

H1 - 1



County of San Diego

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September 22, 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 Germann Tentative Map No. 5520 (District: #2).

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 Germann Tentative Map (TM 5520) to allow completion of the Final Map. The Time Extension does not propose, nor does the applicant request, any changes or revisions to TM 5520 or to the conditions in the Resolution of Approval dated July 20, 2018.

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

The project is located in the unincorporated community of Lakeside on the west side of Westhill Road, with access from Virgine View, a public road along the northerly property boundary, which connects to Westhill Road to the east. The City of Santee jurisdictional boundary abuts the western property boundary. The site is surrounded by larger-lot single-family developments. The 5.2-acre subject property is designated in the General Plan for "Village Residential" land use (4.3 du/acre) and is zoned Single Family

Residential (RS). On July 20, 2018, the Planning Commission approved TM 5520 to subdivide a 5.2-acre property addressed as 9212 Westhill Road in Lakeside. An existing single-family residence in the southwest portion of the property will be retained and incorporated into the proposed subdivision. The total number of lots in the subdivision will be dependent upon the final drainage design for the site, with either one or two lots used for an on-site retention basin. The subdivision will therefore yield either 13 or 14 residential lots. The project will develop residential units at an overall density of 2.7 dwelling units (du) per acre (14 du / 5.2 acre).

Earthwork consists of 14,600 cubic yards of cut, 10,850 cubic yards of fill, and 3,750 cubic yards of import. The imported soil is already on-site as part of the approved grading permit in 2018 to correct an existing violation. Water service will be provided by the Lakeside Municipal Water District and sewer by the Lakeside Sanitation District. Fire protection will be provided by the Lakeside Fire Protection District.

In-tract improvements will include a new public road with a cul-de-sac, which will connect as a single access to Virgine View. The proposed public road and Virgine View will each be improved with a cul-de-sac, curb, gutter, and sidewalk in accordance with public road standards. A 30-foot irrevocable offer of dedication (IOD) for Westhill Road will account for the road's ultimate improvement width. The project will relinquish access rights along Westhill Road except for the single-family access point at Virgine View.

As part of the original entitlement process, nine letters were received on the proposed subdivision on topics including: drainage impacts, dust control, cultural monitoring, and project density. These comments were addressed in the 2018 staff report to the Planning Commission and are summarized herein. Neighbors expressed concern regarding stormwater drainage that runs north with the existing topography. To address their concerns, the applicant has designed two separate Tentative Map options (Option A and Option B) which provide adequate stormwater capacities and will not result in any increase to the amount, velocity, or direction of runoff to adjoining properties. Dust control will be moderated with requirements in the County Grading Ordinance. Cultural Monitoring is not required due to analysis of County records and negative site surveys. The proposed project density conforms to the General Plan.

On July 20, 2018, the Planning Commission approved TM 5520 for three years, with an expiration date of July 20, 2021. AB 1561 automatically extended the expiration date by 18 months to January 20, 2023. The applicant filed a discretionary permit application on December 13, 2022, for a six-year Time Extension to allow more time to satisfy the conditions of approval required to obtain the Final Map for the property. The new expiration date would be January 20, 2029.

On February 1, 2023, the Lakeside Community Planning Group recommended approval of the Tentative Map Time Extension by a vote of 13-1-0-0 (Ayes – 13, Nays – 1, Abstain – 0, Absent – 0).

A notice of the tentative map time extension application was mailed to all owners of record and all properties within 1,000-foot of the exterior boundaries of the subject property on November 16, 2022. A notice of application was also posted within the front yard area of the subject property near Westhill Road.

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. A Notice of Exemption (NOE) was prepared and filed for the Tentative Map, and a NOE is prepared for the Time Extension. The project is required to comply with all updated requirements such as municipal separate storm sewer system (MS4) stormwater regulations. In addition, the Director reviewed the conditions of approval and justification from the applicant, which include securing the financing required to develop the final map for the project. Staff considered these circumstances in their analysis of the Time Extension and supports the request for a six-year extension.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the September 12, 2023, Notice of the Preliminary Decision of the Director of Planning & Development Services to approve Tentative Map Time Extension PDS2022-TM-5520TE (Attachment B), has been issued and filed with the Planning Commission as an Administrative Item.

ATTACHMENTS:

Attachment A – Planning Documentation

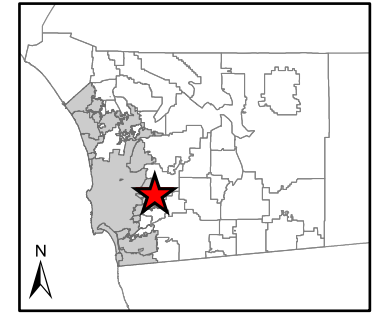
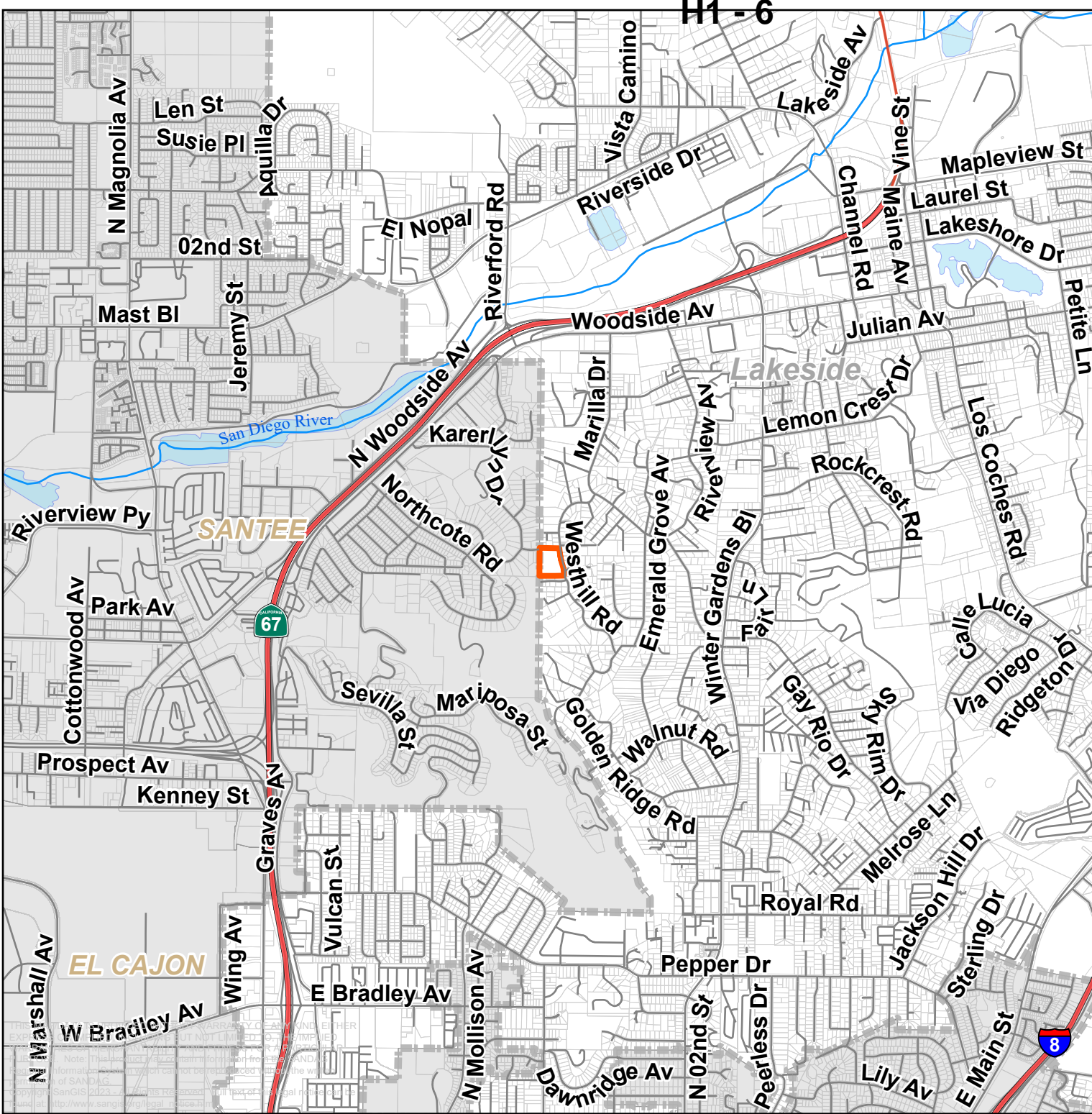
Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Time Extension for PDS2022-TM-5520

Attachment C – Environmental Documentation

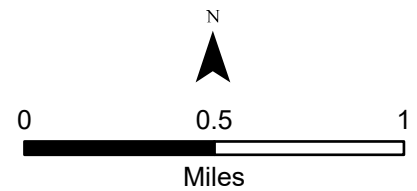
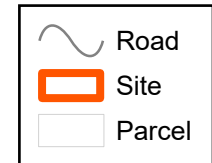
Attachment D – Ownership Disclosure

**Attachment A –
Planning
Documents**

Germann Tentative Map
 PDS2022-TM-5520TE
Vicinity Map
 Lakeside Community Plan Area



