



The County of San Diego

Planning Commission Hearing Report

Date:	June 14, 2024	Case/File No.:	Tentative Map Time Extension PDS2024-TM-5635TE, PDS2024-ER-19-08-004A
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Summit Estates Tentative Map Time Extension
Time:	9:00 a.m.	Location:	2510 Summit Drive
Agenda Item:	#2	General Plan:	Semi-Rural Residential (SR-1)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agriculture (A70)
Applicant/Owner:	Oscar Uranga on behalf of 2510 Summit Drive, LLC; MREV Summit, LLC; and Unison Communities, LLC.	Community:	North County Metropolitan Subregional Plan Area
Environmental:	CEQA § 15061(b)(3) Exemption	APN:	237-090-05-00

A. OVERVIEW

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed Tentative Map Time Extension (TM TE) and environmental document prepared in accordance with the California Environmental Quality Act (CEQA). Pursuant to Section 81.317 of the Subdivision Ordinance, the TM TE has been placed on the Planning Commission Agenda as an action item due to the public interest following the noticing associated with the time extension application.

The applicant requests a Time Extension for the Summit Estates Tentative Map (TM-5635) for the maximum of six years to complete the required conditions and record the Final Map. All conditions associated with the original project will not change and no new mitigation has been identified. TM-5635 has an expiration date of February 10, 2024, and the extension request was received on February 2, 2024. If the TM TE is approved, the new expiration date for the Tentative Map will be February 10, 2030, and this will be the final time extension permitted.

The Summit Estates Tentative Map (TM-5635) was approved by the Board of Supervisors on February 10, 2021. The previously approved Tentative Map consists of the subdivision of 22.2 acres to create of 20 single-family residential lots and 5 non-residential lots for drainage detention and private roads. TM-5635 is located at 2510 Summit Drive in the North County Metropolitan Subregional Plan Area, within the unincorporated San Diego County.

The site contains steep slopes and is developed with an existing single-family residence to be removed. The existing pad at top of hill sits at an elevation of 855 feet above mean sea level, with surrounding downhill slopes. On the east side, existing elevations fall to about 685 feet and on the west side to about 795 feet. Earthwork quantities shown on the preliminary grading plan consist of 61,980 cubic yards of excavation, 66,870 cubic yards of fill and 4,890 cubic yards of import.

The sections contained in this report describe the request for the time extension, the Summit Estates development, analysis and discussion, public input, and the Planning & Development Services (PDS) recommendation. PDS analyzed the TM TE for consistency with the General Plan, Zoning Ordinance, and other applicable regulations, policies and ordinances and reviewed the potential impacts on the environment in accordance with the California Environmental Quality Act (CEQA). PDS found the TM TE to be consistent with all relevant regulations with inclusion of conditions in the Form of Decision (Attachment B).

Based on staff's analysis, the request for a time extension is exempt under CEQA, and complies with the County of San Diego General Plan, Subdivision Ordinance and Subdivision Map Act. Staff recommends approval of the TM TE, with the conditions noted in the attached Form of Decision for Tentative Map 5635TE dated June 14, 2024, and the Resolution for Tentative Map 5635 dated February 10, 2021 (Attachment B).

Please refer to Attachment A – Planning Documentation, to view the Tentative Map and Preliminary Grading Plan.

B. REQUESTED ACTIONS

This is a request for the Planning Commission to evaluate the request for a Tentative Map Time Extension and take the following actions:

1. Adopt the Environmental Findings included in Attachment D which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).
2. Approve a Tentative Map Time Extension for six years for Tentative Map 5635 and find the application consistent with all relevant regulations, including the Subdivision Map Act and Subdivision Ordinance (Attachment B).

C. PROJECT BACKGROUND

In February of 2021, the Board of Supervisors unanimously approved the Summit Estates Tentative Map for a 25-lot subdivision consisting of 20 single-family lots and five non-residential lots. Additionally, both an Agricultural Preserve Disestablishment Permit and Rezone were required to eliminate the 15-acre minimum agricultural parcel size requirement of the existing Blodgett Agricultural Preserve No. 70, in which the Project site was located. An Administrative Permit for lot averaging was also granted to authorize lots to be smaller than would otherwise be allowed by the applicable lot area designator.

D. REGIONAL SETTING AND LOCATION

The subject property is 22.3 acres and is located at 2510 Summit Drive, within the North County Metropolitan Subregional Plan area and is approximately one-half mile south of State Route 78, and 350-foot northeast of the City of Escondido boundary (Figures 1 and 2). The Project site is bordered to the south and west by Summit Drive and existing single-family homes. Palma Vista Court is located to the north, and private roads and undeveloped land is to the east. State Route 78 is to the north and the jurisdictional boundary of the City of Escondido is to the northeast.

The subject property has an existing single-family residence with accessory structures that will be removed to allow for the construction of 20 new homes once the subdivision is finalized. The project would be served by onsite wastewater treatment systems for each lot and imported water from the City of Escondido. Access to the site is provided by a single private road entrance connecting to Summit Drive.

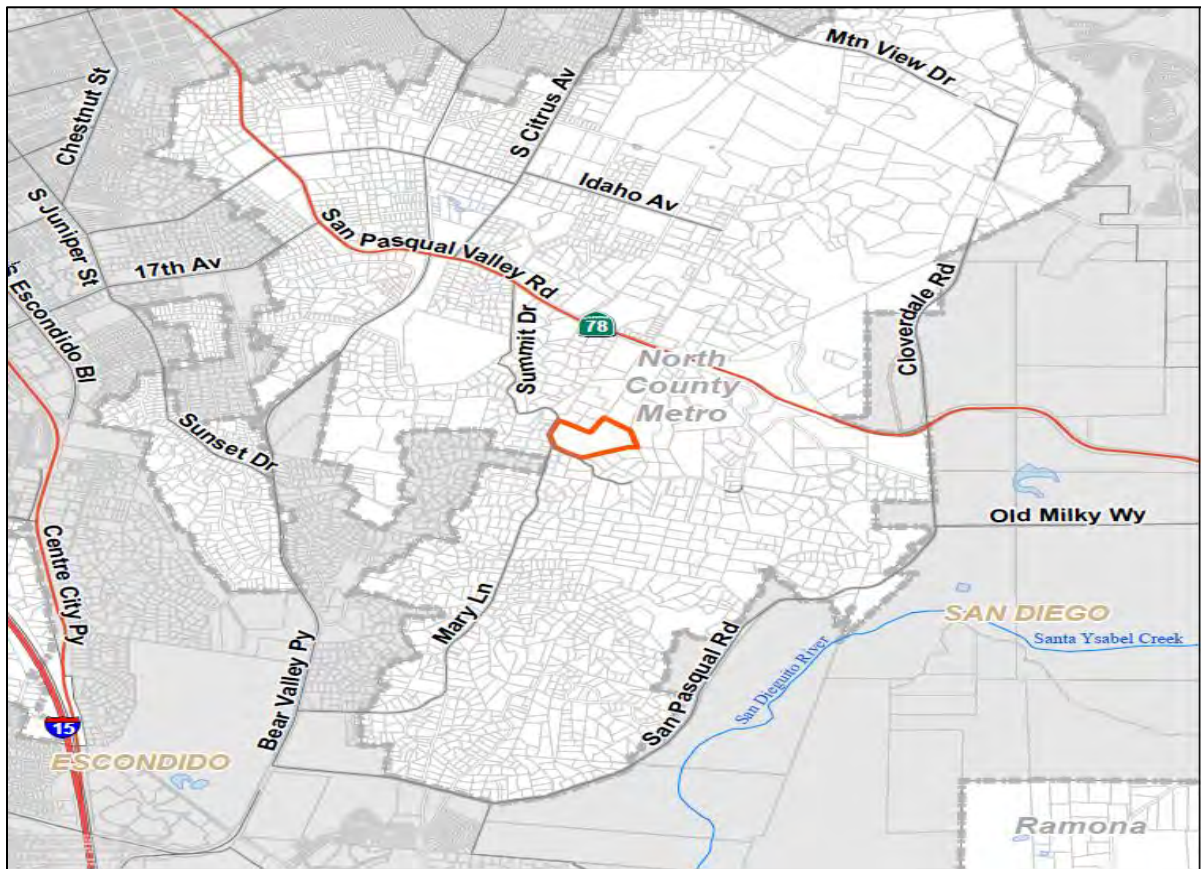


Figure 1: Vicinity Map



Figure 2: Aerial Vicinity Map- Existing Site

The site is zoned Limited Agriculture (A70), which allows for single-family residential development. The General Plan Regional Category for the site is Semi-Rural, and the General Plan Land Use Designation is Semi-Rural Residential (SR-1) which is intended to allow for low density residential uses.

Surrounding land uses include single-family residential uses. Please refer to Figure 2 and Attachment A – Planning Documentation, for maps of surrounding land uses and zoning designations.

Table D-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-1)	A70	Summit Drive	Single-Family Residential
East	Semi-Rural Residential (SR-1)	A70	Private Driveways	Single-Family Residential

Location	General Plan	Zoning	Adjacent Streets	Description
South	Semi-Rural Residential (SR-1)	A70	Summit Drive	Single-Family Residential
West	Semi-Rural Residential (SR-1)	A70	Summit Drive / Mary Lane	Single-Family Residential

E. TENTATIVE MAP TIME EXTENSION PROJECT DESCRIPTION

The project is a Tentative Map Time Extension for the maximum six years to complete the required conditions and record the Final Map. The Time Extension is for the previously approved Tentative Map for a subdivision of 22.2 acres to create of 20 single-family residential lots and 5 non-residential lots for drainage detention and private roads. Tentative Map 5635 also includes approximately 3.07 acres of biological open space, a 100-foot fuel modification zone in which flammable vegetation will be cleared for fire safety, four internal private roads, individual onsite wastewater treatment systems (septic) for each lot, **and four stormwater quality bioretention areas that utilize a “green street” design with landscaping to capture rainwater and limit pollutants entering the stormwater system.**

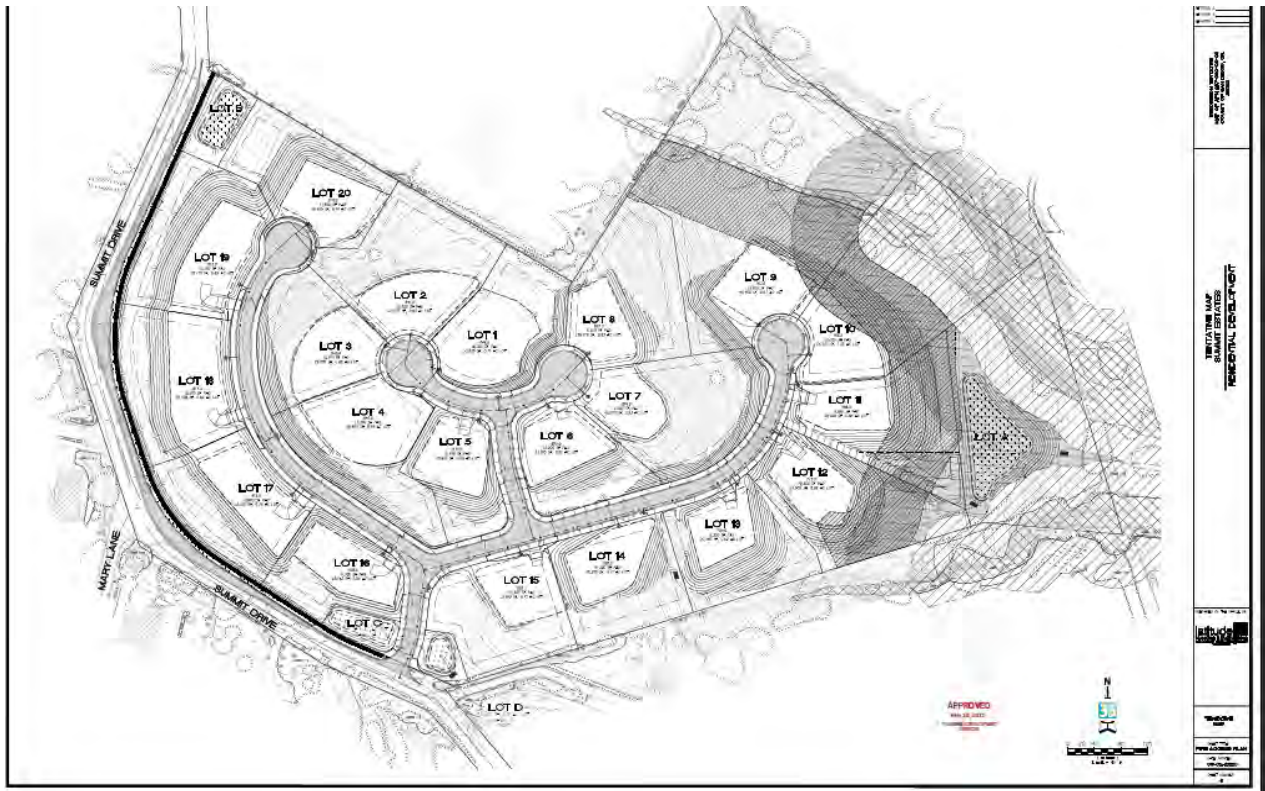


Figure 3: Tentative Map

F. ANALYSIS AND DISCUSSION

1. Tentative Map Time Extension Considerations and Analysis

When a new Tentative Map application is submitted, it must be evaluated against the General Plan for conformance. This is consistent with the Subdivision Map Act pursuant to Government Code Sections 66473.5 and 66474, which requires the approval of a proposed Tentative Map to be found consistent with the General Plan. However, the State Map Act and County Subdivision Ordinance do not provide any explicit criteria under which the decision on a discretionary Tentative Map Time Extension must be made. It is standard practice and procedure for Planning & Development Services to review Tentative Map Time Extensions in conformance with the current General Plan as well as current Stormwater Management Regulations. There have been no changes to the approved map, and no conditions associated with the original project are proposed to change. Staff reviewed the project for conformance with the General Plan as well as the Zoning Ordinance and support the request for a six-year Time Extension.

The applicant has requested the maximum time of 6 years pursuant to the Subdivision Map Act. The applicant has cited multiple reasons as to why they have been unable to move forward with the project:

- COVID 19 made real estate development and construction very challenging with supply chain issues, lack of labor, and inflation in lumber prices.
- There is still significant inflation and high interest rates and a general unavailability of construction lending options.

