highway 80, and to the south of Oak Creek Road

Project Applicant: Hsiung Cheng Address: 1852 Hacienda Drive, El Cajon, CA 92020 Telephone Number: 619-562-0842

Project Description: A tentative map to subdivide 99.62 net acres into 20 lots, consisting of 18 residential lots and two as Open Space Easements ranging from 1 to 38.58 net acres.

Agency Approving Project: County of San Diego

County Contact Person: Jae Roland-Chase

Date Form Completed: June 28, 2023

This is to advise that the County of San Diego Director has approved the above described project on July 14, 2023/ Item #G-1 and has made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
 A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
 An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was was not adopted for this project.

The following determinations are only required for projects with Environmental Impact Reports:

5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):

- Certificate of Fee Exemption (attached)
 Proof of Payment of Fees (attached)

Fish and Wildlife Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (619) 380-3130

Name (Print): Jae Roland-Chase Title: LUPE II

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

**Attachment
D- 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) PDS2005-3100-5421 and PDS2012-3000-12-024

Assessor's Parcel Number(s) 396-020-13

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.

LI CHENG, trustee of the Lucina Cheng
Irrevocable Trust dated November 17, 2021

HSIUNG CHENG and LUCINA CHENG,
Co-Trustees of the Cheng Inter Vivos Trust
dated May 21, 1996

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 in corporations or partnerships.

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 in non-profit organizations or trusts.

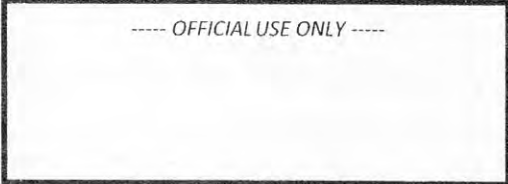
NOTE: Section 1127 of The Zoning Ordinance defines Person as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political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

Handwritten signature of LI CHENG

Signature of Applicant

LI CHENG

Print Name



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



AUTHORIZATION OF AGENT TO ACT ON APPLICANT / OWNER'S BEHALF

I hereby affirm that I am the Applicant / Owner of the property located at:

Property **Location:** Oakmont Terrace (north side), El Cajon, CA 92021
Blossom Valley / Flinn Springs Area

Assessor's Parcel Numbers: 396-020-13

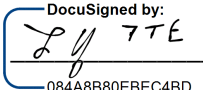
Project **Information:** Oakmont II (TM5421)
Single Family **Residential Subdivision**
Unit 1 (9 Lots), Unit 2 (11 Lots)

By signing below, I authorize the individual identified in the following section to act as my authorized agent regarding all application(s) made with the County of San Diego, Planning & Development Services for the activities described below. The individual identified below shall remain in this capacity regarding any applications and subsequently issued permits related to these activities indefinitely unless an express written request to terminate or modify this authorization, signed by me, is submitted to County of San Diego, Planning & Development Services. The authorization herein does not empower the individual names as authorized agent to sell, convey, or otherwise transfer any interest I have in the property.

Project/Activity for which Application is being made:

Tentative Map (TM5421) Time Extension and Unit 1 Improvement Plans & Final Map, and corresponding reports/documents.

Applicant / Owner Name: Li Cheng,
Trustee of the Lucina Cheng Irrevocable trust dated November 17, 2021

Applicant / Owner Signature:  Date: 6/2/2023
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Permit Applicant/Owner's Authorized Agent

Company Name: Fusion Engineering & Technology

Staff: John Rivera, Bonnie Phillips, Leonora Pizarro, Brett Fasching

Address: 1810 Gillespie Way Suite 207 El Cajon, CA 92020

Telephone Number: 619-992-6618 John Rivera Mobile Phone, 619-736-2800 (Office Main Line)

Printed Name of Applicant/Owner's Agent: John S. Rivera, P.E. C73878

Signature of Applicant/Owner's Agent:  Date: 6/2/2023
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