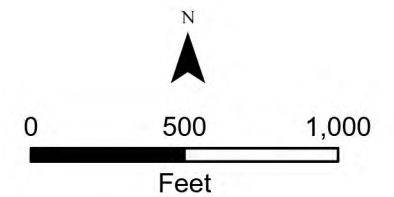
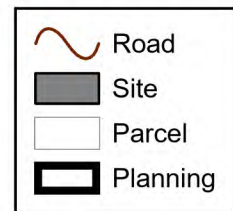
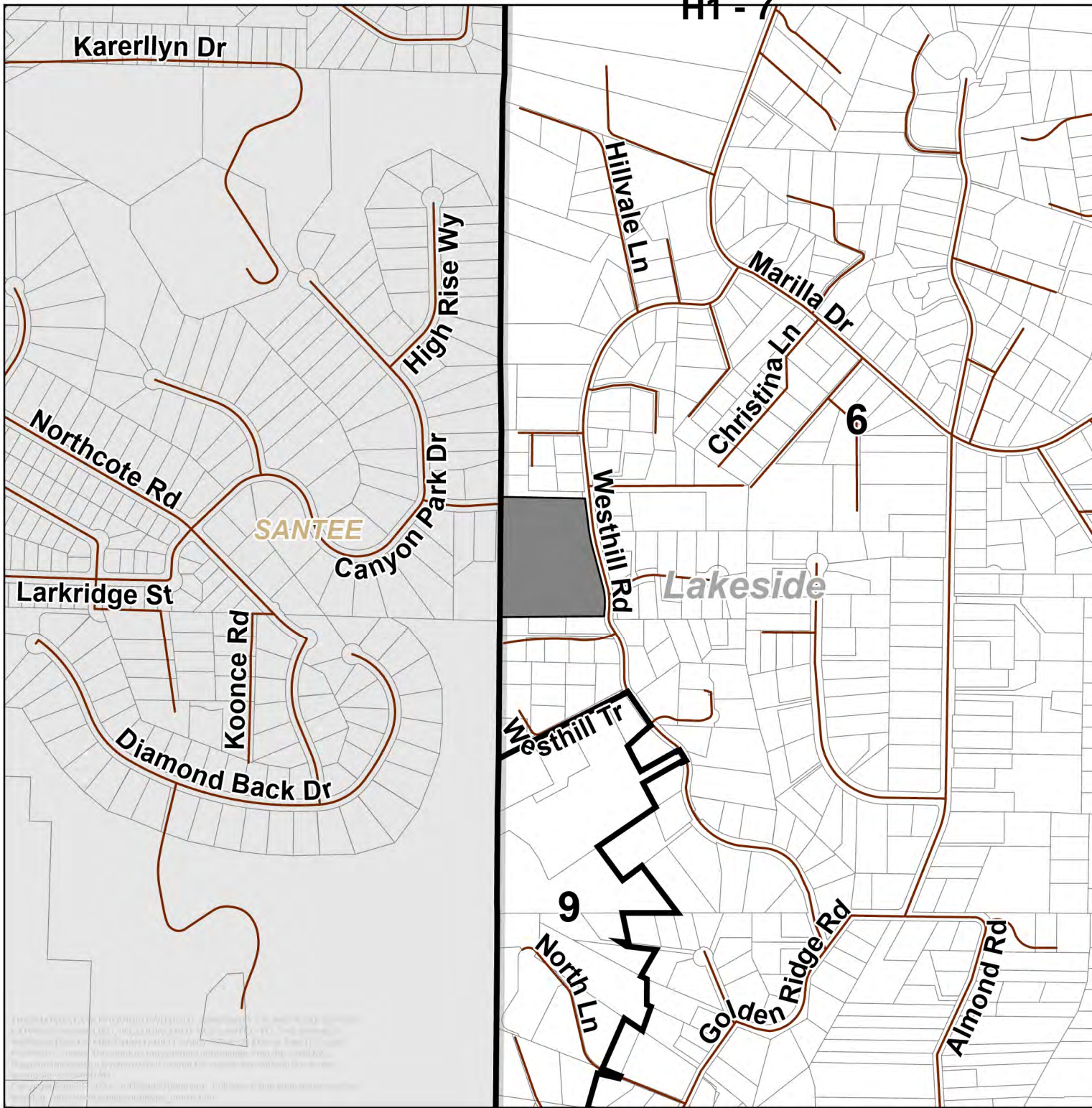
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Germann Tentative Map
PDS2022-TM-5520TE
General Plan

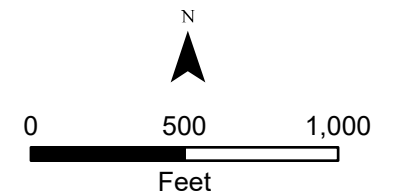
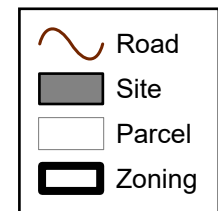
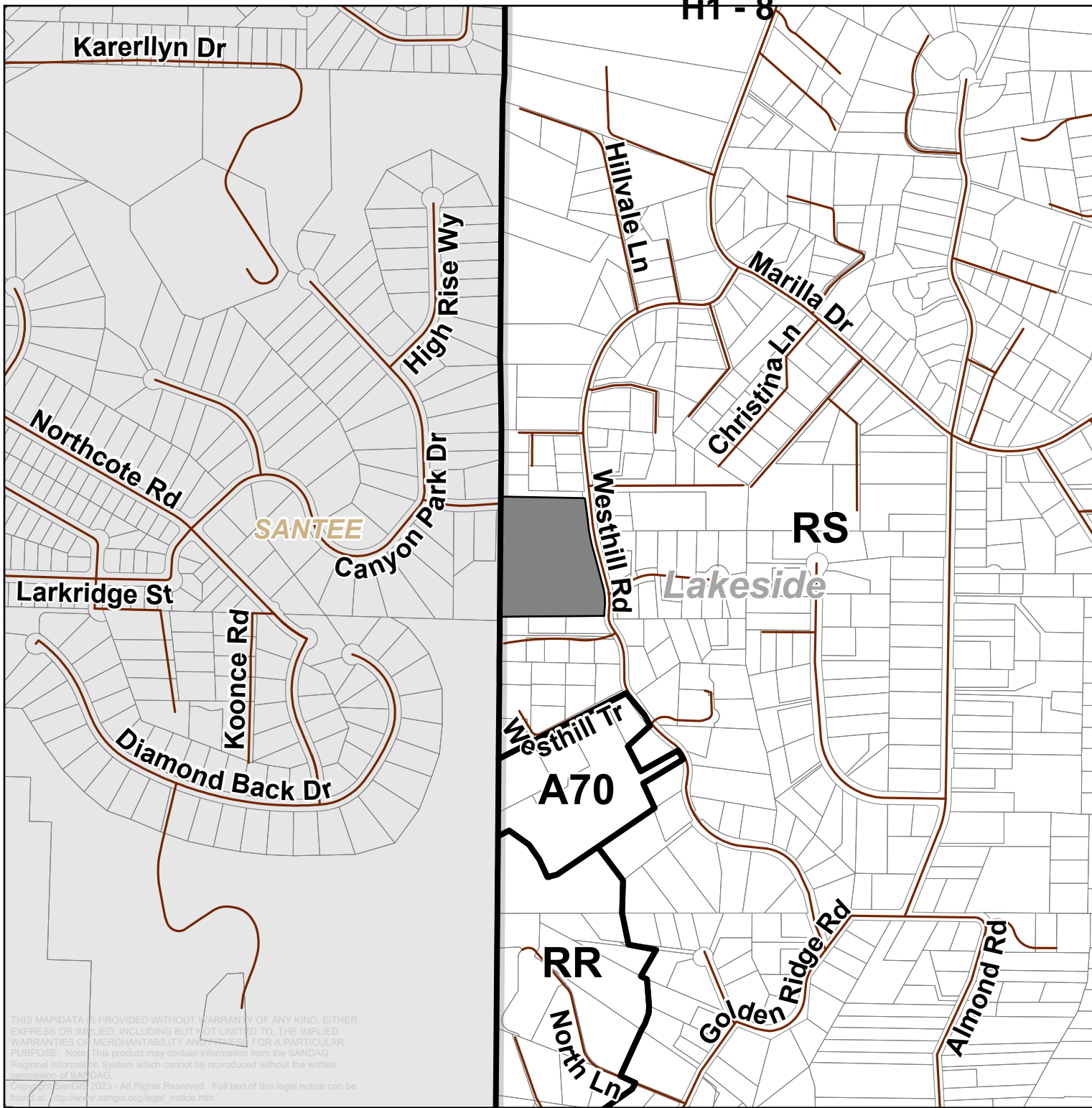
Lakeside
Community Plan Area

- (6) Village Residential (VR-4.3)
- (9) Semi-Rural Residential (SR-1)



**Germann Tentative Map
PDS2022-TM-5520TE
Zoning**
Lakeside Community Plan Area

A70 - Limited Agricultural
RR - Rural Residential
RS - Single Family Residential



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Germann Tentative Map
PDS2022-TM-5520TE
Lakeside Community Plan Area

~ Road

▭ Site

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0 75 150
Feet

H1 - 9

Westhill Vista

SANTEE

Westhill Rd

Lakeside

Hillman Wy

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RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 3100-5520)

WHEREAS, Tentative Map No. PDS2006-3100-5520 proposing the division of property located at 9212 Westhill Road, Lakeside, and generally described as:

PARCEL 1: (APN 382-121-05) Lot 78 of the Resubdivision of Lots 75, 78, 89, 100 and 108 of the Riverview Farms according to Map thereof No. 1695, filed in the office of the County Recorder of San Diego County, February 14, 1917.

Excepting from said Lot 78 that portion thereof described as commencing at the Southwest corner of said Lot 78;

Thence North 0°02' East along the West line of said Lot 78 a distance of 15 feet;

Thence North 88° 44' East 468.82 feet to a point on the Easterly line of said Lot 78, distant 25.84 feet Northerly thereon from the southeast corner of said lot, said last described point being on the arc of a curve concave Easterly, the center of which bears South 87 °42' East 120 feet;

Then Southerly along said last described curve 25.84 feet to the Southeast corner of said Lot 78;

Thence North 89° 34' West 470.20 feet along the South line of Lot 78 to the point of commencement.