Staff considered these circumstances and information provided by the applicant in their analysis for the Time Extension. The previously approved map was reviewed to ensure it conforms to all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the North County Metropolitan Subregional Plan, the Zoning Ordinance, and CEQA Guidelines. Since the Tentative Map Time Extension does not include any changes to previously approved Tentative Map, the following discussion addresses the previously approved project analysis and discusses its consistency with applicable codes, policies, and ordinances:

2. General Plan Consistency

The site is subject to the General Plan Regional Category Semi-Rural and Land Use Designation SR-1. The previously approved Tentative Map is consistent with the following relevant General Plan goals, policies, and actions as described in Table F-1. There are no changes

Table F-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
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<p>LU-1.9 Achievement of Planned Densities. Recognizing that General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site-specific characteristics render such densities infeasible.</p>	<p>The Project site has a land use designation of Semi-Rural (SR-1). Density for the site was calculated using Table LU-2, <i>Density Formula for Slope-Dependent Lands</i>. Maximum density is 20 dwelling units, and the Project includes 20 single-family residential lots, consistent with the density allocated by the General Plan.</p>
<p>LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities.</p>	<p>Sensitive biological resources (RPO wetlands) are present onsite and have been avoided to the maximum extent feasible through site design features consistent with the County Zoning Ordinance and Subdivision Ordinance criteria for the design of conservation subdivisions. By implementing mechanisms such as lot area averaging and preserving RPO wetlands within biological open space, the development footprint was consolidated, impacts to the environment were minimized and natural features were preserved from future development without reducing density allocated by the General Plan. Additionally, the Project incorporated a 100-foot fuel modification zone extending outward from the building pads on lots along the eastern boundary of the site. Lastly, it was determined that the Project site is not a significant agricultural resource due to the site's low soil quality rating and agriculture has not been pursued on the property in over 30 years. Therefore, no impacts to significant agricultural resources resulted from the Project.</p>
<p>LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.</p>	<p>The previously approved tentative map is consistent with the surrounding established neighborhood, which includes a variety of lot sizes and architectural styles. Within a 0.5-mile radius of the Project site, approximately 33% of all lots are less than 1 acre in size, and approximately 37% of all lots are between 1 and 2 acres in size. The Project includes lots ranging in size from 0.48 acres to 2.7 acres, consistent with approximately 70% of all lots within a 0.5-mile radius.</p> <p>Although the previously approved tentative map includes lots smaller than the minimum lot</p>

	size (1 acre), the average lot size is approximately 0.88 acres, which is consistent with surrounding development.
LU-10.2 Development-Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	The previously approved tentative map was designed to avoid impacts to RPO wetlands onsite through site design features consistent with Subdivision Ordinance Section 81.401(r) for the design of conservation subdivisions.
M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.	Individual driveways do not have direct access to Summit Drive, which is a Mobility Element Road. The previously approved tentative map included one entrance connecting to Summit Drive at the southern-most portion of the site. Furthermore, the existing driveway connecting to Summit Drive at the northwestern-most portion of the site were approved to be abandoned and physically removed.
M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	The previously approved tentative map included four private roads, each terminating in a cul-de-sac. The private roads were designed to the satisfaction of the Escondido Fire Department.
COS-2.2 Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	The Project consolidated the development footprint in the least environmentally sensitive areas of the site using lot area averaging and has preserved approximately 3.07 acres of natural habitat in a biological open space easement dedicated to the County.
S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	The Project included a 100-foot fuel modification zone extending out from the building pads on lots 9, 10, 11 and 12 in which flammable vegetation or other combustible growth will be cleared.
S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	A 399F Fire Availability Form was signed by the Escondido Fire Department and is on file with PDS. The Project meets emergency vehicle travel time and dead-end road length requirements.

	<p>Expected emergency vehicle travel time will be four minutes to the Project, which meets the response time requirement of five minutes from to the Safety Element of the General Plan. Additionally, the distance from the furthest cul-de-sac to Summit Drive, the point at which allows egress in two separate directions, is approximately 910 feet. The maximum allowable dead-end road length for the site is 1,320 feet. The Project design meets dead-end road length requirements of 1,320 feet.</p>
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4. North County Metropolitan Subregional Plan Consistency

The previously approved Tentative Map is consistent with the following relevant North County Metropolitan Subregional Plan goals, policies, and actions as described in Table F-2.

Table F-2: North County Metropolitan Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
<p>Resource Conservation Areas (RCAs). Lands identified as RCAs require special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary but may include establishment of open space easements, cluster zoning (i.e. lot area averaging), incorporating special design considerations into subdivision maps, etc.</p>	<p>The site is located within the 'Escondido Oaks' Resource Conservation Area' (RCA) as identified in the North County Metropolitan Subregional Plan. Because of this, special attention was given to design features that balance conserving sensitive resources with achieving the maximum density envisioned in the General Plan for this site. As a result, the TM was designed as a conservation subdivision which consolidates development in the least environmentally sensitive areas of the site and preserves biological resources in dedicated open space.</p>

5. Zoning Ordinance Consistency

The site is zoned Limited Agricultural (A70), which was not changed. A Zone Reclassification (REZ) was authorized **to remove the 'A' Special Area Designator from the** zoning for the site, which applies to lands designated as being located within an agricultural preserve. The zoning regulation revisions did not change the Land Use Designation and were consistent with the Zoning Use Regulations Compatibility Matrix (Zoning Ordinance Section 2050).

Table F-3: Zoning Ordinance Development Regulations

2 - 10

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes
Animal Regulation:	L	Yes
Density:	-	Yes
Lot Size:	1 Acre	Yes, per the approved Administrative Permit for Lot Area Averaging
Building Type:	C	Yes
Height:	G (35')	Yes
Lot Coverage:	-	- Yes
Setback:	C	Yes
Open Space:	-	Yes
Special Area Regulations:	None	Yes. The "A" Special Area Designator was removed on February 10, 2021.

6. Subdivision Ordinance Consistency

The previously approved Tentative Map (TM) was reviewed for compliance with the Subdivision Ordinance. The TM is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402) and improvements (Sections 81.403 and 81.404) such as improving Summit Drive along the project frontage to public road standards, improving the onsite private road to private road standards, achieving minimum design criteria for the onsite cul-de-sacs and achieving minimum lot depth requirements for each residential lot. The TM includes requirements and conditions of approval necessary to ensure it is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

7. Applicable County Regulations

Table F-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
a. Resource Protection Ordinance (RPO)	The previously approved Tentative Map will not impact any wetlands, floodplains/floodways, steep slopes, or sensitive habitat lands. Therefore, it was found to comply with the RPO.
b. County Consolidated Fire Code	The previously approved Tentative Map was reviewed and approved by the Escondido Fire Department and the County Fire Authority.
c. Noise Ordinance	A Noise Study was prepared for the Summit Estates TM and accepted by County staff. Temporary construction noise was found not to exceed County standards. No mitigation measures contained within the GPU EIR will be required because specific impacts will be less than significant by adhering to the conditions of approval, which are consistent with the GPU EIR.
d. Light Pollution Code	All future lighting will be required implement outdoor lighting and glare controls, such as the use of low lumen lights that

	are shielded down, to ensure compliance with the Light Pollution Code.
e. Watershed Protection Ordinance (WPO)	A Priority Development Project Stormwater Quality Management Plan (PDP SWQMP) and Preliminary Drainage Study were prepared for the previously approved Tentative Map (TM) in compliance with the WPO. The TM is conditioned to maintain all storm water facilities.
f. Park Lands Dedication Ordinance (PLDO)	The Department of Parks and Recreation reviewed the TM and determined Park Land dedication is not required. The Map complies with the PLDO by paying the required PLDO fees in-lieu of park land dedication. The fees will be collected prior to issuance of the first building permit.

G. COMMUNITY PLANNING GROUP (CPG)

The Project site is not located in an area represented by a Community Planning Group (CPG) nor Community Sponsor Group (CSG). Therefore, neither a recommendation from a CPG nor a CSG were received. However, when Tentative Map TM5635 was under review the applicant and County staff held a community meeting in Escondido on January 15, 2020, to provide members of the public an opportunity to submit verbal and written comments for the record; suggest project design alternatives such incorporating fewer, but larger lots; and more broadly voice their opinions. Concerns expressed during the meeting pertained largely to traffic safety along Summit Drive, the **location of the Project's private road entrance, stormwater runoff and how it will be captured onsite**, and proposed lot sizes less than an acre in size. A total of 33 members of the public attended as well as County staff and the applicant.

H. PUBLIC INPUT

The Tentative Map Time Extension was noticed to surrounding property owners upon application submittal on February 2, 2024, and staff received numerous phone calls and emails from adjacent neighbors with questions and concerns about the future development of the site and potential off-site impacts. These neighbors raised six topics: 1) traffic safety, road accidents, sight distance and road improvements, 2) low water pressure in existing development, 3) minimum lot size, 4) onsite wastewater treatment, 5) fire safety and 6) grading, drainage, and erosion control.

Comments received upon submittal and during processing of the Tentative Map Time Extension are found in Attachment E. Staff responded to these neighbors and explained that the Time Extension does not propose any changes to the previously approved Tentative Map, and that Tentative Map TM5635 was previously approved by the County Board of Supervisors with numerous conditions that must be satisfied by the applicant. See Attachment B for a complete description of these conditions.

The six topics of concern raised during the public notice of the Time Extension request are discussed in detail below. Staff analyzed the concerns and concluded that they would not result in any changes to the conditions required for TM 5635.

1. Traffic Safety, Road Accidents, Sight Distance and Road Improvements

2 - 12

Residents are concerned that Summit Drive and Mary Lane have become shortcuts for commuters to Highway 78 and are opposed to additional development that will increase traffic and raise potential safety issues. Regarding the subject project, there is concern about the location of the entrance location as it relates to traffic safety. Photographs and a video were sent to staff showing how an automobile went off the road along Summit Drive. The following conditions were placed on the Tentative Map to mitigate impacts related to roads and traffic:

- a. Half of Summit Drive (SC 1110), west of Mary Lane along the project frontage is to be dedicated, in accordance with County of San Diego Public Road Standards for a 2.1 E Community Collector Road, to a one-half width of thirty feet (30') from the ultimate centerline, together with right to extend and maintain slopes and drainage facilities beyond the limits of said right-of-way to the satisfaction of the Director of Public Works/PDS.
- b. Within the width of thirty feet (30') from ultimate centerline, the road will be improved with twenty feet (20') of asphalt concrete pavement with Portland cement concrete curb and gutter and Disintegrated Granite (D.G.) sidewalk. Advisory signs are required to provide advance warning to drivers as they approach curves or other conditions that require lower speeds.
- c. A sight distance certification is required for the proposed on-site private road easement and for Summit Drive. This will assure an unobstructed view for safety while exiting the property and accessing a public road, ensuring the project complies with the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards.
- d. Private roads within the development are subject to the approval of the Director of PDS and the City of Escondido Fire Department.

Staff has evaluated the comments received for the Project and has concluded that no new impacts will occur as there will not be any physical changes to the site or to the Tentative Map conditions.

2. Low Water Pressure in Existing Development

Residents have commented that they must use a water booster pump to maintain water pressure and are concerned about water supply. There is also concern about water pumps not working due to power shut offs. The City of Escondido provides imported water service to the subject area. Staff has evaluated the comments received for the Project and has concluded that no new impacts will occur as there will not be any physical changes to the site or to the Tentative Map conditions.

3. Minimum Lot Size

Residents have expressed concerns about the size of lots in the subdivision, with a desire to maintain expansive estate properties and rural character in the area. The Limited Agricultural (A70) zone classification requires a one-acre minimum lot size. The General Plan Land Use Designation is Semi-Rural Residential (SR-1) which is intended to allow for low density residential uses. Because the site has a Land Use Designation of SR-1 and contains steep slopes of varying steepness, maximum allowable density was calculated using General Plan Table LU-2, which results in the summation of the following:

- 1 dwelling unit per gross acre with less than a 25% maximum slope;
- 1 dwelling unit per 2 gross acres between a 25% and 50% maximum slope; and
- 1 dwelling unit per 4 gross acres above a 50% maximum slope.

Pursuant to Table LU-2, maximum allowable density for the site is 20 dwelling units. Administrative Permit PDS2019-AD-19-016 approved lot averaging to authorize lots in the Summit Estates subdivision to be an average of 0.88 acres, ranging from 0.48 to 2.7 acres. Therefore, the proposed lot sizes are consistent with County regulations. There are no changes to the map and the time extension does not result in new impacts that were not previously reviewed.

4. On-site Wastewater Treatment

Surrounding property owners situated downslope from the subdivision are concerned that the future homes to be constructed will use septic systems with dispersion fields located adjacent to their property. The project will require on-site wastewater treatment systems; however, the final location and design of these systems is to be determined. Staff has reviewed these concerns for the Project and concluded that there are no changes to the map and the time extension does not result in new impacts that were not previously reviewed. The Department of Environmental Health and Quality (DEHQ) will require studies and plans prior to final map approval including the following:

- a. The applicant shall complete further technical study of subsurface geology and hydrogeology for the project site.
- b. The applicant shall determine in consultation with DEHQ whether at full buildout of the project any residence will be required to be limited to a specific number of bedrooms or if lot line adjustments and/or reductions in the number will be required.
- c. Prior to final map approval, for any lot identified as needing a restriction on development intensity or grading, the applicant shall record a restrictive covenant for that lot consistent with the development limitation identified.
- d. DEHQ will ensure that final lot lines, project-wide grading plans, stormwater management design, utility placements and allowable bedroom counts for all lots in combination are compatible with the proposed Onsite Wastewater Treatment Systems (OWTS) for each future home,
- e. DEHQ will require that each dwelling constructed within this subdivision be connected to an appropriately sized septic tank and a supplemental treatment system approved for use within the County of San Diego.

5. Grading, Drainage and Erosion Control

Concerns pertaining to grading and drainage were received for the Time Extension because grading activities would change the natural elevation of the hillside. These issues were evaluated

and addressed while processing the Tentative Map, and the project is conditioned to assure that grading for the development will not result in problems associated with runoff, drainage, erosion, or siltation including the following:

- a. Maintenance agreements are required for the private storm drain system and Best Management Practices are required to provide security to back up the maintenance.
- b. The applicant will be required to 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.

Staff has evaluated the comments received for the Project and has concluded that no new impacts will occur as there will not be any physical changes to the site or to the Tentative Map conditions.

6. Fire Safety

There is concern about the potential for wildfire risk and egress for emergencies. The Tentative Map is conditioned to comply with the fire requirements detailed in the *April 23, 2020, Fire Protection Plan* approved for the project, The plan requires that homes meet the ignition resistant building requirements, identifies limited building zones and fuel modification zones, and requires private road maintenance. The applicant is required to include the fire requirements on the final map and grading plan and obtain a letter of approval from the Escondido Fire Protection District stating that the requirements have been satisfied. The fire requirements will be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Escondido Fire Protection District.

Staff has evaluated the comments received for the Project and has concluded that no new impacts will occur as there will not be any physical changes to the site or to the Tentative Map conditions.

I. STAFF RECOMMENDATIONS

Staff recommends the Planning Commission take the following actions:

1. Approve a Tentative Map Time Extension for six years for Tentative Map TM-5635 and find the application consistent with all relevant regulations, including the Subdivision Map Act and Subdivision Ordinance (Attachment B).
2. Adopt the Environmental Findings included in Attachment D which includes a finding that the project is exempt from the California Environmental Quality Act (CEQA).

Report Prepared By:

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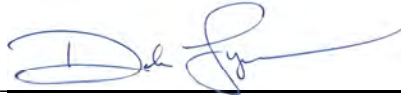
Report Approved By:

Dahvia Lynch, Director

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AUTHORIZED REPRESENTATIVE:



DAHVIA LYNCH, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving TM5635TE

Attachment C – Resolution Approving TM5635

Attachment D – Environmental Documentation

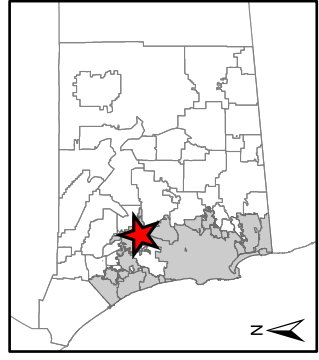
Attachment E – Public Documentation

Attachment F – Ownership Disclosure

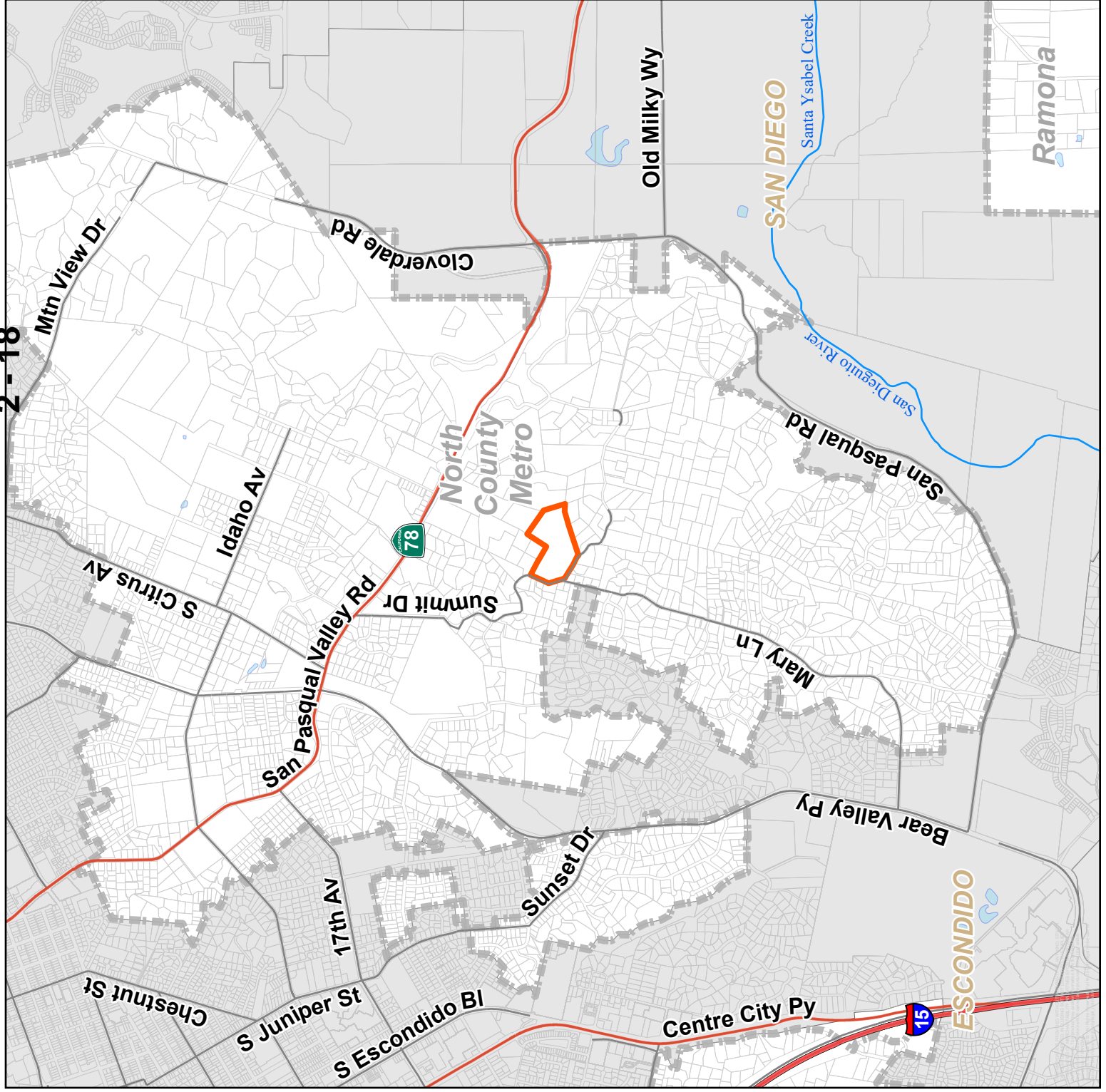
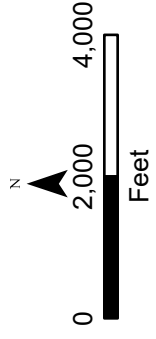
Attachment A – Planning Documentation

Vicinity Map

North County
Metropolitan Plan Area





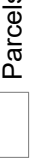

Roads
Site
Parcels

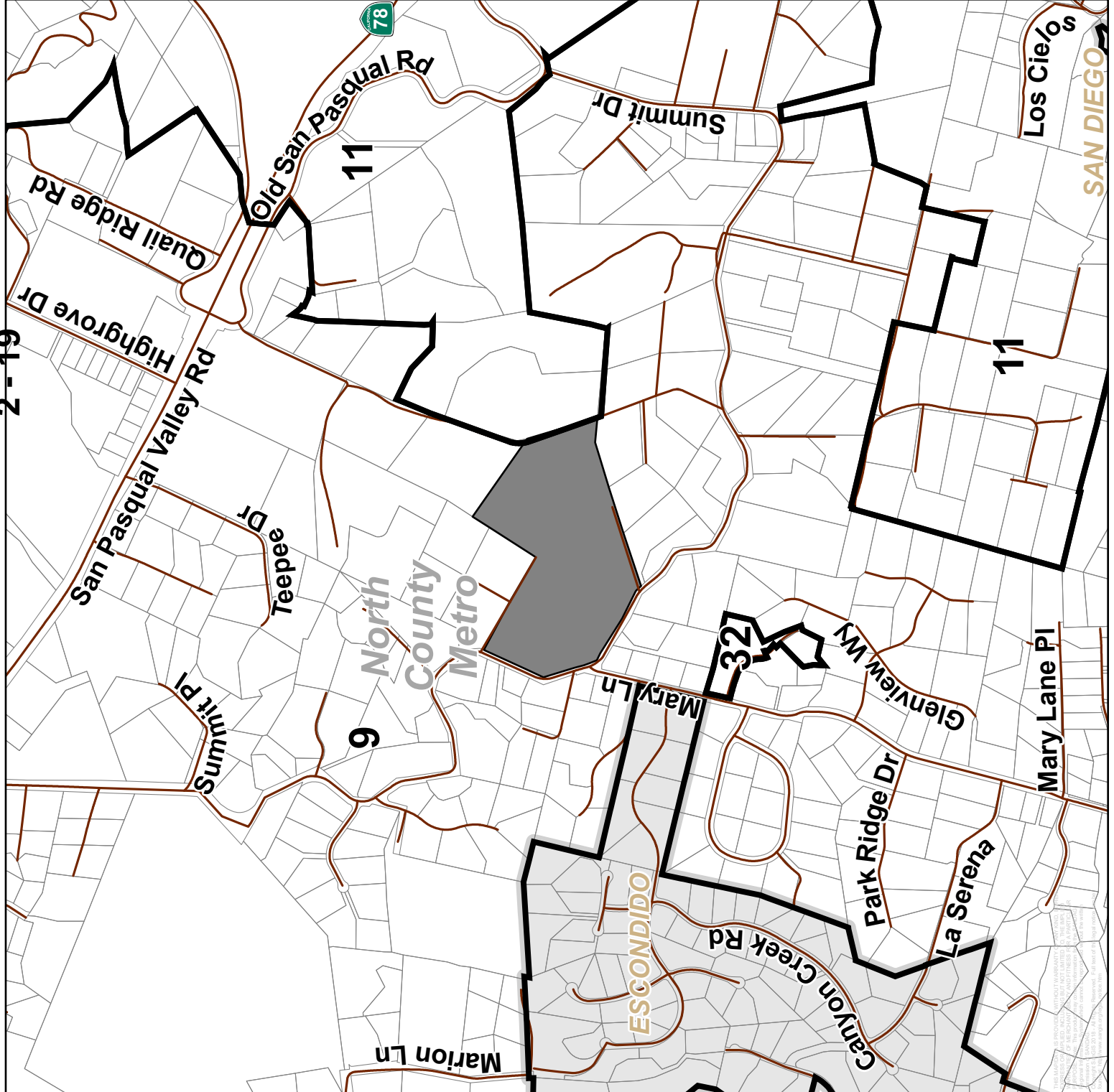
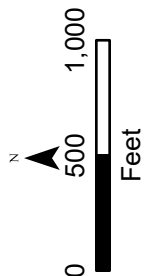


General Plan

North County
Metropolitan Plan Area

- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (32) Public/Semi-Public Facilities



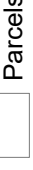

	Roads
	Site
	Parcels
	Planning

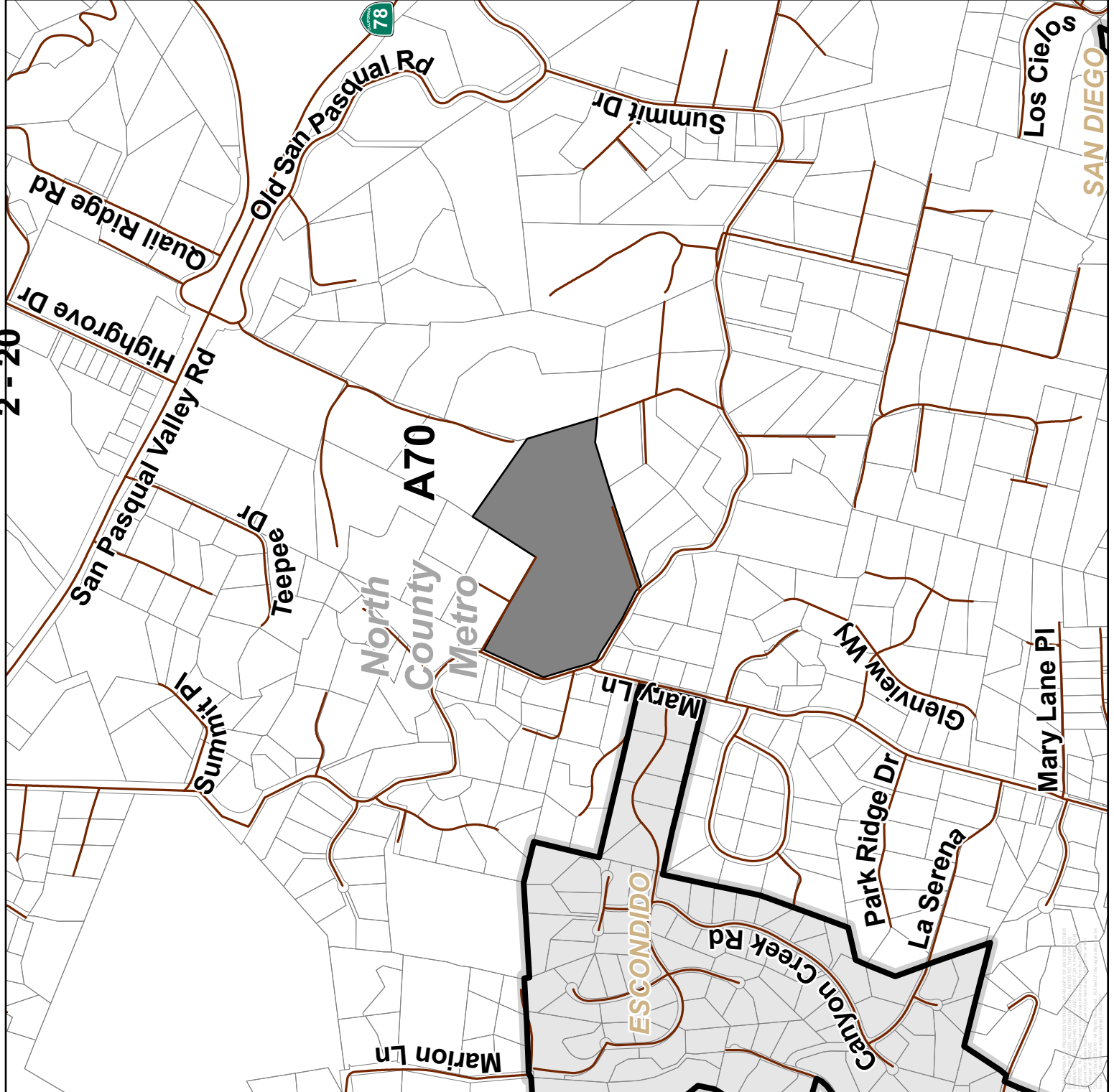
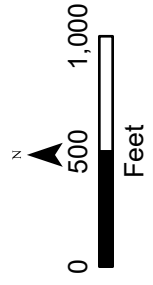