EXCEPT therefrom all oil, gas, minerals, and other hydrocarbon substances lying below the surface of said land, but with no right of surface entry, as provided in deeds of records.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on April 27, 2017; and

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

WHEREAS, the Planning Commission of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and

conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

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

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

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 to permit:

1. A modification to Public Road Standards Section 6.1.C.1 for proposed driveway access onto **Virgine View**, a non-Circulation Element Road, to allow centerlines separation of less than 200 feet between the driveway for offsite property and public road, **Earnest Valley Road**.
2. A modification to Public Road Standards Section 6.1.A.2 for 20-foot property line radius to be replaced with a corner cut-back from point of curve return (PCR) to PCR at the intersection of **Virgine View** and **Earnest Valley Road**.

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of high pressure sodium (HPS) vapor light sources at the project site if desired. HPS vapor light sources are only prohibited within a 15 mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 12: Said condition pertains to riding and hiking trails. There is no proposed riding and hiking trail in the project site.

- (4) Standard Condition 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (5) Standard Condition 22: Said condition pertains to construction of private subsurface sewage disposal system. The project is serviced by public sewer system.
- (6) Standard Condition 23.3: The project is located within the boundaries of a Fire Protection District, therefore, this does not apply.
- (7) Standard Condition 24: Said condition applies to the projects that are outside the boundaries of a fire protection agency. The project is within Lakeside Fire Protection District and the applicant has obtained the clearance from them.
- (8) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading Plans dated April 27, 2017, consisting of 5 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.

30. ROADS#1–ROAD DEDICATION (ONSITE)

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

- a. Dedicate onsite with the map, an easement for road purposes that provides fifty-two feet (52') feet along the proposed alignment of **Virgine View Road** in accordance with [County of San Diego Public Road Standards](#) for a Residential cul-de-sac with corner cut-back dedication (PCR to PCR) at **Virgine View Road** and **Earnest Valley Road** intersections and a thirty foot (30') radius corner rounding at **Virgine View Road** and **Westhill Road**, with a 48' Cul-de-sac radius at the end of the road, plus slope rights and drainage easements to the satisfaction of the Director of PDS.
- b. Dedicate onsite with the map, an easement for road purposes that provides fifty-two feet (52') feet along the proposed alignment of **Earnest Valley Road** in accordance with [County of San Diego Public Road Standards](#) for a Residential cul-de-sac with corner cut back dedication (PCR to PCR) at **Virgine View Road** and **Earnest Valley Road** intersections, with a 48' Cul-de-sac radius at the end of the road, plus slope rights and drainage easement to the satisfaction of the Director of PDS.
- c. The grant of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use.

DOCUMENTATION: The applicant shall dedicate the easement on the map and show it as Accepted. **TIMING:** Prior to the recordation of the Final Map, the onsite dedication shall be provided. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and Accepted by the County.

31. ROADS#2–ONSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by the map. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public street as indicated below:

- a. Grant the onsite portion of **Westhill Road** to the County of San Diego for road purposes that provides a thirty-foot (30') wide, one-half right-of-way width of the centerline on the westerly side of the road, plus the right to construct and maintain slopes and drainage improvements as required beyond the ten-foot (10') limit for that portion within the land division for

the future possible widening of **Westhill Road**, including a thirty-foot (30') radius property line corner rounding at the street intersection.

- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per [Subdivision Ordinance Sec. 81.402.a](#), at the time of recordation of the Tract Map. All easements of any type must be plotted on the Tract Map. Or, the affected utility company/district shall enter into a joint use agreement with the County of San Diego to the satisfaction of the Director of PDS.

DOCUMENTATION: The applicant shall grant an IOD for those portions of the right-of-way within the map. **TIMING:** Prior to the recordation of the Final Map. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and Accepted by the County

32. ROADS#3–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.404](#) and the Community Trails Master Plan **Virgine View Road** and **Earnest Valley Road** shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for **Virgine View Road** in accordance with Public Roads Standards for a Residential cul-de-sac, to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk/asphalt concrete dike with face of curb/dike at sixteen feet (16') from centerline. Curb return radii at the intersection with **Westhill Road** shall be thirty feet (30'). All of the above shall be to the satisfaction of the Director of Public Work/PDS.
- b. Improve or agree to improve and provide security for **Earnest Valley Road** in accordance with Public Roads Standards for a Residential cul-de-sac, to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk/asphalt concrete dike with face of curb/dike at sixteen feet (16') from centerline. Corner cut-back at the intersection with **Virgine View Road** shall be twenty feet (20'). All of the above shall be to the satisfaction of the Director of Public Work/PDS.
- c. **Virgine View Road** and **Earnest Valley Road** shall terminate with a cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk/asphalt

concrete dike with face of curb/dike at thirty-eight feet (38') from the radius point.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the [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:

- d. Process and obtain approval of Improvement Plans to improve ***Virgine View Road*** and ***Earnest Valley Road***.
- e. Pursuant to Standard Condition 8 undergrounding of existing and future utility distribution facilities is required with the boundary of the project. If desired during final mapping, a design exception request can be filed to request that the existing facilities within ***Westhill Road*** and along the southerly boundary be allowed to remain above ground. If approved, the only utility distribution facilities required to be undergrounded would be for any new facilities required for development of the project.
- f. Provide Secured Agreement and post security in accordance with [Subdivision Ordinance Sec. 81.408](#).
- g. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDC].
- h. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map, the plans, agreements, and securities shall be approved. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

33. **ROADS#4–RELINQUISH ACCESS**

INTENT: In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) and [County Subdivision Ordinance Section 81.401 \(g\)](#), access shall be relinquished along ***Westhill Road***. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto ***Westhill Road***. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the one access point is

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

34. ROADS#5–SIGHT DISTANCE

INTENT: In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Section 6.1.E of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is 300 feet of unobstructed intersectional sight distance in both directions from the proposed public road, **Virgine View Road** along **Westhill Road**, in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of Residential Collector as described in Table 5 based on a speed of 30 MPH, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

35. STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT

INTENT: In order to promote orderly development and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), and the [County Watershed Protection Ordinance \(WPO\) No.10410, County Code Section 67.801 et. seq.](#), the maintenance agreements for any onsite and/or offsite public drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete one of the two following options.

- a. The downstream offsite private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.
- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

DOCUMENTATION: The applicant shall process the agreement forms with [PDS, LDR] and pay the deposit and applicable review fees. **TIMING:** Prior to the recordation of the Final Map, execution of the agreements and securities shall be completed. **MONITORING:** The [PDS,LDR] shall review the agreements/mechanisms for consistency with the condition and County Standards.

36. STRMWTR#2-EROSION CONTROL

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

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.408](#), for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to recordation of the Map, and the approval of any plan and the issuance of any

permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

37. DRNG#1– ON-SITE AND OFFSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance No. 10091 \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.10410](#), [County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the construction private storm drains onsite and offsite. There are two viable options available for the proposed storm drain design. Alternative A proposes to mitigate the increase in the runoff volume by upgrades to the downstream private drain while Alternative B proposes to mitigate the impacts by construction of one additional retention basin onsite. The details of required improvements are shown below:

- a. Alternative A shown on Grading plan labeled as “Germann Tentative Subdivision Map- Alternative A,” received on April 27, 2017 proposes to mitigate the increase in drainage with one onsite retention basin and proposes to upgrade the downstream private storm drain from 24” to a 42” with a rip-rap structure extending about thirty-four feet (34’) into the private property (APN 382-121-10) from the existing masonry wall, all to be maintained privately. This option will require additional private easement dedication from northerly property owner (APN 382-121-11). All existing connections to the 24” storm drain will be restored to the new 42” privately maintained storm drain pipe. Any offsite drainage improvements including the grading within private property will require obtaining permission from the offsite property owners. Applicable restoration within the offsite private properties can be included as part of the easement language.

Or if the downstream offsite easement dedication cannot be obtained the following shall apply:

- b. Alternative B shown on grading plan labeled as “Germann Tentative Subdivision Map-Alternative B,” received on April 27, 2017 proposes to mitigate the increase in the drainage with two onsite retention basins (one additional basin compared to Alternative A) and proposes to connect to the existing downstream 24” private storm drain with no upgrades in size

to the downstream drainage system. The only proposed improvements to the downstream private drain, subject to cooperation of the property owner, will be the installation of the rip-rap structure extending about thirty-four feet (34') into the private property (APN 382-121-10) from the existing masonry wall.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), [Community Trails Master Plan and Parkland Dedication Ordinance](#) and [County Flood Damage Protection Ordinance No. 10091 \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#). **DOCUMENTATION:** The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve all onsite and offsite private storm drains.
- d. Provide Secured Agreements in accordance with [Subdivision Ordinance Sec. 81.404 \(a\)\(2\)](#).
- e. Pay all applicable inspection fees with [DPW, PDCI].
- f. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

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

38. PLN#1-AVIGATION/OVERFLIGHT EASEMENT

INTENT: In order to comply with the Gillespie Field [Airport Land Use Compatibility Plan](#) an Avigation Easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego, an Avigation easement over the entire property as shown on the approved Plot Plan. The easement 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 legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the easement shall be executed. **MONITORING:** The [DGS, RP] shall prepare the easement documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

39. LNDSCP#1– LANDSCAPE DOCUMENTATION PACKATE

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual, the County's Water Conservation in Landscaping Ordinance, and the County's Climate Action Plan measure for Reducing Outdoor Water Use, a Landscape Plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:

- a. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines to demonstrate compliance with CAP requirement to achieve a 40% reduction in current Maximum Applied Water Allowance for outdoor use. The water exhibit shall identify baseline water use, the maximum allowable water usage on a lot by lot basis, as well as for common and open space areas, and the reduced water use in compliance with CAP measure.
- b. Preparation of a Water Exhibit in accordance with the County's Landscape Design Guidelines to demonstrate compliance with CAP requirement to plant, at a minimum, two trees per residential unit proposed. The water exhibit shall identify the number and type of trees provided on each private lot.
- c. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall obtain a permit from DPW approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s)-of-way shall be maintained by the landowner(s) shall be submitted to PDS. Green Street Tree Wells shall require an Encroachment Maintenance Removal Agreement from DPW. Proof of this Agreement shall be provided prior to final approval of the Landscape Documentation Package.