Zoning

A70 - Limited Agricultural


North County
Metropolitan Plan Area


	Roads
	Site
	Parcels
	Zoning





Summit Estate Tentative Map
Time Extension
PDS2024-TM-5635TE

North County Metropolitan Plan Area

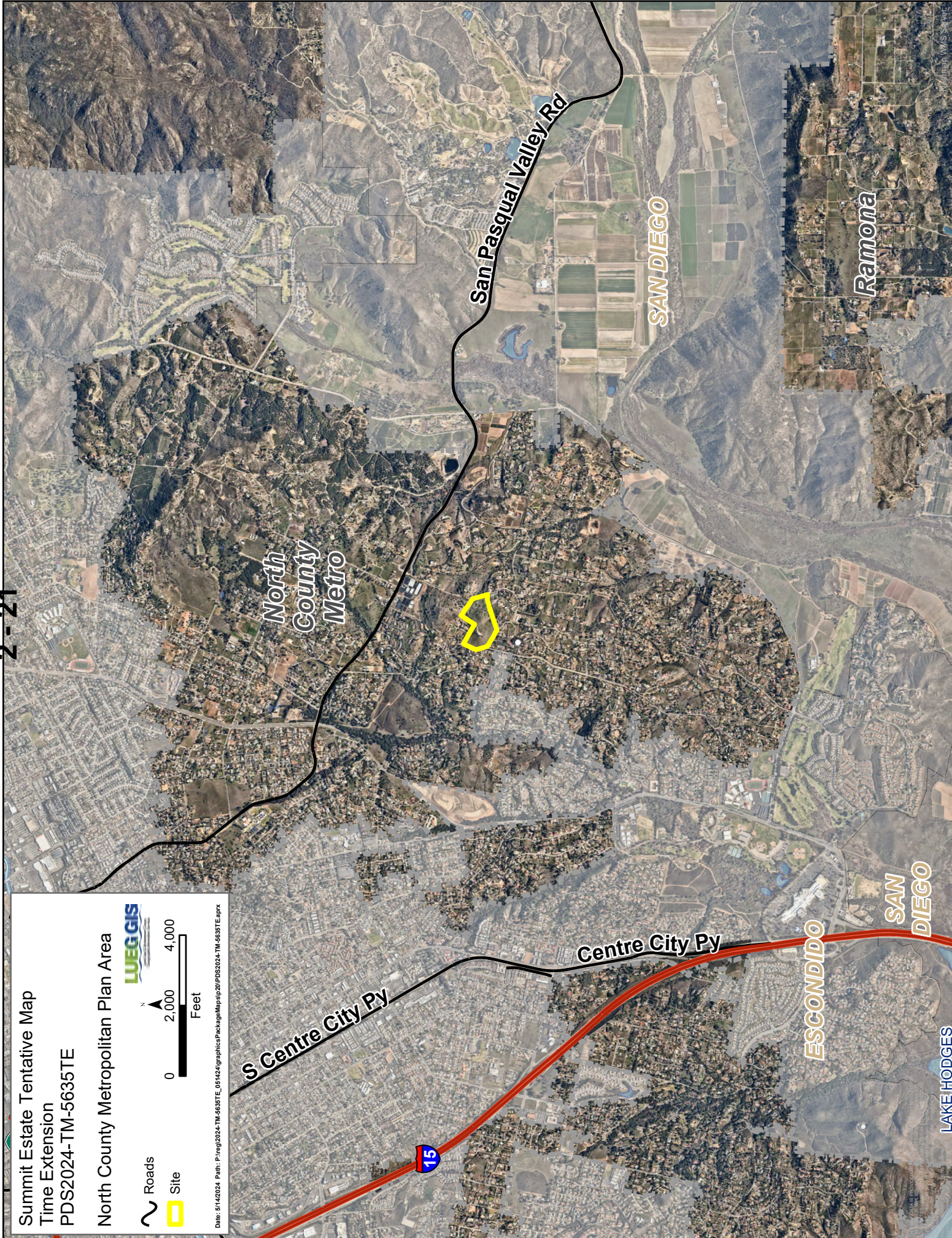
 LUEG GIS

 Roads

 Site


 0 2,000 4,000 Feet


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



2 - 22


Summit Estate Tentative Map
Time Extension
PDS2024-TM-5635TE
North County Metropolitan Plan Area

 Roads

 Site

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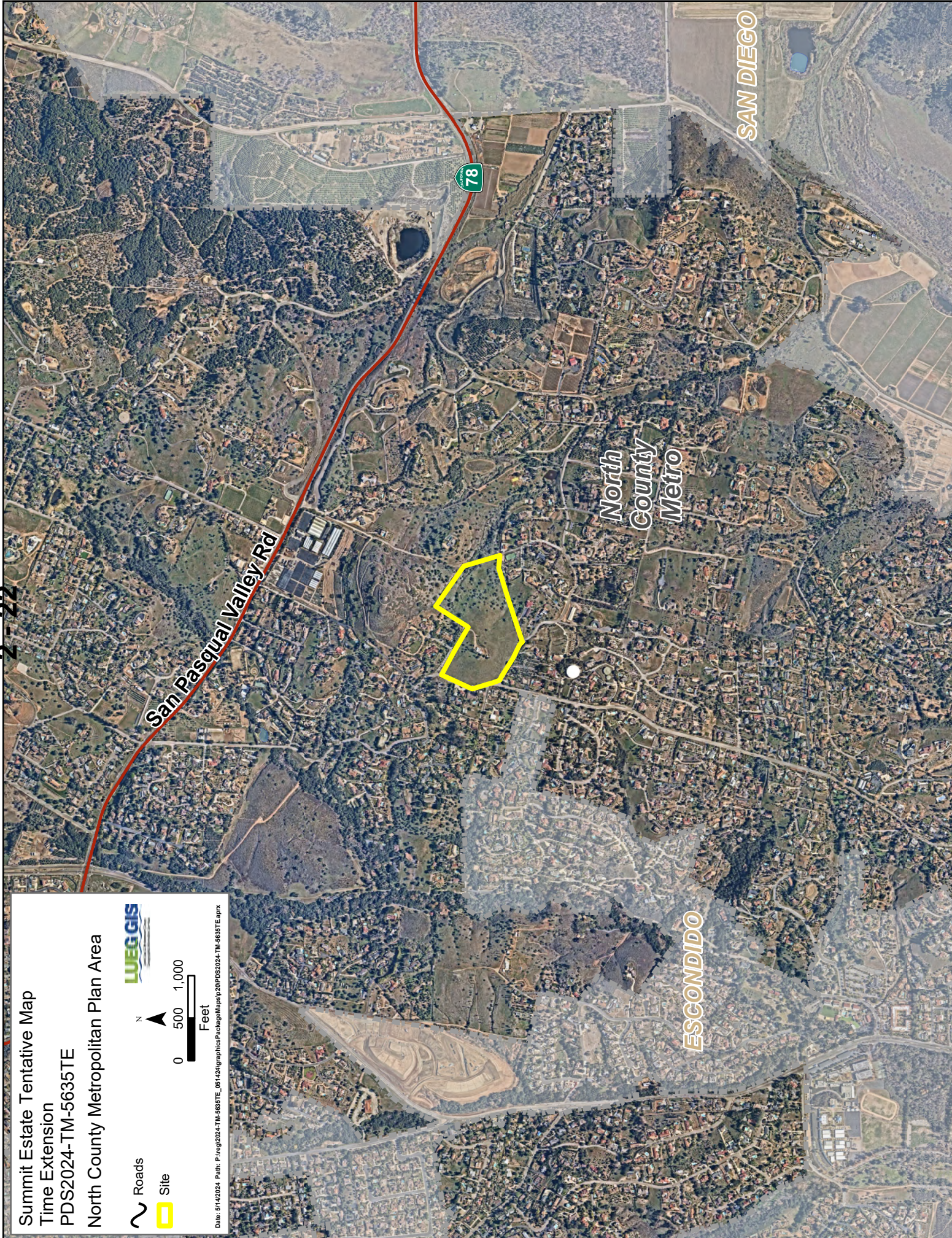
San Pasqual Valley Rd

78

North
County
Metro

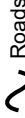
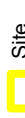
SAN DIEGO


ESCONDIDO



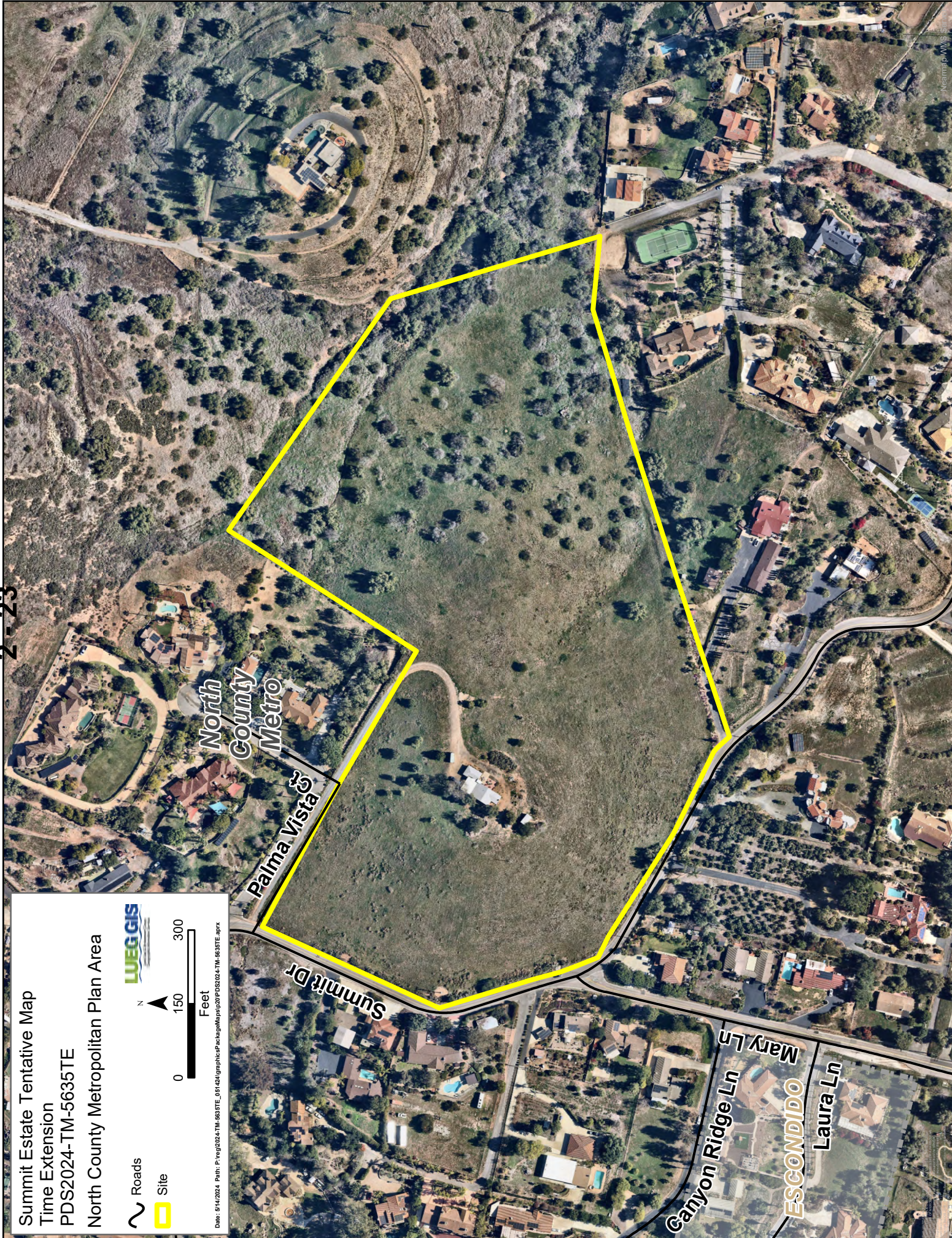
Summit Estate Tentative Map
 Time Extension
 PDS2024-TM-5635TE
 North County Metropolitan Plan Area

LUeG GIS

Roads  Site 

N  150 300
 Feet

Date: 5/14/2024 Path: P:\proj\2024-TM-5635TE_051\021\graphics\Package\Maps\20PDS2024-TM-5635TE.aprx



North County Metro
 Palma Vista

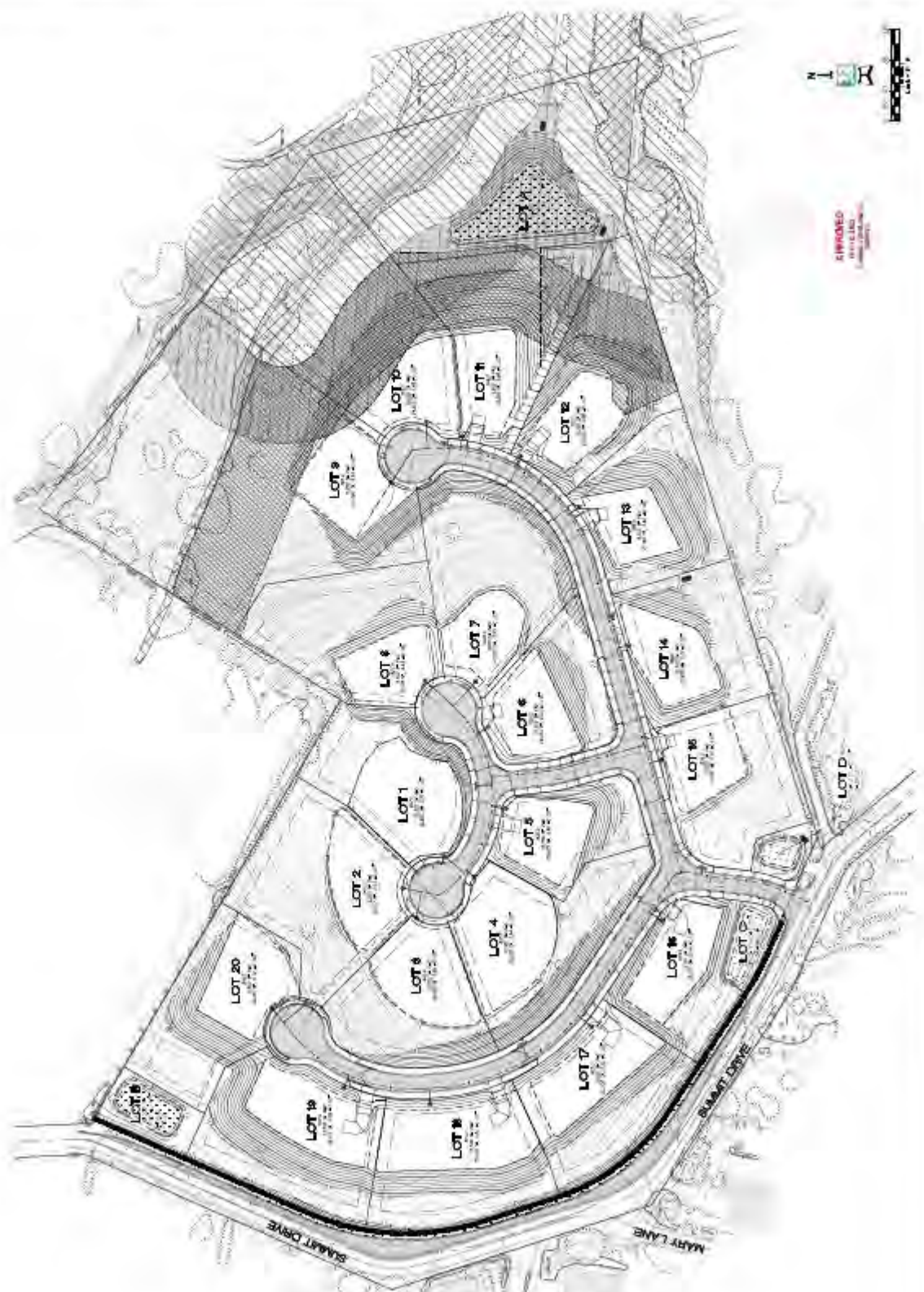
Summit Dr

Canyon Ridge Ln
 ESCONDIDO
 Laura Ln

SCALE: 1" = 100'