- d. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- e. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- f. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- g. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- h. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- i. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- j. Sight Line Distances and applicable maintenance notes shall be provided as required by Section 86.709 c.9 of the Water Conservation in Landscaping Ordinance.
- k. Turf areas are not considered Recreational Areas and will not be counted as Special Landscape Areas in the Maximum Applied Water Allowance (MAWA) calculations. These areas will be considered High Water Use Hydrozones and must meet the requirements of the Estimated Total Water Use calculations and the Water Efficient Landscape Worksheet.
- l. Moisture sensors shall be used in the bottoms of all bioretention basin to effectively shut off individual irrigation stations when basins become flooded and remain wet in order to further conserve water. The lower portions of slopes that may become inundated with stormwater runoff may also require individual sensors to control irrigation times.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to

the [PDS, PCC], and pay all applicable review fees. **TIMING:** Prior to the approval of the final map and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Plans for compliance with this condition.

GRADING/IMPROVEMENT PLAN NOTES:

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

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

(NOISE RESOURCES)

39. NOISE#GP1-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with TM-5520 and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers.
- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away from noise sensitive receivers.
- f. Operations of construction equipment shall be limited to comply with the County Noise Ordinance.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition and Sections 36.408 & 409 of the County Noise Ordinance. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of

this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

(PALEONTOLOGICAL RESOURCES)

40. PALEO#GR-1-PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2]

INTENT: In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2006-3100-5520 (TM), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has marginal levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

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

(PALEONTOLOGICAL RESOURCES)

41. PALEO#GR-2-PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE].

INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2006-3100-5520, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS 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:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] 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 VR-4.3 Land Use Designation of the Lakeside Community Plan because it proposes a residential use type at a density of 1 dwelling unit per 10,000 square feet, 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 10,000 square feet in the Single Family Residential (RS) Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the 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 site has relatively flat topography and is large enough to accommodate the proposed development;

5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the Lakeside Water District; sewer will be provided by the San Diego County Sanitation District, Lakeside Fire Protection District, and the site is located along a public road;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the 15183 Checklist dated March 16, 2017 and revised July 20, 2018.
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the 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.

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:

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MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the [Sections 81.801 through 81.811 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 81.506 of the Subdivision Ordinance](#).

- Prior to the approval of the Final Map, 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.
- The Zoning regulations require that each parcel shall contain a minimum net area of 10,000 square feet. 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 Department of Public Works to be below the zoning minimum, 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 the Department of Public Works may file a Final Map with the County Recorder.

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 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.

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/susmpdf/lid_handbook_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmpdf/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>

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.

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

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

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

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

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

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 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**

H1 - 30

TM 5520

- 21 -

July 20, 2018

BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner Barnhart, seconded by Commissioner Edwards, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 20th day of July, 2018, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES: 5

NOES: 0

ABSENT: 2

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

cc: Robert Germann, 9111 Hillman Way, Lakeside, CA 92040
Don Mitchell, 986 Peppervilla Court, El Cajon, CA 92021
Mark A. Farrington, RCE, 11679 Via Firul, San Diego, CA 92128
Wayne Chang, Chang Consultants, PO Box 9496 Rancho Santa Fe, CA 92067

email cc:
Ed Sinsay, Team Leader, Land Development/Engineering, PDS
David Sibbet, Planning Manager, Planning & Development Services

COUNTY OF SAN DIEGO TRACT NO. 5520 RPL 1 GERMANN TENTATIVE SUBDIVISION MAP-ALTERNATIVE "B"

SHEET 1 OF 1 SHEET

LEGAL DESCRIPTION:

FOR LOT 78 TRACT 1485

OWNER/APPLICANT:

ROBERT GERMAN
911 HILLMAN WAY
LAKEVIEW, CA 92040
PHONE (619) 654-0785

ROBERT GERMAN DATE

ENGINEER OF WORK:

FARRINGTON ENGINEERING CONSULTANTS, INC.
13075 VIA PUELO
SAN DIEGO, CA 92138
PHONE (619) 679-8480
EMAIL: mark@farringtoneng.com

MARK A. FARRINGTON REG. 38114
REGISTRATION EXPIRES: 3/31/2017

GENERAL NOTES:

- ASSESSOR'S PARCEL NOS: 382-121-05-00
- TAX RATE AREA: 62003
- FUTURE ZONING:

USE REGULATIONS	ZONE	BS
ANNUAL REGULATIONS		Q
DENSITY		
LOT SIZE (MIN)	10,000 SQ FT	
BUILDING TYPE	C	
MAXIMUM FLOOR AREA		
FLOOR AREA RATIO		
HEIGHT		
LOT COVERAGE		
SETBACK		
OPEN SPACE		
SPECIAL AREA REGULATIONS		C

- COMMUNITY PLAN: LAKEVIEW
- GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-4.3)
- REGIONAL CATEGORY: VLLAGE
- TOTAL GROSS AREA: 5.24 AC
- TOTAL NET AREA: 4.02 AC
- MINIMUM LOT SIZE CREATED: 10,000 SQ FT/0.23 AC
- TOTAL NO. OF LOTS: 15
- ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION
- STREET LIGHTS TO BE INSTALLED AS REQUIRED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
- THERE ARE NO SPECIAL ASSESSMENTS PROPOSED FOR THIS DEVELOPMENT.
- SOURCE OF PHOTOGRAPHY: AERIAL PHOTOGRAPHS BY PREPARED BY: WILSON WILSON & ASSOCIATES, 5/20/05, BENCHMARK IS AN ASSUMED ELEVATION AT A 1/2" R. REFER TO A RELATED AERIAL PHOTO AT THE NORTHEAST PROPERTY CORNER AND WESTHILL ROAD N=503619, E=522615, ELEV=579.92
- PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATIONS IF REQUIRED.
- EARTHWORK QUANTITIES: QUANTITIES DO NOT ACCOUNT FOR STREET PAVEMENT, SIDEWALKS, OR UTILITY SPILLS.

A) EXCAVATION:	14,600 CY
B) EMBANKMENT:	10,850 CY
C) IMPORT/EXPORT:	3,750 CY*
- SEE PRELIMINARY GRADING FOR PROPOSED GRADING.
- THE LOT AREAS SHOWN INDICATE BOTH NET AND GROSS AREAS, UNLESS OTHERWISE NOTED.
- ALL EXISTING TREES WITHIN THE SUBDIVISION ARE TO BE REMOVED. LANDSCAPING OF THE PROPOSED LOT WILL BE IN ACCORDANCE WITH COUNTY STANDARDS.
- ALL PROPOSED IMPROVEMENTS TO BE PER COUNTY STANDARDS.
- ALL LOTS WILL HAVE DETENTION PIPES TO DETAIN OVER THE RAINFALL FROM THE IMPERVIOUS AREAS. THIS WILL BE APPROPRIATELY EQUAL TO 0.6 INCHES OF RAIN X ROOF AREA.
- ALL IMPERVIOUS PRIVATE DRIVEWAYS WILL DRAIN TO A LANDSCAPE STRIPE TO REMOVE POLLUTANTS BEFORE ENTERING THE PUBLIC STORM DRAIN.

PUBLIC SERVICES:

- | | |
|-------------------|---|
| SEWER DISTRICT: | LAKEVIEW SANITATION DISTRICT |
| WATER DISTRICT: | LAKEVIEW WATER DISTRICT |
| SCHOOL DISTRICTS: | GROSSMOUNT UNION HIGH SCHOOL DISTRICT
LAKEVIEW UNION ELEMENTARY DISTRICT |
| FIRE DISTRICT: | LAKEVIEW FIRE PROTECTION DISTRICT |
| STREET LIGHTING: | COUNTY OF SAN DIEGO |
| TELEPHONE: | SRC |
| GAS AND ELECTRIC: | SAN DIEGO GAS & ELECTRIC |
| CABLE TELEVISION: | COX COMMUNICATIONS |

STREET NAMES APPROVAL:

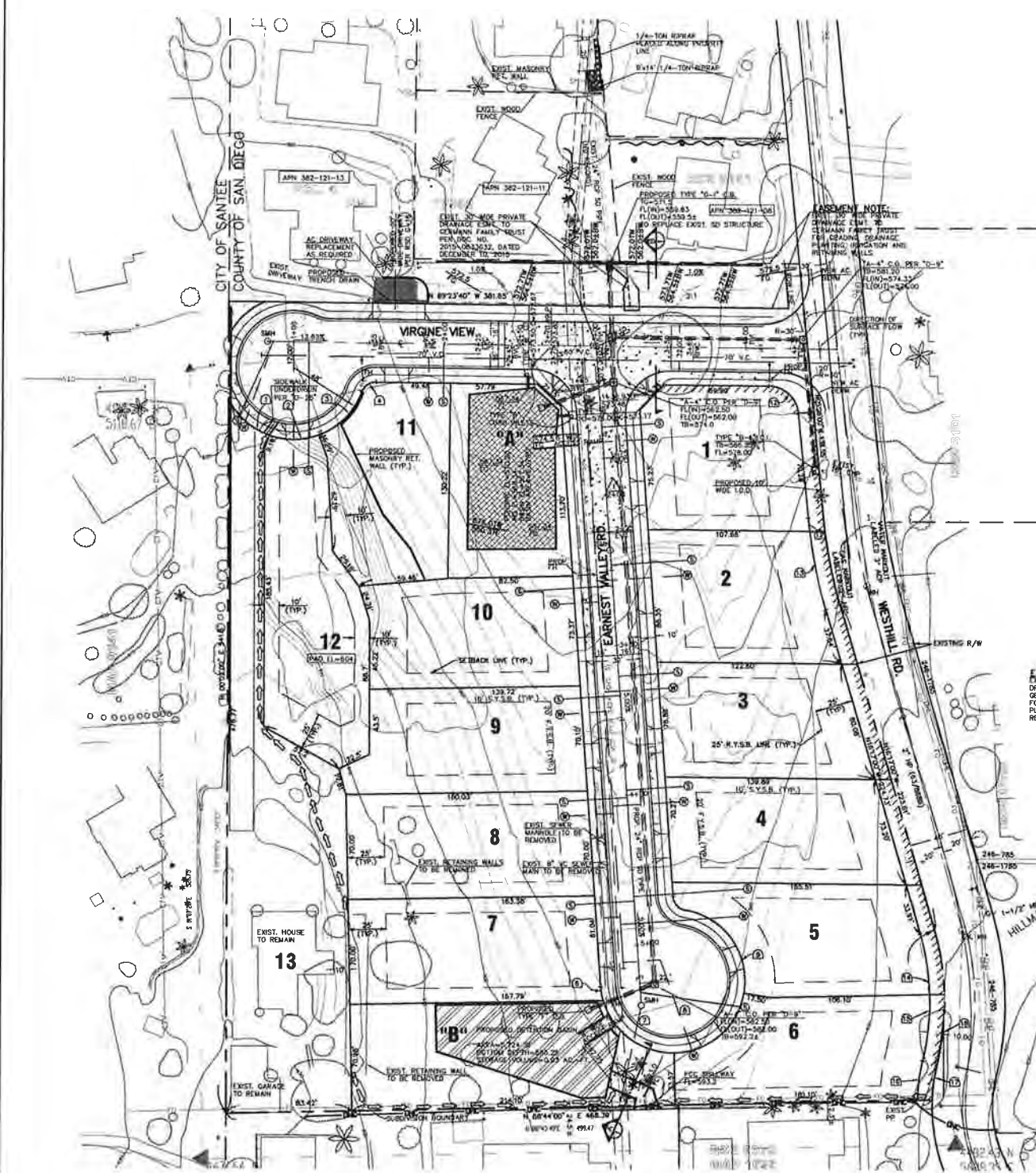
THE PROPOSED STREET NAMES SHOWN HEREON HAVE RECEIVED PRELIMINARY APPROVAL.

APPROVED BY: NORA RIVERA ON 10-30-06

REVISION LOG

REVISION NO.	REVISION DATE	COMMENT
1	9-16-16	REVISED FOR PER COUNTY TR. UN-RESOLVED ISSUES 2-1 THRU 20-1
2	10-24-16	REVISED FOR PER COUNTY TR. UN-RESOLVED ISSUES 2-13, 15, 16, 19, 21
3	12-9-16	REVISED FOR PER COUNTY TR. UN-RESOLVED ISSUES 18-1, 20-1, 44-24
4	4-27-18	REVISED OUTCALL SO PIPE NIPERS CAN GET TO GO. 30, 32, C, C-D, G, I
5	6-18-18	REVISED QUANTITIES TO REFLECT VIOLATION FEE PG02017-LDRM-20160

FARRINGTON ENGINEERING CONSULTANTS, INC.
CORP. ENG. CIVIL ENGINEERING
8616 VIA PUELO
SAN DIEGO, CA 92128
(619) 679-8480



EASEMENT DATA:

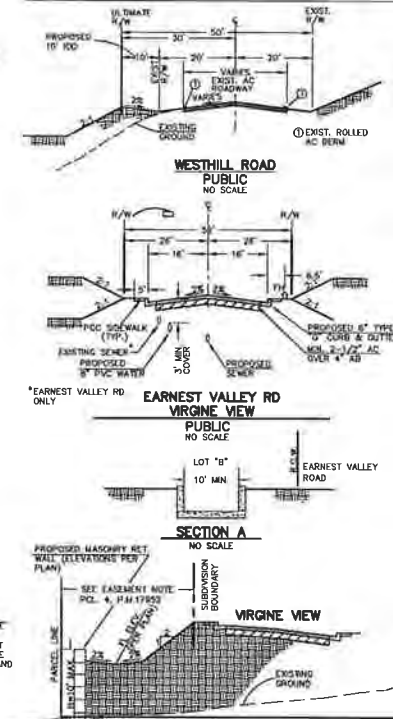
APPROXIMATE LOCATION OF EXIST 10' SEWER EASEMENT BASED UPON LOCATION OF EXIST SEWER MANHOLES PORTION TO BE ABANDONED

LOT AREA ANALYSIS:

- TOTAL GROSS AREA OF SUBDIVISION: 228,254 SF/5.24 AC
- TOTAL NET AREA (LESS STREETS): 175,018 SF/4.02 AC
- INDIVIDUAL LOT AREAS:

LOT	GROSS/NET AREA	LOT	GROSS/NET AREA
1	10,640 SF/10,043 SF	11	13,818 SF/10,254 AC
2	10,927 SF/10,015 SF	12	10,388 SF/10,24 AC
3	10,830 SF/10,124 SF	13	10,813 SF/10,23 AC
4	10,993 SF/10,246 SF	14	9,874 SF/10,23 AC
5	10,893 SF/10,054 SF	15	10,015 SF/10,23 AC
6	11,157 SF/10,455 SF	16	12,100 SF/10,28 AC
7	13,876 SF/10,32 AC	17	24,758 SF/10,27 AC
8	11,537 SF/10,27 AC		
- STREET AREAS: 53,236 SF/1.22 AC

TYPICAL SECTIONS:



LEGEND:

- EXISTING**
 - RETAINING WALL
 - FENCE
 - GAS
 - WATER
 - SEWER
 - ELECTRICAL
 - CABLE TV
 - OVERHEAD ELECTRIC
 - OVERHEAD CABLE
 - OVERHEAD TELEPHONE
 - FIBER OPTIC
 - EXIST EDGE OF AC PAVT. W/ ROLLED AC BERM
- PROPOSED**
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - CENTERLINE
 - SETRBACK LIMITS
 - LOT NUMBER
 - PROPOSED OUT SLOPE (2:1 MAX)
 - PROPOSED FILL SLOPE (2:1 MAX)
 - PAD ELEVATION
 - PAD DIRECTION OF SURFACE FLOW (1% MIN)
 - SIDEWALK UNDER DRAIN
 - AC DIKE
 - CURB AND GUTTER
 - PDC DRIVEWAY
 - PDC SIDEWALK
 - WATER
 - WATER LATERAL
 - FIRE HYDRANT
 - GATE VALVE
 - SEWER
 - SEWER LATERAL
 - SEWER MANHOLE
 - BROW DETCH
 - TYPE 10' CURB INLET W/ INSERT PER SWAMP
 - STORM DRAIN
 - STORM DRAIN CLEANOUT
 - STREET LIGHT
 - RELINQUISHMENT OF ACCESS RIGHT
 - BIO-INFLTRATION BASIN
 - REMOVE PAVEMENT
 - RETAINING WALL

WATER & SEWER DATA:

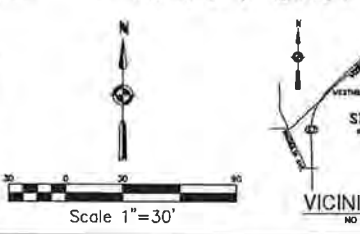
WATER DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH REMARKS
1	N89°23'40"W	353.28'	8" PVC
2	N04°02'08"W	425.89'	8" PVC

SEWER DATA			
NO.	BEARING/DELTA	RADIUS	LENGTH REMARKS
1	N89°23'40"W	381.81'	8" VCP
2	N02°38'17"W	44.78'	8" VCP
3	N04°02'08"W	441.29'	8" VCP

CURVE DATA:

NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
1	Δ=44°21'56"	48.00'	37.31'	
2	Δ=39°23'16"	48.00'	33.00'	
3	Δ=49°56'00"	48.00'	41.75'	
4	Δ=82°7'33"	10.00'	11.62'	
5	Δ=85°23'34"	20.00'	20.81'	
6	Δ=105°8'11"	48.00'	9.10'	
7	Δ=75°03'33"	48.00'	82.88'	
8	Δ=93°29'41"	48.00'	78.33'	

NO.	BEARING/DELTA	RADIUS	LENGTH	REMARKS
9	Δ=83°05'37"	48.00'	86.81'	
10	Δ=89°19'30"	20.00'	24.30'	
11	Δ=94°36'26"	20.00'	33.02'	
12	Δ=83°05'37"	20.00'	29.30'	
13	Δ=10°49'00"	330.00'	83.30'	
14	Δ=18°18'43"	185.20'	85.83'	
15	Δ=11°33'29"	130.00'	28.24'	



Scale 1" = 30'

APPROVED
JUL 10 2018
PLANNING AND DEVELOPMENT SERVICES

COUNTY OF SAN DIEGO TRACT NO. 5520 RPL 1

GERMANN TENTATIVE SUBDIVISION MAP-ALTERNATIVE "A"

PRELIMINARY GRADING PLAN

SHEET 1 OF 1 SHEET

PRELIMINARY GRADING PLAN NOTE

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

NOTE "A"

FOR APN 382-121-11, A COMPREHENSIVE EASEMENT AGREEMENT IN FAVOR OF THE FUTURE HOA FOR STORM DRAIN CONSTRUCTION, MAINTENANCE, AND REPAIR WILL BE ACQUIRED AT AN APPRAISED VALUE.