SEPROSO
ARCHITECTS
ARCHITECTS



Attachment B
Form of Decision Approving TM-5635TE



County of San Diego

DAHVIA LYNCH
DIRECTOR

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

VINCE NICOLETTI
ASSISTANT DIRECTOR

June 14, 2024

Oscar Uranga
c/o Unison Communities LLC
19782 MacArthur Blvd, Suite 210
Irvine, CA 92612

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2024-TM-5635TE

DECISION OF THE DIRECTOR OF PLANNING COMMISSION APPROVING A TIME
EXTENSION FOR TENTATIVE MAP 5635

Pursuant to Section 81.317(f) of the Subdivision Ordinance, the Tentative Map Time Extension has been placed on the June 14, 2024 Planning Commission Agenda as an action item. On the above date, the San Diego County Planning Commission adopted this final action approving Tentative Map Time Extension PDS2024-TM-5635TE.

PLEASE NOTE: THIS DECISION 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 on February 10, 2030 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. 5635 dated February 10, 2021, 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 COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410](#) (N.S.) dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

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

https://www.sandiegocounty.gov/content/dam/sdc/dpw/FLOOD_CONTROL/floodcontrol_documents/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.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PDS	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 Services (DGS)		
Real Property Division	RP	

APPEAL PROCEDURE: Within ten days after the action of the Planning Commission granting a Tentative Map Time Extension, this decision may be appealed in accordance with [Section 87.310 of the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this decision AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PERSCRIBED 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 issued, 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 decision, or if an appeal is taken, until the 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 this decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
 DAHVIA LYNCH, DIRECTOR

BY:

Mark Slovick, Deputy Director
 Project Planning Division
 Planning & Development Services

email cc:

- Austin Baber, Associate Project Engineer, Rick Engineering, 5620 Friars Road, San Diego, CA 92110
- Chris Jacobs, Project Planning, Land Use Planner III, Planning & Development Services
- Daniella Hofreiter, Project Planning, Project Manager, Planning & Development Services
- Taylor Ryan, Land Development Project Manager, Planning & Development Services
- Sean McLean, Senior Civil Engineer, Planning & Development Services

Attachment C –
Resolution Approving TM-5635

Resolution No. 21-016
Meeting Date: 02/10/2021 (07)

**RESOLUTION OF SAN DIEGO COUNTY BOARD OF SUPERVISORS
CONDITIONALLY APPROVING TENTATIVE MAP NO. 5635**

WHEREAS, Tentative Map No. 5635 proposing the division of property located along Summit Drive, addressed as 2510 Summit Drive, and generally described as:

LOT "F" IN BLOCK 275 OF RANCHO RINCON DEL DIABLO AND ALSO A PORTION OF LOT "H" IN BLOCK 275 OF RANCHO DEL DIABLO ACCORDING TO MAP NO. 1676.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on October 6, 1915; and

WHEREAS, on February 10, 2021, the Board of Supervisors 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 Board of Supervisors of the County of San Diego has determined that the conditions hereinafter enumerated are necessary to ensure that the subdivision and the improvement thereof will comply with the Subdivision Map Act and conform to all ordinances, plans, rules, standards, and improvement and design requirements of San Diego County.

IT IS RESOLVED, 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](#).

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date Agricultural Preserve Disestablishment Permit PDS2020-AP-20-001 and Rezone PDS2020-REZ-20-002 have also become effective. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. Unless, prior to that date, an application for a Time Extension has been filed as provided by [Section 81.313 of the County Subdivision Ordinance](#).

STANDARD CONDITIONS: The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (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:**

a. Standard Conditions for Tentative Maps:

- (1) Standards Condition 8: Said condition states that all new and existing utility distribution facilities within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The project will be allowed to leave the existing utility distribution facilities to remain aboveground as approved by the Request for the Modification to San Diego County Standard Conditions for Tentative Subdivision Maps dated July 29, 2020.
- (2) Standard Condition 10.a: Said condition states that all fixtures shall use a low-pressure sodium (LPS) vapor light source. This waiver/modification requires use of high-pressure sodium (HPS) vapor light source. This waiver/modification allows the use of Light Emitting Diode (LED) light source, unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (3) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (4) Standard Condition 19(b): Said condition pertains to subdivisions to be served by public sewer. This project will not be served by public sewer. Each of the project's 20 single-family residential lots will be served by individual septic systems.
- (5) Standard Condition 19(e): Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (6) Standard Condition 21: Said conditions apply to a public sewer system. The project proposes private septic systems for each lot.
- (7) Standard Condition 23.3: Said condition applies to projects that are within the service boundaries of the California Department of Forestry and Fire Protection. This project will be served by the Escondido Fire Department.
- (8) Standard Conditions 24: Said condition pertains to subdivisions outside the boundaries of a fire protection agency. This project will be served by

the Escondido Fire Department.

b. County Subdivision Ordinance:

- (1) County Subdivision Ordinance Section 81.402(b) requires on-site roads to be offered for dedication. The project will be allowed to have the on-site roads be private as approved by the Request for Modification to Project Conditions dated August 26, 2019.
- (2) County Subdivision Ordinance Section 81.402.(b) requires private road easements at least 40 feet wide. This project will be allowed to have private road easements less than 40 feet wide. However, onsite private roads are to be constructed to comply with the following conditions, the San Diego County Private Road Standards and to the satisfaction of the Escondido Fire Department.

c. County Public Road Standards:

- (1) Summit Drive between Palma Vista Court to Mary Lane is classified as a 2.1E Community Collector with No Median. The project will be allowed to have a reduced design speed of 35 mph and minimum curve radius of 350 feet in accordance with 2.3C Minor Collector with No Median standards in Table 2A as approved by the Design Exception Request dated August 14, 2020.
- (2) County Public Roads Standards Section 6.1.C. require a minimum centerline separation of 200 feet for a Residential Road. The project will be allowed to have a reduced minimum centerline separation of approximately 50 feet as approved by the Design Exception Request dated August 14, 2020.

APPROVAL OF MAP: *The following specific conditions shall be complied with before a Final Map is approved by the Planning Commission and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):*

1. GEN#1 - COST RECOVERY

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

and trust account deficits shall be paid. **MONITORING:** The [PDS Zoning Counter] shall review the evidence to verify compliance with this condition.

2. GEN#2--FILING OF NOTICE OF EXEMPTION (NOE):

INTENT: In order to comply with CEQA and State law, the permit NOE shall be filed at the County Recorder's Office. **DESCRIPTION OF REQUIREMENT:** The applicant shall take the original NOE and required fees to the San Diego County Recorder's Office and file the document within five (5) days of permit approval and return a copy of the filed document to PDS. **DOCUMENTATION:** The filed NOE form. **TIMING:** Within the first five (5) days of the appeal period, the applicant/owner shall take the original NOE form and required filing fees to the San Diego County Recorder's Office and file the document. **MONITORING:** The PDS Zoning Counter shall verify that the NOE was filed and that a copy of the document is on file at PDS.

3. GEN#3 - GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Preliminary Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Preliminary Grading Plan, and include all of the following mitigation measures: Air Quality (Fugitive Dust, Construction Exhaust Emissions); Biological Resources (Resource Avoidance, Pre-construction Bat Survey, Easement Avoidance); Cultural Resources (Archaeological Monitoring); Fire (Fire Requirements); Hazards (Lead Survey, Asbestos Survey); Noise (Temporary Construction Noise) **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading; DPR, TC for Trails; PP for Park Improvements, and DEH for final septic design] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

4. CULT#1 - ARCHAEOLOGICAL MONITORING

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing,

trenching, and construction activities. The archaeological monitoring program shall include the following:

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

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

5. CULT#2 - CULTURAL RESOURCES TREATMENT AGREEMENT AND PRESERVATION PLAN

INTENT: In order to mitigate for impacts to Traditional Cultural Properties, develop and enter into a Cultural Resources Treatment Agreement and Preservation Plan with a Luiseno Native American Tribe. **DESCRIPTION OF REQUIREMENT:** A single Cultural Resources Treatment Agreement and Preservation Plan shall be developed between the applicant or their representative and a Luiseno Native American Tribe. The Cultural Resources Treatment Agreement and Preservation Plan shall be reviewed and agreed to by the County prior to final signature and authorization. The Cultural Resources Treatment Agreement and Preservation Plan shall include but is not limited to the following:

- a. Parties entering into the agreement and contact information.
- b. Responsibilities of the Property Owner or their representative, Principal Investigator, archaeological monitors, Luiseno Native American monitors, and Luiseno Native American Tribe.
- c. Requirements of the Archaeological Monitoring Program including unanticipated discoveries. The requirements shall address grading and grubbing requirements, areas of cultural sensitivity, analysis of identified cultural materials, and onsite storage of cultural materials.
- d. Treatment of identified Native American cultural materials.
- e. Treatment of Native American human remains and associated grave goods.
- f. Confidentiality of cultural information including location and data.
- g. Negotiation of disagreements should they arise during the implementation of the Agreement and Preservation Plan.
- h. Regulations that apply to cultural resources that have been identified or may be identified during project construction.

DOCUMENTATION: A copy of the implemented agreement shall be submitted to the [PDS, PPD] for approval. **TIMING:** Prior to the approval of the Final Map for PDS2019-TM-5635 and prior to the approval of any plan and issuance of any permit. **MONITORING:** The [PDS, PPD] shall review the implemented agreement for compliance this condition.

6. HAZ#1 – STRUCTURE REMOVAL [PDS, FEE]

INTENT: In order to comply with proposed subdivision, the existing residence on-site shall be removed or demolished. **DESCRIPTION OF REQUIREMENT:** The existing residence located on-site as shown on Tentative Map PDS2019-TM-5635 shall be removed or demolished. If required, a Demolition Permit shall be obtained from [PDS, BD]. Compliance with conditions **HAZ#2-LEAD SURVEY [PDS, FEE X 2]** and **HAZ#3-ASBESTOS SURVEY [PDS, FEE X 2]** (below) to determine the presence or absence of Lead Based Paints and/or Asbestos shall be completed before the County can issue a Demolition Permit. **DOCUMENTATION:** The applicant shall submit to the [PDS, PCC] a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed or demolished. The letter report shall also include before and after pictures of the area and structure. **TIMING:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to recordation of the Map. the applicant shall comply with this condition. **MONITORING:** The [PDS, PCC] shall review the statement and, photos, and any additional evidence for compliance with this condition.

7. DEH #1 – FURTHER CHARACTERIZATION OF SUBSURFACE GEOLOGY AND HYDROGEOLOGY

INTENT: Collect and synthesize information on site conditions for the project area as a whole, to inform permitting decisions. **DESCRIPTION OF REQUIREMENT:** The applicant must complete further technical study of subsurface geology and hydrogeology for the project site as a whole, sufficient to fully inform issues of nitrate mass balancing, potential high moisture conditions, and potential daylighting of OWTS effluent at full buildout of the proposed project. Interactions across lots must be addressed. The study shall at a minimum implement the prior recommendations of the applicant's own consultants (as referenced in DEH's letter to PDS concerning this project dated May 28, 2020), and shall be designed and conducted in consultation with and to the satisfaction of DEH, which shall not be unreasonably withheld. **DOCUMENTATION:** A study plan must be submitted to DEH for review and comment. A report on study results, conclusions and necessary steps to address the issue identified above must be submitted to DEH and PDS. **TIMING:** Study plan final report submission and DEHQ acceptance prior to final map approval. **Monitoring:** Quarterly consultation with DEH on study progress and results.

8. DEH #2 – IDENTIFY LOT SPECIFIC DEVELOPMENT CONSTRAINTS THAT MAY BE NEEDED TO ENSURE ON-SITE WASTEWATER TREATMENT SYSTEM ADEQUACY THROUGHOUT THE PROJECT

INTENT: Determine whether and if so, how site grading and/or the development intensity of some or all lots within the project at full buildout must be limited. **DESCRIPTION OF REQUIREMENT:** Taking into account the results of the studies required by condition DEH #1 above, the applicant shall determine in consultation with DEH whether ensuring the protection of groundwater or precluding the daylighting of OWTS effluent at full buildout of the project will require that any residence on one or more lots in the project be limited to less than ___ bedrooms. If any such limitations are needed, the applicant shall propose a set of lot-specific limitations, with a demonstration that the proposed limitations are sufficient. The applicant's proposal can incorporate proposed lot line adjustments and/or reductions in the number of lots to be sold. **DOCUMENTATION:** Submission of a plan meeting the above requirements to PDS and DEH. **TIMING:** Prior to final map approval. **MONITORING:** Quarterly consultations with PDS and DEH.