EASEMENT DATA:

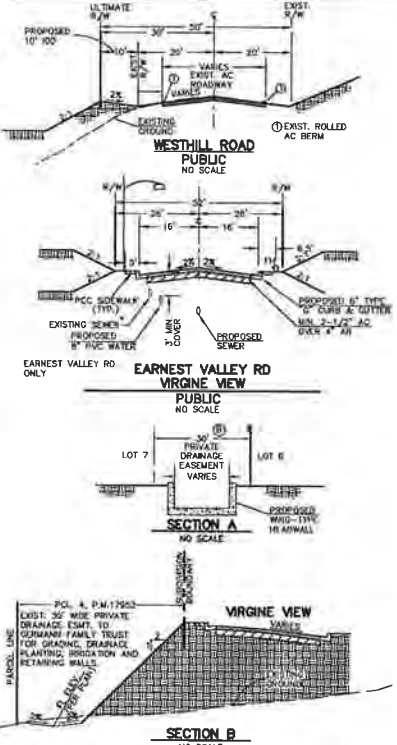
- (A) APPROXIMATE LOCATION OF EXIST 10' SEWER EASEMENT BASED UPON LOCATION OF EXIST SEWER MANHOLES PORTION TO BE ABANDONED
- (B) PROPOSED 20' WIDE SEWER EASEMENT TO THE LAKESIDE SANITATION DISTRICT
- (C) PROPOSED 30' WIDE PRIVATE STORM DRAIN EASEMENT

LOT AREA ANALYSIS:

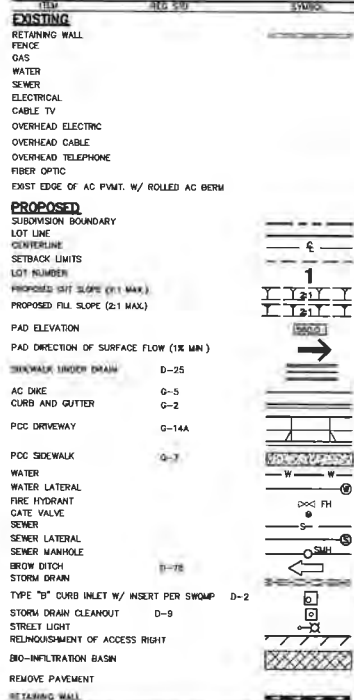
1) TOTAL GROSS AREA OF SUBDIVISION: 228,254 SF/5.24 AC				
2) TOTAL NET AREA (LESS STREETS): 175,018 SF/4.02 AC				
INDIVIDUAL LOT AREAS:				
LOT	GROSS/NET AREA	LOT	GROSS/NET AREA	
1	10,840 SF/0.043 AC	9	11,319 SF/0.26 AC	
2	10,927 SF/0.015 AC	10	10,351 SF/0.24 AC	
3	10,830 SF/0.024 AC	11	10,013 SF/0.23 AC	
4	10,893 SF/0.028 AC	"A"	9,874 SF/0.23 AC	
5	10,803 SF/0.054 AC	12	10,018 SF/0.23 AC	
6	11,187 SF/0.458 AC	13	12,100 SF/0.28 AC	
7	13,876 SF/0.32 AC	14	24,756 SF/0.57 AC	
8	11,557 SF/0.27 AC			

STREET AREAS: PUBLIC 53,236 SF/1.22 AC

TYPICAL SECTIONS:



LEGEND:



LEGAL DESCRIPTION:

FOR LOT 78 TRACT 1645.

OWNER/APPLICANT:

ROBERT GERMANN
 8111 HILLMAN WAY
 LAKESIDE, CA 92040
 PHONE (619) 654-0785

ENGINEER OF WORK:

FARRINGTON ENGINEERING CONSULTANTS, INC.
 11879 VIA FIRIL
 SAN DIEGO, CA 92128
 PHONE (605) 675-8480
 email: mark@farringtoneng.com

MARK A. FARRINGTON RCE 38114
 REGISTRATION EXPIRES: 3/31/2017

GENERAL NOTES:

- 1) ASSESSOR'S PARCEL NOS: 382-121-05-00
- 2) TAX RATE AREA: 82003
- 3) EXISTING ZONING:

ZONE	USE REGULATIONS	ANIMAL REGULATIONS	DENSITY	LOT SIZE (MIN)	BUILDING TYPE	MAXIMUM FLOOR AREA	FLOOR AREA RATIO	HEIGHT	LOT COVERAGE	SETBACK	STORY HEIGHT	SPECIAL AREA REGULATIONS
VR-4.3		G		10,000 SF	C			G		H		C
- 4) COMMUNITY PLAN: LAKESIDE
- 5) GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-4.3)
- 6) REGIONAL CATEGORY: VILLAGE
- 7) TOTAL GROSS AREA: 5.24 AC
- 8) TOTAL NET AREA: 4.02 AC
- 9) MINIMUM LOT SIZE CREATED: 10,000 SQ FT/0.23 AC
- 10) TOTAL NO OF LOTS: 13

- 11) ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.
- 12) STREET LIGHTS TO BE INSTALLED AS REQUIRED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS.
- 13) THERE ARE NO SPECIAL ASSESSMENTS PROPOSED FOR THIS DEVELOPMENT.
- 14) SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAMMETRY PREPARED BY: MORENO AERIAL PHOTO SURVEYS 5/20/05. BENCHMARK IS AN ASSUMED ELEVATION AT A 1/2" ROUND PIN IN A PAINTED AERIAL PANEL AT THE NORTHEAST PROPERTY CORNER AND WESTHILL ROAD. N=5036 19, E=5528 19, ELEV=578.92.
- 15) FENCE FEES WILL BE PAID IN LIEU OF PAIR LAND DEDICATIONS IF REQUIRED.
- 16) EARTHWORK QUANTITIES:

A) EXCAVATION:	14,800 CY
B) EMBANKMENT:	10,850 CY
C) IMPORT/EXPORT:	3,750 CY*

 *IMPORT QUANTITY REFLECTS GRADING VIOLATION IMPORT PER APPROVED MINOR GRADING PLAN PERMIT 15-0084N-20100
- 17) SEE PRELIMINARY GRADING FOR PROPOSED GRADING
- 18) THE LOT AREAS SHOWN INDICATE BOTH NET AND GROSS AREAS, UNLESS OTHERWISE NOTED.
- 19) ALL EXISTING TREES WITHIN THE SUBDIVISION ARE TO BE REMOVED, LANDSCAPING OF THE PROPOSED LOT WILL BE IN ACCORDANCE WITH COUNTY STANDARDS.
- 20) ALL PROPOSED IMPROVEMENTS TO BE PER COUNTY STANDARDS
- 21) ALL LOTS WILL HAVE DETENTION PIPES TO DETAIN EXISTING RUNOFF FROM THE IMPERVIOUS AREAS. THIS WILL BE APPROXIMATELY EQUAL TO 0.6 INCHES OF RAIN X ROOF AREA.
- 22) ALL IMPERVIOUS PRIVATE DRIVEWAYS WILL DRAIN TO A LANDSCAPE STRIPE TO REMOVE POLLUTANTS BEFORE ENTERING THE PUBLIC STORM DRAIN.

PUBLIC SERVICES:

SEWER DISTRICT: LAKESIDE SANITATION DISTRICT
 WATER DISTRICT: LAKESIDE WATER DISTRICT
 SCHOOL DISTRICTS: GROSSMOUNT UNION HIGH SCHOOL DISTRICT, LAKESIDE UNION ELEMENTARY DISTRICT
 FIRE DISTRICT: LAKESIDE FIRE PROTECTION DISTRICT
 STREET LIGHTING: COUNTY OF SAN DIEGO
 TELEPHONE: SDC
 GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
 CABLE TELEVISION: COX COMMUNICATIONS

STREET NAMES APPROVAL:

THE PROPOSED STREET NAMES SHOWN HEREON HAVE RECEIVED PRELIMINARY APPROVAL.

APPROVED BY: NORA RIVERA ON 10-30-06

REVISION LOG		
REVISION NO.	REVISION DATE	COMMENT
1	11-18-16	REVISED PER PER COUNTY TM UNRESOLVED ISSUES 2-1 TRMU 28-1
2	10-24-16	REVISED PER PER COUNTY TM UNRESOLVED ISSUES 2-19-17
3	2-8-16	REVISED PER PER COUNTY TM UNRESOLVED ISSUES 18-2-16-16
4	4-27-16	REVISED DETAILED TO PER APPROVAL
5	5-24-17	REVISED NOTE "A" TO PLAN
6	8-18-18	REVISED QUANTITIES TO REFLECT VIOLATION PER PERMIT 15-0084N-20100



WATER & SEWER DATA:

WATER DATA			
NO.	BEARING/Delta	RADIUS	LENGTH REMARKS
11	N89°23'40"W	293.28'	8" PVC
12	N04°00'00"W	420.89'	8" PVC

SEWER DATA			
NO.	BEARING/Delta	RADIUS	LENGTH REMARKS
10	N89°23'40"W	291.81'	8" VCP
11	N02°38'17"W	44.75'	8" VCP
12	N04°00'00"W	441.50'	8" VCP

CURVE DATA:

CURVE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	REMARKS
1	Δ=44°31'59"	48.00'	37.31'	
2	Δ=58°23'18"	48.00'	33.00'	
3	Δ=19°26'38"	48.00'	61.75'	
4	Δ=83°27'23"	10.00'	11.85'	
5	Δ=82°23'34"	20.00'	29.81'	
6	Δ=19°56'11"	48.00'	6.19'	
7	Δ=70°33'27"	48.00'	83.66'	
8	Δ=93°29'43"	48.00'	78.33'	

CURVE DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	REMARKS
9	Δ=83°05'23"	48.00'	59.81'	
10	Δ=89°19'58"	20.00'	24.30'	
11	Δ=84°36'28"	30.00'	33.00'	
12	Δ=83°58'46"	20.00'	29.30'	
13	Δ=12°19'20"	330.00'	62.30'	
14	Δ=18°18'43"	165.70'	85.83'	
15	Δ=11°33'59"	130.00'	26.24'	

Scale 1" = 30'

VICINITY MAP



APPROVED
 JUL 10 2018
 PLANNING AND DEVELOPMENT SERVICES

COUNTY OF SAN DIEGO TRACT NO. 5520 RPL 1
GERMANN TENTATIVE SUBDIVISION MAP-ALTERNATIVE "B"
PRELIMINARY GRADING PLAN

PRELIMINARY GRADING PLAN NOTE:
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF THE PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING OR EXCAVATION WORK, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

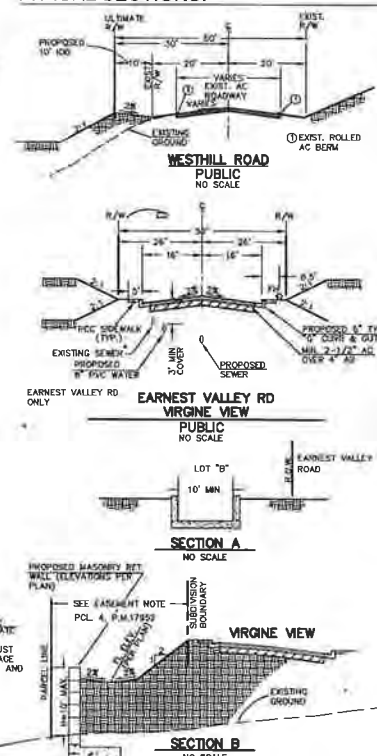
EASEMENT DATA:

APPROXIMATE LOCATION OF EXIST 10" SEWER EASEMENT BASED UPON LOCATION OF EXIST SEWER MANHOLES PORTION TO BE ABANDONED

LOT AREA ANALYSIS:

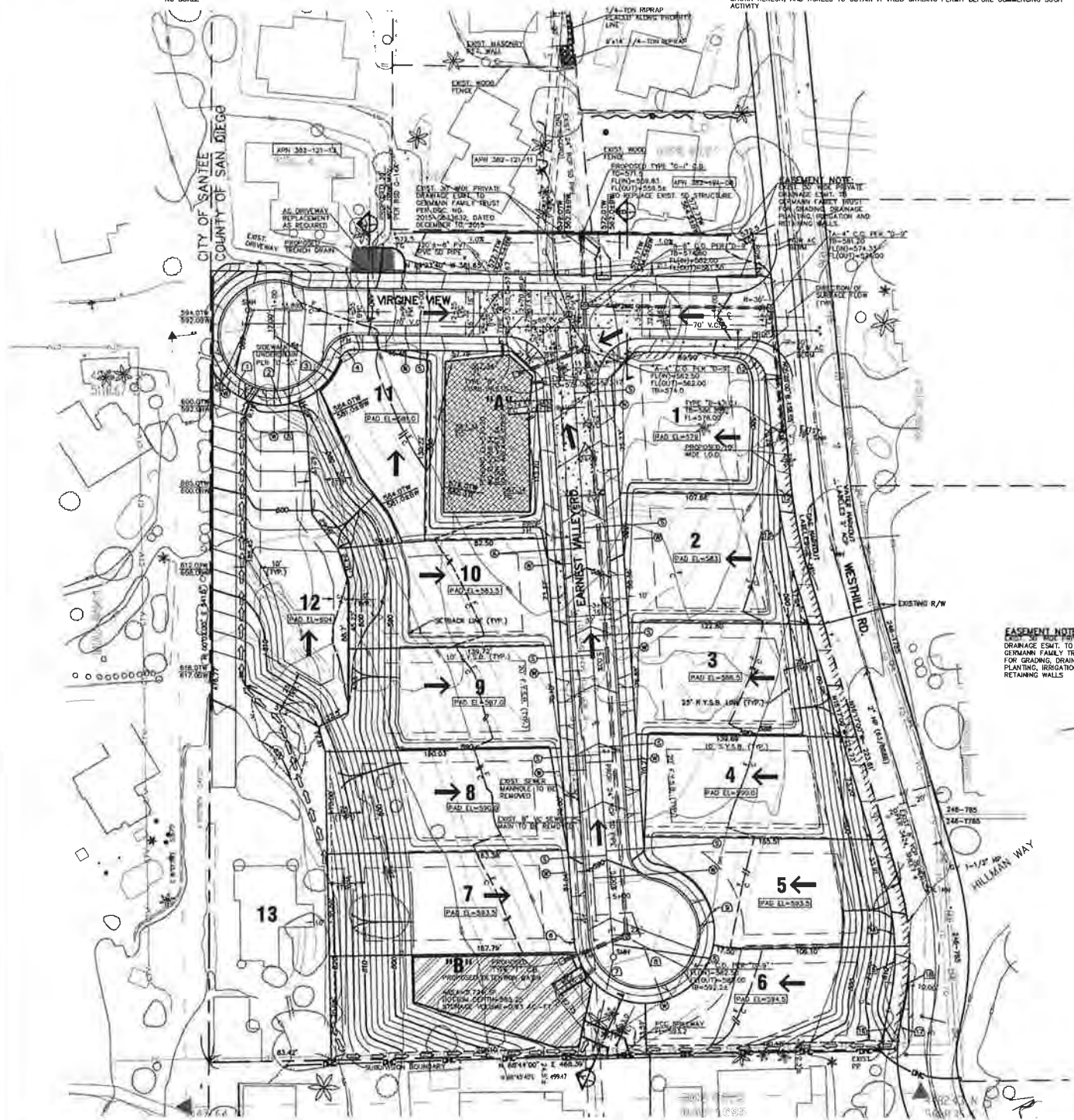
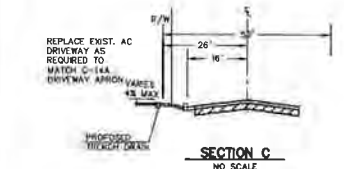
Table with 3 columns: LOT, GROSS NET AREA, and GROSS NET AREA. Lists 13 lots with their respective areas.

TYPICAL SECTIONS:



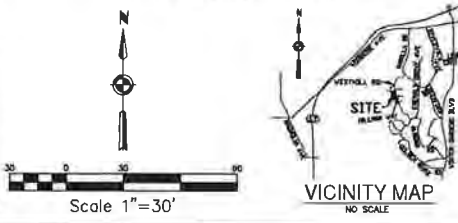
LEGEND:

- EXISTING: RETAINING WALL, FENCE, GAS, WATER, SEWER, ELECTRICAL, CABLE TV, OVERHEAD ELECTRIC, OVERHEAD CABLE, OVERHEAD TELEPHONE, FIBER OPTIC, EXIST EDGE OF AC PAVT, W/ ROLLED AC BERM.
PROPOSED: SUBDIVISION BOUNDARY, LOT LINE, CENTERLINE, SETBACK LIMITS, LOT NUMBER, PROPOSED CUT SLOPE (2:1 MAX), PROPOSED FILL SLOPE (2:1 MAX), PAD ELEVATION, PAD DIRECTION OF SURFACE FLOW (1% MIN), SIDEWALK UNDER DRAIN, AC DIKE, CURB AND GUTTER, PCC DRIVEWAY, PCC SIDEWALK, WATER, WATER LATERAL, FIRE HYDRANT, GATE VALVE, SEWER, SEWER LATERAL, SEWER MANHOLE, BROW DETCH, STORM DRAIN, TYPE 'B' CURB INLET W/ INSERT PER SWAMP, STORM DRAIN CLEANKIT, STREET LIGHT, REINFORCEMENT OF ACCESS RIGHT, BIO-RETENTION BASIN, REMOVE PAVEMENT, RETAINING WALL.



WATER & SEWER DATA: Table with columns for No., Bearing/Delta, Radius, Length, and Remarks for water and sewer lines.

CURVE DATA: Table with columns for No., Bearing/Delta, Radius, Length, and Remarks for road curves.



SHEET 1 OF 1 SHEET

LEGAL DESCRIPTION:

FOR LOT 76 TRACT 1695.

OWNER/APPLICANT:

ROBERT GERMANN
9111 HILLMAN WAY
LAKEVIEW, CA 92040
PHONE (619) 654-0785

ROBERT GERMANN DATE

ENGINEER OF WORK:

FARRINGTON ENGINEERING CONSULTANTS, INC.
18075 VIA FRIEL
SAN DIEGO, CA 92178
PHONE (619) 675-5880
smr: mark@farringtoneng.com

MARK A. FARRINGTON PCE 38114
REGISTRATION EXPIRES: 3/31/2017

GENERAL NOTES:

- 1) ASSessor's PARCEL NOS.: 362-121-05-00
2) TAX RATE AREA: 82003
3) EXISTING ZONING:
4) COMMUNITY PLAN: LAKEVIEW
5) GENERAL PLAN DESIGNATION: VILLAGE RESIDENTIAL (VR-4.3)
6) REGIONAL CATEGORY: VILLAGE
7) TOTAL GROSS AREA: 3.24 AC
8) TOTAL NET AREA: 4.82 AC
9) MINIMUM LOT SIZE CREATED: 10,000 SQ FT/0.23 AC
10) TOTAL NO. OF LOTS: 15
11) ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SETBACK ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION
12) STREET LIGHTS TO BE INSTALLED AS REQUIRED BY THE COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC WORKS
13) THERE ARE NO SPECIAL ASSESSMENTS PROPOSED FOR THIS DEVELOPMENT
14) SOURCE OF PHOTOGRAPHS: AERIAL PHOTOGRAPHS PROVIDED BY MORGAN AERIAL PHOTO SURVEYS, 5/20/05. BENCHMARK IS AN ASSIGNED ELEVATION 414.121. BENCH MARK FOR 2 BARNIERI ARCHA FIELDS AT THE NORTHEAST PROPERTY CORNER AND WESTHILL ROAD, N=5036.19, E=5286.15, ELEV=578.92
15) PARK FEES WILL BE PAID IN LIEU OF PARK LAND DEDICATIONS IF REQUIRED.
16) EARTHWORK QUANTITIES: QUANTITIES DO NOT ACCOUNT FOR STREET PAVEMENT SECTIONS OR UTILITY SPILLS.
A) EXCAVATION: 14,600 CY
B) EMBANKMENT: 10,850 CY
C) IMPORT/EXPORT: 3,750 CY * IMPORT QUANTITY REFLECTS GRADING VIOLATION REPORT PER APPROVED MINOR GRADING PLAN PSD2017-LDR016N-20160
17) SEE PRELIMINARY GRADING FOR PROPOSED GRADING
18) THE LOT AREAS SHOWN INDICATE BOTH NET AND GROSS AREAS, UNLESS OTHERWISE NOTED.
19) ALL EXISTING TREES WITHIN THE SUBDIVISION ARE TO BE REMOVED. LANDSCAPING OF THE PROPOSED LOT WILL BE IN ACCORDANCE WITH COUNTY STANDARDS.
20) ALL PROPOSED IMPROVEMENTS TO BE PER COUNTY STANDARDS.
21) ALL LOTS WILL HAVE DETENTION PIPES TO DETAIN ON-SITE THE RUNOFF FROM THE IMPERVIOUS AREAS. THIS WILL BE APPROXIMATELY EQUAL TO 0.6 INCHES OF RAIN X ROOF AREA.
22) ALL IMPERVIOUS PRIVATE DRIVEWAYS WILL DRAIN TO A LANDSCAPE STRIPE TO REMOVE POLLUTANTS BEFORE ENTERING THE PUBLIC STORM DRAIN.
PUBLIC SERVICES:
SEWER DISTRICT: LAKEVIEW SANITATION DISTRICT
WATER DISTRICT: LAKEVIEW WATER DISTRICT
SCHOOL DISTRICTS: GROSSMOUNT UNION HIGH SCHOOL DISTRICT, LAKEVIEW ELEMENTARY DISTRICT
FIRE DISTRICT: LAKEVIEW FIRE PROTECTION DISTRICT
STREET LIGHTING: COUNTY OF SAN DIEGO
TELEPHONE: SPC
GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
CABLE TELEVISION: COX COMMUNICATIONS