9. DEH #3 – RECORD RESTRICTIVE COVENANTS AS NEEDED

INTENT: Ensure that potential purchasers of lots with restricted grading options or limited development potential are aware of those limitations prior any purchase. Ensure that those restrictions are enforceable even after buildout. **DESCRIPTION OF REQUIREMENT:** Prior to final map approval, for any lot identified as needing a restriction on development intensity or grading pursuant to DEH condition #2 above, the applicant shall record a restrictive covenant for that lot consistent with the development limitation identified. Each such covenant shall be in favor of the

County and in favor of the owners of all lots contiguous to the restricted parcel. **DOCUMENTATION:** Submission of copies or recorded covenants to DEH and PDS. **TIMING:** Prior to final map approval. **MONITORING:** Receipt of copies by DEH and PDS.

10. DEH#4 – INTEGRATED DEH REVIEW

INTENT: Ensure that proposed final lot lines, project-wide grading plans, stormwater management design, utility placements and allowable bedroom counts for all lots in combination are compatible with the proposed Onsite Wastewater Treatment Systems (OWTS) for each future home, and that those planned systems will be adequate to protect groundwater, to preclude daylighting of OWTS effluent, and to and comply with the County Regulatory Code Section 68.311. This is to ensure the lot design, location, lot numbers, grading, bedroom counts and OWTS proposals are consistent with the approved Tentative Map, the Preliminary Grading Plan, and DEH conditions #1 through #3 above. **DESCRIPTION OF REQUIREMENT:** The Final Map and the special submissions by the applicant set out in DEH conditions #1 through #3 shall be reviewed by the Department of Environmental Health for consistency regarding the individual OWTS [DEH, LWQ]. **DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Maps/Plans and all other required submissions have been reviewed for septic purposes and have received approval. **TIMING:** Prior to the approval of the Final Map, and prior to the approval of any plan or issuance of any permit. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

11. DEH#5–ONSITE WASTEWATER TREATMENT SYSTEMS

INTENT: In order to ensure that the Onsite Wastewater Treatment Systems (OWTS) installed for each future home are adequate and comply with the County Regulatory Code Section 68.311, the following conditions must be enforced.

DESCRIPTION OF REQUIREMENT:

- a. Each dwelling constructed within this subdivision shall be connected to an appropriately sized septic tank and a supplemental treatment system approved for use within the County of San Diego.
- b. The OWTS must meet or exceed the level of nitrate reduction specified in the Updated Evaluation of Potential Nitrate Mass Loading (Matt Wiedlin, Certified Hydrogeologist, April 14, 2020) submitted to DEH, or any greater level of reduction determined by DEH to be necessary based on the further study required by DEH condition #1 above, to ensure that no further degradation of the groundwater supplies in the basin occurs as a result of the proposed OWTS.
- c. During Final Map review of the OWTS, the applicant shall provide any and all additional information as necessary to the satisfaction of DEH

demonstrating the OWTS have been appropriately and adequately designed, taking into account the Updated Evaluation of Potential Nitrate Mass Loading (Matt Wiedlin, Certified Hydrogeologist, April 14, 2020), and the further study required by DEH condition #1 above, The OWTS must be shown to be able to preclude the daylighting of OWTS effluent, taking into account the subsurface conditions identified in the further study required by DEH condition #1 above, and the grading, construction, and OWTS installation anticipated on contiguous lots are set out in the submissions by the applicant required by DEH conditions #2 and #3 above.

- d. All homeowners will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the home. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- e. All homeowners will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the homeowner or their service provider.

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

12. BIO#1–BIOLOGICAL EASEMENT [PDS, FEE X 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a biological open space easement shall be granted. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego and the California Department of Fish & Wildlife by separate document, an open space easement, or grant to the California Department of Fish & Wildlife a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
- c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map. **TIMING:** Prior to the approval of the map, or on the map, and prior to the approval of any plan and issuance of any permit, the easements shall be executed and recorded. **MONITORING:** For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition.

13. BIO#2-LBZ EASEMENT [PDS, FEEX 2]

INTENT: In order to protect sensitive biological resources, pursuant to the County's Guidelines for Determining Significance for Biological Resources, a Limited Building Zone (LBZ) Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a LBZ Easement as shown on the Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

- a. Decking, fences, and similar facilities.
- b. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond

the clearing/fuel modification required for the primary structures on the property.

DOCUMENTATION: The applicant shall show the easement on the Final Map with the appropriate granting language on the title sheet concurrent with Final Map.

TIMING: Prior to the approval of the map, or on the map and prior to the approval of any plan and issuance of any permit, the easements shall be recorded.

MONITORING: For recordation by separate document, the [DGS, RP] shall prepare and approve the easement documents and send them to [PDS, PPD] and [DPR GPM] for preapproval. The [PDS, PPD] shall preapprove the language and estimated location of the easements prior to recordation. Upon Recordation of the easements [DGS, RP] shall forward a copy of the recorded documents to [PDS, PPD] for satisfaction of the condition.

14. BIO#3-OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to non-native grassland, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit or provide for the conservation of habitat of 8.57 acres of non-native grassland (Tier II), located within a BRCA in the MSCP, as indicated below.

Option 1: If purchasing Mitigation Credit, the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

- a. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
- b. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
- c. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
- d. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

Option 2: If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in North San Diego County as indicated below:

- a. The type of habitat and the location of the proposed mitigation should be pre-approved by [PDS, PPD] before purchase or entering into any agreement for purchase.
- b. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
- c. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
- d. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
- e. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PPD] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PPD] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PPD], for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PPD] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PPD] can preapprove the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

15. BIO#4—OPEN SPACE SIGNAGE [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, informational signs shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space signs shall be placed along the biological open space boundary as indicated on the approved Tentative Map for PDS2019-TM-5635. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Service
Reference: PDS2019-TM-5635

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

16. BIO#5—OPEN SPACE FENCING [PDS, FEE]

INTENT: In order to protect the proposed open space easement from entry, and disturbance, permanent fencing shall be installed. **DESCRIPTION OF REQUIREMENT:** Open space fencing shall be placed along the biological open space boundary as indicated on the Tentative Map. The fencing shall consist of a wood split-rail type design. **DOCUMENTATION:** The applicant shall install the fencing as indicated above and provide site photos and a statement from a California Registered Engineer, or licensed surveyor that the open space fencing has been installed. **TIMING:** Prior to the approval of the map for and prior to the approval of any plan and issuance of any permit, the fencing or walls shall be placed. **MONITORING:** The [PDS, PPD] shall review the photos and statement for compliance with this condition.

17. FIRE#1-FIRE PROTECTION PLAN COMPLIANCE

INTENT: The map shall comply with the fire requirements detailed in the fire protection plan, and as shown on the map and the grading plan pursuant to the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the limited building zones and fuel modification zones, and the private road maintenance as required in the *April 23, 2020 Fire Protection Plan*. **DOCUMENTATION:** The applicant shall include the fire requirements on the map and grading plan and obtain a letter of

approval from the Escondido Fire Protection District. **TIMING:** Prior to recordation of the final map, the applicant shall obtain a letter from the Escondido Fire Protection District stating that the above requirements have been satisfied. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

18. ROADS#1–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, Summit Drive (SC 1110) shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the construction of **Summit Drive (SC 1110)** northwest of Mary Lane along the project frontage in accordance with the Public Road Standards for a 2.1E Community Collector Road with No Median, to a one-half graded width of thirty feet (30') from ultimate centerline with twenty feet (20') of asphalt concrete pavement over approved base, with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter and Disintegrated Granite (D.G.) sidewalk, with face of curb at twenty feet (20') from centerline. The design speed and minimum curve radius of a 2.3C Minor Collector with No Median per Table 2A of the Public Road Standards shall apply. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Works/Planning and Development Services (PDS).
- b. Improve or agree to improve and provide security for **Summit Drive** east of Mary Lane on the project side, along the project frontage in accordance with Public Road Standards for a Residential Collector Road, to a graded width of thirty feet (30') from ultimate centerline and to an improved width of twenty feet (20') from ultimate centerline with asphalt concrete pavement over approved base with Portland cement concrete curb and gutter and D.G. sidewalk, with face of curb at twenty feet (20') from centerline. Provide transition for all widenings, tapers, and traffic striping to match existing pavement. All of the above shall be to the satisfaction of the Director of Public Work/PDS.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works/PDS.
- d. Advisory signs shall be implemented as recommended in the Traffic Memo prepared by LLG, Engineers, dated May 24, 2019. These signs are required to

provide advance warning to drivers as they approach curves or other conditions that require lower speeds. The California Manual on Uniform Traffic Control Devices (CA MUTCD) shall be the primary guidelines for the designation of advisory signs/warning devices and shall be implemented to the satisfaction of the County of San Diego Department of Public Works (DPW).

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:

- a. Process and obtain approval of Improvement Plans to improve **Summit Drive (SC 1110)**.
- b. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the approval of the Final Map, the 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 Planning and Development Services (PDS).

19. ROADS#2-PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, the private road easements shall be improved.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the private easement road, **Pvt Street A**, from Summit Drive northerly to the intersection with Pvt Street B, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and

- one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- b. Improve or agree to improve and provide security for the private easement road, **Pvt Street A**, from the intersection with Pvt Street B northwesterly to Lot 20, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
 - c. **Pvt Street A** shall terminate with a cul-de-sac at Lot 20 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
 - d. Improve or agree to improve and provide security for the private easement road, **Pvt Street B**, from the intersection with Pvt Street A easterly to the intersection with Pvt Street C, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
 - e. Improve or agree to improve and provide security for the private easement road, **Pvt Street B**, from the intersection with Pvt Street C northeasterly to Lot 9, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
 - f. **Pvt Street B** shall terminate with a cul-de-sac at Lot 9 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
 - g. Improve or agree to improve and provide security for the private easement road, **Pvt Street C**, from the intersection with Pvt Street B northerly to the

intersection with Pvt Street D, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.

- h. Improve or agree to improve and provide security for the private easement road, **Pvt Street D**, from Lot 3 easterly to Lot 8, to a graded width of twenty-eight feet (28') with twenty-four feet (24') of asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Roads for one hundred (100) or less trips shall apply, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- i. **Pvt Street D** shall terminate with a cul-de-sac at Lot 3 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- j. **Pvt Street D** shall terminate with a cul-de-sac at Lot 8 graded to a radius of thirty-eight feet (38') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point, to the satisfaction of the Director of PDS and the City of Escondido Fire Department.
- k. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- l. Process and obtain approval of Improvement Plans to construct **Pvt Street A**, **Pvt Street B**, **Pvt Street C**, and **Pvt Street D**.

- m. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- n. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].
- o. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

20. ROADS#3–PAVEMENT CUT POLICY

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

21. ROADS#4–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 Section 6.1.E of the County of San Diego Public Road Standards, an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in both directions from the proposed onsite private easement

road Pvt Street A along Summit Drive 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 _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

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

22. ROADS#5–ROAD DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:**

- a. With the Final Map, dedicate the project half of **Summit Drive (SC 1110)**, west of Mary Lane along the project frontage in accordance with County of San Diego Public Road Standards for a 2.1E Community Collector Road, to a one-half width of thirty feet (30') from the ultimate centerline, together with right to extend and maintain slopes and drainage facilities beyond the limits of said right-of-way to the satisfaction of the Director of Public Works/PDS.
- b. With the Final Map, dedicate the project half of **Summit Drive**, east of Mary Lane along the project frontage in accordance with County of San Diego Public Road Standards for a Residential Collector Road, to a one-half width of thirty feet (30') from the ultimate centerline, including a twenty foot (20') property line radii corner rounding at the intersection of Pvt Street A, together with right to extend and maintain slopes and drainage facilities beyond the limits of said right-of-way to the satisfaction of the Director of Public Works/PDS.
- c. The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required and shall be accepted for public use. 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 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 for roads with the recordation of the unit the road is within, abuts or provides access to. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the map and Accepted by the County.

23. ROADS#6–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street A**, from Summit Drive northerly to the intersection with Pvt Street B, then northwesterly to a terminus cul-de-sac at Lot 20.
- b. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street B**, from the intersection with Pvt Street A northeasterly to a terminus cul-de-sac at Lot 9.
- c. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street C**, from the intersection with Pvt Street B northerly to the intersection with Pvt Street D.
- d. The Final Map shall show a minimum thirty-nine foot eleven inches (39'11") wide private road easement, **Pvt Street D**, from Lot 3 easterly to Lot 8, with a terminus cul-de-sac at Lot 3 and at Lot 8.

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

24. ROADS#7–PRIVATE ROAD MAINTENANCE AGREEMENT

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

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to Pvt Street A, Pvt Street B, Pvt Street C, and Pvt Street D private

road easements, and place a note on the Final Map as to the final title status of said roads.

- c. Access to each lot shall be provided by a private road easement not less than thirty-nine foot eleven inches (39'11") wide.

DOCUMENTATION: The applicant shall execute the Private Road Maintenance Agreement (PRMA), to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the approval of the Final Map the PRMA shall be executed and the ownership shall be indicated on the Final Map. **MONITORING:** The [PDS, LDR] shall review the executed PRMA and the Final Map for compliance with this condition.

25. ROADS#8–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan, access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto Summit Drive along the project frontage except for the proposed onsite private road easement for Pvt Street A, and the proposed maintenance access for Lot B, as shown on the approved Tentative Map.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall show the Relinquishment on the Final Map. **TIMING:** Concurrently with the approval of the Final Map, the access shall be relinquished. **MONITORING:** The applicant shall show the relinquishment of access rights on the Final Map and forward a copy to [PDS, LDR] for preapproval. The [PDS, LDR] shall review the Final Map for compliance with this condition.

26. ROADS#9–ONE FOOT ACCESS DEDICATION

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

- a. Lots 1, 2, and 20: Show one-foot (1') access restriction easement along the lots fronting the private road easement, *Palma Vista Court*.
- b. Lots 2, 3, and 4: Show one-foot (1') access restriction easement along the lots fronting the private road easement, *Pvt Street A*, except for the proposed private access easement.

- c. Lots 5, 6 and 7: Show one-foot (1') access restriction easement along the lots fronting the private road easement, ***Pvt Street B***, except for the proposed private access easement.
- d. Lots 5 and 6: Show one-foot (1') access restriction easement along the lots fronting the private road easement, ***Pvt Street C***.

DOCUMENTATION: The applicant shall show the easements on the Final Map. **TIMING:** Prior to or concurrently with approval of the Final Map, the easements shall be granted. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one-foot access (1') restriction easements are indicated pursuant to this condition.