STREET NAMES APPROVAL:

THE PROPOSED STREET NAMES SHOWN HEREON HAVE RECEIVED PRELIMINARY APPROVAL.

DPL #12807 & 12808
APPROVED BY: NORA RIVERA ON 10-30-06

REVISION LOG table with columns: REVISION NO., REVISION DATE, COMMENT. Lists 5 revisions.

APPROVED
JUN 20 2018
PLANNING AND DEVELOPMENT SERVICES



**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

September 12, 2023

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2022-TM-5520TE

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 PDS2022-TM-5520TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on September 22, 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 a time extension 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

September 12, 2023

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2022-TM-5520TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR PDS2022-TM-5520TE

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.]

MAP EXPIRATION: The approval of this Tentative Map Expires ~~Thirty-Six (36)~~ Seventy-Two (72) Months after the date of the approval of the Resolution at 4:00 P.M.

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. 5520 dated July 20, 2018, are still applicable.

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

STORMWATER ORDINANCE COMPLIANCE: In order to comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented

beginning in May 2013 and amended in November 2015. *Project design shall comply with the new Municipal Permit regulations.* The County has provided a Low Impact Development (LID) Handbook as a source for LID information to be utilized by County staff and outside consultants for implementing LID in our region. The LID Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

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:

<https://www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html>

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

DRAINAGE: The project shall be in compliance with the County of San Diego Flood Damage Prevention Ordinance No. 10091, adopted December 8, 2010, and found at the following link:

https://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontroldocuments/flood_damage_prevention.pdf

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 the 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 Permit Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing, or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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

TRANSPORTATION IMPACT FEE: The project is subject to the 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 the time of permit issuance.

cc: Robert Germann, 9212 Westhill Road, Lakeside, CA 92040
Don Mitchell, 986 Pepper Villa Court, El Cajon, CA 92021

email cc:
Chris Jacobs, Project Planning, Land Use Planner III, Planning & Development Services
Angelica Truong, Project Planning, Project Manager, Planning & Development Services
Ed Sinsay, Land Development Project Manager, Planning & Development Services
Don Mitchell, dmitchell@damrce.com

**Attachment
C-
Environmental
Documentation**



County of San Diego

DAHVIA LYNCH
DIRECTOR

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

VINCE NICOLETTI
ASSISTANT DIRECTOR

**Statement of Reasons for Exemption From
Additional Environmental Review Pursuant to CEQA Guidelines §15183
For Purposes of Consideration of
Germann Tentative Map Time Extension,
PDS2022-TM-5520TE; PDS2022-ER-06-14-048A**

June 9, 2023

California Public Resources Code Section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Project: The project is a Tentative Map Time Extension for the previously approved Germann Tentative Map 5520 (TM-5520), which was approved by the Planning Commission on July 20, 2018. The applicant has requested an extension of six years for the Tentative Map and Major Use Permit to complete the required conditions and record the Final Map. The project consists of the subdivision of 5.2 acres to create 13 or 14 residential lots, depending upon the drainage option (one or two detention basins) and a private road. As explained below, no additional environmental review is required.

Location: The Tentative Map Time Extension (PDS2022-TM-5520TE) is located north and west of Westhill Road, south of Westhill Vista, and east of Fonteyn Court in the Lakeside Community Planning Area within unincorporated San Diego County (APN: 382-121-05-00).

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

In 2018, Planning & Development Services processed a §15183 Exemption for Tentative Map 5520. An environmental evaluation was completed for the project as documented in the original §15183 Exemption Checklist. The evaluation concluded that the project qualified for an exemption from additional environmental review because it was consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the GPU PEIR, and all required findings were made. The Final PEIR and §15183 Exemption Checklist are on file with San Diego County Planning & Development Services.

Project Changes and Impacts: The applicant has requested an extension of six years for Tentative Map 5520 to complete the required conditions and record the Final Map. The Tentative Map was approved on July 20, 2018, with an expiry date of July 20, 2021. AB 1561 automatically extended the expiration date by 18 months to January 20, 2023. The Time Extension application was filed on December 13, 2022. With approval of the Time Extension, the Tentative Map will expire on July 20, 2029.

A time extension is a discretionary action that allows an applicant to extend the expiration date of an approved map to allow additional time for processing the Final Map. There are no changes to the project design or development footprint, and the time extension would not change the significance determinations of the previous §15183 checklist.

Findings: The Time Extension (PDS2022-TM-5520TE) is consistent with the analysis performed for the GPU PEIR. The proposed time extension will implement the mitigation measures as identified in the §15183 Exemption Checklist completed for TM 5520. In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

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

The proposed time extension does not change the development density of the previously approved TM-5520, which is consistent with the density established by the General Plan and the certified GPU PEIR.

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

The proposed time extension does not change the design of the approved TM-5520 therefore, there are no project specific effects that are peculiar to the project or its site.

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

The proposed time extension does not change the design of the approved TM-5520, which did not identify any potentially significant off-site or cumulative impacts that have not been previously evaluated. There are no new off-site or cumulative impacts not previously identified in the GPU PEIR.

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

There is no new information that would result in a determination of a more severe impact than anticipated by the GPU PEIR and as identified in the prior §15183 Exemption checklist completed for TM-5520.

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

The proposed time extension does not change the design of the approved TM-5520 therefore, the feasible GPU PEIR mitigation measures identified in the prior §15183 Exemption checklist will be implemented through the project's conditions of approval.

Discretionary processing of the Germann Tentative Map Time Extension (PDS2022-TM-5520TE) may proceed with the understanding that any substantial changes to the project may be subject to further environmental review.

NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

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

Project Name: Time Extension for Germann Tentative Map
[Case File No. PDS2022-TM-5520TE]

Project Location: The subject property is located on the west side of Westhill Road at Hillman Way, in the Lakeside Community Planning Area within unincorporated San Diego County (APN: 382-121-05-00)

Project Applicant: Robert Germann, 9111 Hillman Way, Lakeside, CA 92040,
619-654-0785 or regermannl@hotmail.com.

Project Description: An extension of time for a Tentative Map to divide a 5.2-acre property into 13 or 14 residential lots, depending on the drainage option (one or two basins). The project site is located at 9212 Westhill Road, in the Lakeside Community Plan Area. The property is zoned Single-Family Residential (RS) and the General Plan is Village Residential (VR-4.3). The project is consistent with both density and lot size requirements of the General Plan and Zoning Ordinance. Access to all lots would be via a proposed private road which would connect to Westhill Road. APN: 382-121-05.

Agency Approving Project: County of San Diego

County Contact Person: Chris Jacobs
Telephone Number: (619) 323-8718

Date Form Completed: September 5, 2023

This is to advise that the County of San Diego Planning Commission has approved the above-described project on September 22, 2023, and found the project to be exempt from the CEQA under the following criteria:

H1 - 46

1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
 - Declared Emergency [C 21080(b)(3); G 15269(a)]
 - Emergency Project [C 21080(b)(4); G 15269(b)(c)]
 - Statutory Exemption. C Section:
 - Categorical Exemption. G Section:
 - G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
 - G 15182 – Residential Projects Pursuant to a Specific Plan
 - G 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
 - Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures were were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan was was not adopted for this project.

Statement of reasons why project is exempt: Pursuant to Section 15061(b)(3) of the State of California Environmental Quality Act Guidelines, the project is exempt from CEQA under the General Rule exemption 15061(b)(3) on the basis that there is no substantial changes to the project or to circumstances under which the project is proposed to be undertaken, and no new information has become available or been known showing unanalyzed environmental effects.

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

Signature: _____
Telephone: (619) 323-8718

Name (Print): Chris Jacobs
Title: Land Use/Environmental Planner III

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

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

**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) PDS 2022 - TM - 5520TE

Assessor's Parcel Number(s) 382-121-05-00

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

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

Robert E. Germann, Successor Trustee, U.D.T.
dated 3-17-80, F.B.O. Earnest O. Germann and
Virgine M. Germann

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.

None

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.

Robert E. Germann, Successor Trustee, U.D.T.
dated 3-17-80, F.B.O. Earnest O. Germann and
Virgine M. Germann

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."

Robert E. Germann
Signature of Applicant

ROBERT E. GERMANN
Print Name

OFFICIAL USE ONLY
SDC PDS RCVD 12-13-22
TM5520TE

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