27. ROADS#10–TRAFFIC CONTROL PLAN

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

28. ROADS#11–HAUL ROUTE PLAN

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route, a Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance, sweeping as necessary, and the repair of any damage caused as a result of project's construction activities, to the on-site and offsite roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the roads that serve the project during the construction phase on the route identified; and (3)

all the roads as identified on the haul route plan shall be returned to the pre-construction condition or better.

- c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed and sweeping to be performed at the end of each week or more regularly depending on the frequency of hauling.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by project related heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to approval of the Final Map an HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

29. ROADS#12- DEBRIS MANAGEMENT PLAN (DMP)

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. This includes grading, clearing and brushing material for grading projects over 5,000 cubic yards. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcounty.ca.gov, **DESCRIPTION OF REQUIREMENT:** To divert (recycle, reuse, repurpose) 100% of excavated soils, trees, stumps, rocks, and associated vegetation and soils from the following types of projects: (1) non-residential excavation and grading projects; (2) residential projects that require Major Grading permits. Grading projects greater than 5,000 cubic yards shall prepare a Debris Management Plan (DMP) prior to plan approval. All documentation must be submitted and approved by a DPW Compliance Official. Specific requirements are as follows:

- a. Prior to Grading plan approval, a Debris Management Plan (DMP) is required, consisting of:
 - The type of project.
 - The total cubic yardage for the project.
 - The estimated weight of grading or land clearing debris, by material type, that the project is expected to generate.
 - The estimated maximum weight of grading or land clearing debris that can feasibly be diverted via reuse, salvage, or recycling.
 - The estimated weight of grading or land clearing debris that is planned to be disposed of in a landfill.
 - The name of the facility (or facilities) which debris will be exported to.

b. During grading activities, a Daily Log of all grading, land clearing, and brushing material that is exported or reused/repurposed, must be prepared and retained onsite. The Daily Log must include all export receipts from an inert processing facility, green material processing operation, a C&D processing facility, or other vendor or disposal or transfer station facility that accepted grading material from the approved grading project. If material was reused onsite, other forms of documentation (such as photos) will be accepted in lieu of receipts. Daily logs shall include:

- Identify the project location.
- Log the date that material was transported off site.
- Log the type of graded or cleared material.
- Estimated material weight, tonnage, or cubic yards.
- Name of entity transporting the material.
- Name of the receiving facility or exporter, and detailing whether the material was salvaged, recycled, or disposed of in a landfill.
- Daily log entries shall correspond to receipts by materials transporter or receiving facility. If grading contractor exported materials off-site, receipts shall be compiled with in 90 days of the receipts.
- Daily logs shall include separate entries for each occurrence of materials reused on site.
- Daily logs and all receipts shall be maintained at the project site and made available to any County Inspector for compliance with this condition.

c. Exemption:

- Excavated soil and land-clearing debris that is contaminated by disease or pests are not required to be reused on- or off-site, provided that: (i) the County Agricultural Commissioner has made a determination of disease or pest contamination and permittee follows commissioner's direction for recycling or disposal of the material, (ii) the materials are generated in a known pest and/or disease quarantine zone identified by the California Department of Food and Agriculture, or (iii) the materials are otherwise not required to be reused under the CalGreen Code

DOCUMENTATION: The applicant shall prepare the Debris Management Plan (DMP) and submit the plan for review and approval by the DPW Recycling Compliance Official. During grading operations a daily log shall be prepared and kept on-site. For additional questions, please call (858) 694-2463 or email CDRecycling@sdcountry.ca.gov. Templates for all forms required are available at: https://www.sandiegocounty.gov/content/sdc/dpw/recycling/NewCD_Grading.htm

I. **TIMING:** Prior to approval of any plan or issuance of any permit, the Debris Management Plan shall be prepared and submitted to the DPW Recycling Official [DPW CO] for review and approval. **MONITORING:** The [DPW, CO] shall review

and approve the DMP documents for the project. The [DPW, CO], shall forward the approval of the DMP to [PDS, LDR] for compliance with this condition.

30. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowner's association or other private entity.
- b. Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

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

31. STRMWTR#2–EROSION CONTROL

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

- a. An agreement and instrument of credit shall be provided pursuant to Subdivision Ordinance 81.408, for an amount equal to the cost of this work as determined or approved by the [PDS, LDR], in accordance with the County of San Diego Grading Ordinance Section 87.304. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion

measures. The developer shall submit a letter to [PDS, LDR] authorizing the use of this deposit for emergency measures.

- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County PDS and/or DPW by the date agreed.

DOCUMENTATION: The applicant shall provide the letter of agreement and any additional security and/or cash deposit to the [PDS, LDR]. **TIMING:** Prior to recordation of the Final Map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **MONITORING:** The [PDS, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of the conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforce the required stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

Draft Grading Plan Notes:

PRE-CONSTRUCTION MEETING, GRADING AND/OR IMPROVEMENTS: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

32. FIRE#2-FIRE REQUIREMENTS

INTENT: The grading plan shall include notes with the fire requirements in order to comply with the 2020 San Diego County Consolidated Fire Code. **DESCRIPTION OF REQUIREMENT:** The following requirements shall be included on the map: homes shall meet the ignition resistant building requirements, the limited building zones and fuel modification zones, and the private road maintenance as required in the ***April 23, 2020 Fire Protection Plan***. **DOCUMENTATION:** The grading notes on grading plan shall include all the fire requirements. **TIMING:** Prior to issuance of the grading plan, it shall be confirmed that the grading notes are included to demonstrate compliance with all the fire requirements. **MONITORING:** The fire requirements shall be checked by the building inspector prior to occupancy of each house and annual inspections may occur (fuel modification) by the Fire District.

33. HAZ#2-LEAD SURVEY [PDS, FEE X 2]

INTENT: In order to avoid hazards associated with lead based paint (LBP) and lead containing materials (LCM) to mitigate below levels of significance as established in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the existing residence

identified on the approved plan set for demolition shall be surveyed for the presence of LBP/LCM because the structure was built prior to 1980. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of LBP/LCM in the structure identified for demolition on the approved plan set. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of LBP and LCM located in the structure. The following conditions only apply if LBP and LCM are present:

- a. All LBP and LCM shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).
- b. All LBP and LCM scheduled for demolition or disturbed during remodeling must comply with applicable regulations for demolition methods and dust suppression.

DOCUMENTATION: The applicant shall submit a letter or report prepared by a California DHS certified lead inspector/risk assessor to the [DEH HAZ MAT, APCD], which certifies that there was no LBP/LCM present, or all lead containing materials have been remediated pursuant to applicable regulations. **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PPD] shall review the completion letter from APCD and any additional evidence for compliance with this condition.

34. HAZ #3-ASBESTOS SURVEY [PDS, FEE X 2]

INTENT: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) and to mitigate below levels of significance as established by the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the existing residence identified on the approved plan set for demolition or removal shall be surveyed for the presence of ACMs. **DESCRIPTION OF REQUIREMENT:** A facility survey shall be performed to determine the presence or absence of ACMs in the structure identified for demolition on the approved plan set. Suspect materials that will be disturbed by the demolition activities shall be sampled and analyzed for asbestos content or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code and shall have taken and passed an EPA-approved Building Inspector Course.

- a. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

DOCUMENTATION: The applicant shall submit to the [DEH HAZ MAT, APCD] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **TIMING:** Prior to grading or improvement permit (excluding demolition permit), the applicant shall comply with this condition. **MONITORING:** The [DEH HAZ MAT, APCD] shall review the report and any additional evidence for compliance with this condition. The [PDS, PPD] shall review the completion letter from APCD and any additional evidence for compliance with this condition.

35. BIO#6–RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat during the breeding season of the migratory bird within RAA as indicated on these plans. The breeding season is defined as occurring between February 15 and August 31. The Director of PDS [PDS, PPD] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

36. BIO#7–PRE-CONSTURCTION BAT SURVEY [PDS, FEE X3]

INTENT: In order to prevent inadvertent disturbance to special status bats, a pre-construction bat survey shall be conducted within the project area prior to brushing, clearing or grading. **DESCRIPTION OF REQUIREMENT:** A County-approved biologist shall perform a pre-construction bat survey in suitable roosting habitat within 72 hours of the start of any grading, clearing, and/or grubbing. If special-

status bats are identified during the pre-construction survey, then a qualified biologist should establish an adequate buffer zone in which construction activities are prohibited until the bats can be evicted. Removal of special-status bats will require consultation with the CDFW. If any active roosts are found, clearing shall not proceed until after consultation with County and Wildlife Agency staff, and implementation of any protective measures required. **DOCUMENTATION:** The Biological Monitor shall prepare written documentation that certifies that the bat survey has been completed and that bats have been avoided. **TIMING:** Prior to any clearing, grubbing, grading, or any land disturbances, this condition shall be completed and approved. **MONITORING:** The [DPW, PDCI] shall not allow any grading, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

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

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

DURING CONTRUCTION: *(The following actions shall be placed on the Conceptual Grading and Development Plan and shall occur throughout the duration of the grading construction).*

38. ROADS#13 - DPW RECYCLING, GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** For all grading projects >5,000 cubic yards, a Daily Log of all grading, land clearing, and brushing material

that is exported or reused/repurposed must be retained onsite. The Daily Log must include all export receipts or other vendor or disposal or transfer station facility information that accepted grading material from the approved grading project. **DOCUMENTATION:** Daily Logs shall be prepared and kept on-site for inspection and include the following:

- a. Identify the project location.
- b. Log date that material was transported off the site
- c. Log type of grading or clearing material
- d. Weight of the material or its approximate tonnage or cubic yards
- e. Name of the party transporting the materials
- f. Name of the receiving facility or exporter, and whether the material was disposed of in a landfill, salvaged for future use off-site, or recycled.
- g. Each log entry shall correspond with a receipt issued by the party that transported the material off-site or by facility that accepted the materials. If the materials were hauled by the grading contractor, export receipts shall be compiled within 90 days of the date of the log entry.
- h. The Daily Log shall include separate entries for each occurrence of materials reused on-site.
- i. The Daily Log and all receipts shall be maintained at the project site and made available to any County inspector responsible to ensure compliance with this requirement

TIMING: The following actions and logs shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor is preparing and maintaining the daily logs on-site. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

39.AQ#1 – FUGITIVE DUST

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project applicant or designee shall comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 and County Code Section 87.428 (Grading Ordinance), and implement the following dust control measures during construction:

- a. Water, or utilize another SDAPCD-approved dust control non-toxic agent on the grading areas at least three times daily to minimize fugitive dust.
- b. Grading areas shall be stabilized as quickly as possible to minimize fugitive dust.
- c. Building pads shall be finalized as soon as possible following site preparation and grading activities to reduce fugitive dust from earth moving operations.

- d. Chemical stabilizer shall be applied, a gravel pad shall be installed, or the last 100 feet of internal travel path shall be paved within the construction site prior to public road entry, and for all haul roads.
- e. Wheel washers shall be installed adjacent to the apron for tire inspection and washing prior to vehicle entry on public roads.
- f. Any visible track-out into traveled public streets shall be removed with the use of sweepers, water trucks or similar method within 30 minutes of occurrence.
- g. Sufficient perimeter erosion control shall be provided to prevent washout of silty material onto public roads.
- h. Unpaved construction site egress points shall be graveled to prevent track-out.
- i. Construction access points shall be wet washed at the end of the workday if any vehicle travel on unpaved surfaces has occurred.
- j. Transported material in haul trucks shall be watered or treated with SDAPCD-approved non-toxic dust control agent.
- k. Haul trucks shall be covered or shall maintain at least two feet of freeboard to reduce blow-off during hauling.
- l. All soil disturbance and travel on unpaved surfaces shall be suspended if winds exceed 25 miles per hour (mph).
- m. On-site stockpiles of excavated material shall be covered.
- n. A 15-mph speed limit on unpaved surfaces shall be enforced.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of construction and grading. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

40. AQ#2 – CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to mitigate for exhaust emissions during construction activities.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following air quality and greenhouse gas measures:

- a. The project shall require the construction contractor to provide a construction fleet that uses heavy-duty diesel-powered equipment equipped with Tier 4

diesel engines. An exemption from these requirements may be granted by the County if the applicant documents that equipment with the required tier is not reasonably available and corresponding reductions in criteria air pollutant emissions are achieved from other construction equipment. Before an exemption may be considered by the County, the applicant shall be required to demonstrate that three construction fleet owners/operators in the San Diego Region were contacted and that those owners/operators confirmed Tier 4 equipment could not be located within the San Diego region.

- b. Construction equipment shall be outfitted with best available control technology (BACT) devices certified by the California Air Resources Board. A copy of each unit's BACT documentation shall be provided to the County of San Diego at the time of mobilization of each applicable unit of equipment.

DOCUMENTATION: The applicant or designee shall comply with the Air Quality and Greenhouse Gas requirements of this condition. The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that will be used. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the applicant fails to comply with this condition.

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

INTENT: In order to minimize temporary construction noise for grading operations associated with TM-5635 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.

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

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

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

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

d. Human Remains. If any human remains are discovered:

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

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

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- g. **Fill Soils.** The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- h. **Monthly Reporting.** The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

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

43. ROADS#14 - DPW RECYCLING, GRADING MATERIAL DIVERSION:

INTENT: In order to comply with the Grading Material Diversion Program, project recycling and diversion is designed to increase diversion of grading, land clearing, and brushing materials from landfills, extend the useful life of local landfills, and support construction and demolition project compliance with State waste diversion requirements. **DESCRIPTION OF REQUIREMENT:** At the conclusion of the grading activities and prior to the release of Rough Grade Inspection, and prior to issuance of any building permit, the Final Debris Management Report (DMR) must be prepared and submitted for review and approval. **DOCUMENTATION:** The DMR final report (see template) shall be prepared and submitted for review and approval by the [DPW, CO] and shall include:

- a. Project name.
- b. List of total weight, tonnage, or cubic yards of materials, by type, which was recycled, salvaged, or disposed of in a landfill.

- c. Provide copies of receipts for export facilities, haulers, or materials reused on site.
- d. Signed self-certification letter (see template).

TIMING: The final report shall be prepared and submitted at Rough Grade inspection. **MONITORING:** The [DPW, PDCI] shall ensure that the grading contractor has prepared and submitted the final report to [DPW, CO]. The [DPW, PDCI] shall contact the [DPW, CO] if the grading contractor or applicant fails to comply with this condition.

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

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

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed, and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

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

45. BIO#8–OPEN SPACE SIGNAGE & FENCING [PDS, FEE]

INTENT: In order to protect the onsite open space for PDS2019-TM-5635, the fencing and signage shall be installed. **DESCRIPTION OF REQUIREMENT:** The permanent fences or walls, and open space signs shall be placed along the open space boundary as shown on these plans and the approved Conceptual Grading and Development Plan for PDS2019-TM-5635.

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

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Planning & Development Services
Reference: PDS2019-TM-5635

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

46. BIO#9–EASEMENT AVOIDANCE [PDS, FEE]

INTENT: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **DESCRIPTION OF REQUIREMENT:** The easement indicated on this plan is for the protection of sensitive environmental resources, including non-native riparian habitat and three ephemeral drainage features, and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:

- a. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the

- safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.
- b. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of PDS, DPR and DPW.
 - c. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the County of San Diego DEH.

DOCUMENTATION: The applicant shall provide a letter statement to the [PDS, PPD] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. **TIMING:** Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. **MONITORING:** The [DPW, PDCI] shall not allow any grading, clearing or encroachment into the open space easement.

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

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

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

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

the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

(2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility, and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

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

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

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and Land Use Designation Semi-Rural (SR-1) because it proposes a single-family residential use type at an average density of 0.90 dwelling units per acre on the approximately 22.3-acre site 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 single-family residential use type in the A70 Limited Agricultural Use Regulations;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the North County Metropolitan Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential use type of development because the development footprint will be consolidated to the maximum extent feasible to avoid resources onsite, will be located in an area surrounded by single-family developments and the site is previously disturbed;
5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the City of Escondido, Fire Services will be provided by the Escondido Fire Department, and school services will be provided by the Escondido Union School and High School Districts;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and onsite wastewater treatment systems have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a CEQA 15183 Checklist dated June 25, 2020;
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. There will not be discharge of sewage waste from the subdivision into the San Diego County Sanitation District sewer system. Therefore, the subdivision 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. Adequate facilities and services have been assured and adequate environmental review and documentation have been prepared; 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 Board of Directors.

MAP PROCESSING REQUIREMENTS: The final map shall comply with the following processing requirements pursuant to the [Sections 81.501 through 81.517 of the Subdivision Ordinance](#) and the [Subdivision Final Map Processing Manual](#).

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

- This is a map of a condominium project as defined in Section 1350 of the State of California Civil Code, the maximum number of dwelling units is 92. The amount of units shall be indicated on the final map.

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

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

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

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. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below. <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill, pursuant to [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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County 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.

PARK LAND DEDICATION ORDINANCE COMPLIANCE: The PDS2019-TM-5635 project residential subdivision is subject to the County of San Diego Park Land Dedication Ordinance (PLDO) pursuant to Section 810.101 et. seq. The PLDO fee shall be paid and a note placed on the final map. PLDO fees shall be collected on a per lot or dwelling unit basis prior to the issuance of a building permit for each lot or dwelling unit, or such other permit as may be required to authorize the construction of a dwelling. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the PLDO fee at the [PDS, LD Counter].

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.

BIOLOGICAL RESOURCES NOTICE: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated

with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

NOTICE: The 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

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		

Approved as to Form and Legality
 County Counsel
 By: Brooke Miller,
 Senior Deputy County Counsel

ON MOTION of Supervisor Lawson-Remer, seconded by Supervisor Fletcher, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 10th day of February 2021, by the following vote:

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

- - -

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

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

ANDREW POTTER
Clerk of the Board of Supervisors

By: C. Rodriguez
Chrystal Rodriguez, Deputy



Resolution No. 21-016
Meeting Date: 02/10/2021 (07)

Attachment D – Environmental Documentation

2 - 83 NOTICE OF EXEMPTION

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

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: Record ID: PDS2024-TM-5635TE; PDS2019-ER-19-08-004A
Summit Estates Tentative Map Time Extension

Project Location: 2510 Summit Drive, Escondido, CA 92025-7518 (APN: 237-090-05-00) within Unincorporated San Diego County, North County Metropolitan Subregional Plan Area.

Project Applicants: MREV Summit, LLC; Unison Communities, LLC; and 2510 Summit, LLC, c/o Oscar Uranga (phone: 949-933-4103; e-mail: Oscar@UnisonCommunities.com), 100 Border Avenue, Suite 102B, Del Mar, CA 92014.

Project Description: The project is a Tentative Map Time Extension for the previously approved Summit Estates Tentative Map (TM-5635), which was approved by the Board of Supervisors on February 10, 2021. The applicant has requested an extension of six years for the Tentative Map to complete the required conditions and record the Final Map. The project consists of the subdivision of 22.2 acres to create 20 residential lots and 5 non-residential lots for drainage detention and private roads.

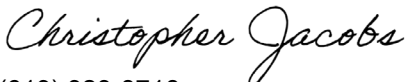
Agency Approving Project: County of San Diego
County Contact Person: Christopher Jacobs, (619) 323-8718
Date Form Completed: June 14, 2024

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

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

Statement of reasons why project is exempt: 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): Christopher Jacobs Title: Land Use/Environmental Planner

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 E – Public Documentation

From: [JIL WIESNER](#)
To: [Jacobs, Christopher](#); [Jil Wiesner](#)
Subject: [External] record # TM5635TE information
Date: Saturday, February 10, 2024 3:08:53 PM

Hello Christopher,

We just received a letter regarding the development of Summit Estates, Record ID# TM5635TE and would appreciate if you would provide us with updated information, maps, etc of the project. The last information we have was from 2021. We are especially interested in any road changes/improvements as traffic on Summit Drive/Mary Lane is especially concerning to us/

Many thanks,

Jil Wiesner

760.390.2051

From: [Bruce Dunn](#)
To: [Jacobs, Christopher](#)
Cc: [Eric Peterson](#); davem@meziere.com; "Trudy Bronner"
Subject: [External] TM5635TE
Date: Monday, February 12, 2024 10:05:11 AM

February 12, 2024

Mr. Jacobs:

Friday I received a "NOTICE TO PROPERTY OWNERS" in the mail referencing a discretionary permit application for a project with an the ID, TM5635TE. This is a 22.2 acre lot adjacent to my home located at 1252 Palma Vista Court, Escondido. The proposed development borders my property on two sides and when previously proposed in 2019 I was opposed, along with my neighbors who are also affected by the development, to the density that was requested.

We live in a County area that consists of 2+ acre lots and the proposed development density is contrary to the density restrictions we abide by now and when we purchased our homes. In July 2019 the development proposed a plan with 23 homes shown on the tentative map. In January 2020 a new plan was proposed with 20 homes shown on the tentative map, ostensibly due to slope and grading issues. The January 2020 plan showed the changes in the lots with the proposed grades and displayed lots as small as one half acre by utilizing "lot averaging" to circumvent the existing zone requirements and proposed septic systems using dispersion fields with two of the fields immediately adjacent my property. I continue to have a serious concern about the location of these two fields as the new fields are just above a bank slope that drops down to the entry into my garage and home.

In February 2021 a public hearing was held for approval of the tentative map proposal for 20 homes. I have now gotten notice that a new request for a discretionary permit for 23 residential single family lots or back to the initial 23 lot request. Is this now a request to change from the previous approval and, if so, on what basis? Please provide me with the new proposed map along with the denotations of the dispersion field locations and grading plan provided to justify the increase in the number of lots. This request is per the Notice requirement instructing me to contact Christopher Jacobs within 30 days of the notice.

For the record, just as before, I am opposed to the development density as are my neighbors.

G. Bruce Dunn, CEO
Mission Pools Inc.
755 West Grand Avenue
Escondido, California 92025
760.743.2605



From: [Monica & John Berhman](#)
To: [Jacobs, Christopher](#)
Subject: [External] Regarding SDC PDS RCVD 02-02-24. TM5635TE
Date: Wednesday, February 14, 2024 1:26:55 PM

We are residents of Canyon Ridge Lane and have recently received your notice to property owners in the area. We have concerns about the drainage generated from this project. We have an open drain that empties out onto our street. The drain has one opening on Mary Lane/Summit, and we don't know the origin of other drains that empty into this system. We have previously tested this runoff and it does contain e-coli. We would like to know if this drainage system will be upgraded during the development of the property.

We'd appreciate hearing back about the plans for this development.

Thank you,

Monica and John Berhman
1209 Canyon Ridge Lane
Escondido, CA 92025

From: [Bruce Dunn](#)
To: [Jacobs, Christopher](#)
Subject: [External] Thank You
Date: Thursday, February 15, 2024 1:01:01 PM
Attachments: [Scan0378.pdf](#)

Mr. Jacobs;

You are welcome. I am sure you could see my concern with the first Notice. I appreciate you taking the time to review and correct the information as we watch this delayed project proceed. At this point my understanding is there is a water availability issue requiring tank storage to satisfy fire safety/suppression, a major issue. I live at elevation 815 as shown on the attached and the top of the property attempting development is approximately forty to fifty feet higher. We have to have a water booster pump for our household and yard use to maintain pressure which will become even more difficult for their property lots as they are higher in elevation from the City of Escondido water source.

Again, thank you for the communication.

G. Bruce Dunn, CEO
Mission Pools Inc.
755 West Grand Avenue
Escondido, California 92025
760.743.2605




1252 Palma Vista Ct

Write a description for your map.

2 - 90



Legend

 1252 Palma Vista Ct

Google Earth

Image Landsat / Copernicus

500 ft



From: [Peter St Clair](#)
To: [Jacobs, Christopher](#)
Subject: [External] TM5635TE
Date: Monday, February 19, 2024 9:38:41 AM

Thanks for your earlier help.

The one thing I cannot find anywhere is the application for Extension of TM 5635.

I think that is the purpose of the notice to nearby property owners.

Can you send that to me along with any staff input, requests for additional project info, etc?

Thanks.

Peter H. St Clair
2453 San Pasqual Valley Rd.
Escondido CA 92027
cell phone: 619-925-6199

From: [Salijo Hendershaw](#)
To: [Jacobs, Christopher](#)
Subject: [External] Re: Record ID TM5635TE proposed development
Date: Monday, February 19, 2024 5:02:51 PM

Dear Mr. Jacobs and County Planning Department,

I recently received a notification in the mail referencing building permits requested for a new planned community located near the home I have owned for 25 years. The Record ID for this proposed development is TM5635TE with a project name listed as Summit Estates. I am very much against this proposed development for the following reasons:

*Mary Lane and Summit have become a shortcut to Hwy 78. Increased traffic at high speeds is causing congested traffic on these already well traveled narrow two lane roads. With 23 proposed residential homes with an average of 3 cars per home equaling 69 more cars this will create more opportunities for car accidents as well as those involving pedestrians. Has there been a most recent traffic study done around this proposed development? Will the builder be responsible for improving surrounding roads, installing lights and signage, as well as crosswalks? There are no pedestrian sidewalks on Mary Lane and Summit. Trash pickup may pose another challenge. Will there be enough space surrounding the proposed homes for a trash truck to maneuver? There won't be enough space for three cans per home every week to be placed on surrounding streets.

*There is a concern for the physical and mental impact the building of this proposed development may have on surrounding established properties with small farm animals who may be sensitive to loud noises.

*Lately we have experienced copious amounts of rain that has filled our water sources. What will happen if we fall into another drought situation? More people and properties will again be a drain on our most precious natural resource which is water. In turn, what will happen if we receive even more rain let's say after the homes are built? What will the builder do to ensure there will be no erosion or runoff? What results were obtained from any recent soil engineering studies done at the proposed site?

*Installation and upgrades in our aging public utilities is always a concern. Will additional telephone and electrical poles be needed to serve these proposed homes? What about cell towers? Will the proposed homes be on septic or have sewage connection?

For these reasons and many more I have not stated, I feel this proposed development will have a negative impact on my quality of life and those who are already established here.

Most Sincerely,
Salijo Hendershaw
2494 Briarwood Ct.
Escondido, CA 92025
Cell: 619-723-6709

Sent from my iPad

From: [Diane Richardson](#)
To: [Jacobs, Christopher](#); [Ed Richardson](#); [PDSZoning PermiCounter](#)
Subject: [External] Notice to Property Owners : Record ID TM5635TE
Date: Tuesday, February 20, 2024 7:52:05 PM

Hi

I am writing to request more information about Record IS TM5635TE

Summit Estates: 2510 Summit, LLC is proposing to subdivide a 23 acre parcel into 23 residential single family lots, 3 open space lots. The lots will be between 0.5 and 1 acre, and the homes are anticipated to acreage 3,000 sf and 3-5 bedrooms

A few other points:

there is already a neighborhood just east of this property on Summit, that is already called Summit Estates

I dont believe the properties are zoned for 0.5 and 1 acres in this area

and depending on where the entrance to the 23 acres is set, it can be very dangerous if near the east side of summit on the blind corner.

(all items brought up as concerns at the last public meeting)

Thanks for info in advance

Diane

From: [Iris Siefert](mailto:axlemom@att.net)
To: [Jacobs, Christopher](mailto:Jacobs.Christopher)
Subject: [External] FW: SDC PDS RCVD 02-02-24 TM5635TE Concern and objection
Date: Wednesday, February 21, 2024 9:01:58 AM

From: Iris Siefert [mailto:axlemom@att.net]
Sent: Wednesday, February 21, 2024 9:00 AM
To: 'PDSZoningPermitCounter@sdcounty.ca.gov'
Subject: SDC PDS RCVD 02-02-24 TM5635TE Concern and objection

To Whom it may Concern,

Please let this email serve as my objections and concerns regarding allowing the permit for this development to proceed. I live at 2712 Glenview Way, Escondido 92025. My home is on a hillside looking directly at the hillside that this development will cover. Short distance as the crow flies. Escondido Water serves our home, and will be the water provider for this new development as well. Our concern is that our home requires a water pump on site in order for our home to be habitable because we do not have enough water pressure coming from the water company.

I have contacted the water company directly, and they are not able to assure me that this development will not further decrease our already very low water pressure. They are well aware that they do not provide enough pressure to our area. Our home is already not habitable when our pump fails. It is not habitable when we have a power failure because we only get a low trickle of water. They do not know if the new development would have a mega-pump for the entire development, or individual water pumps for each home as we have. But they do know that the water pressure they have the capacity to provide would not be adequate for the new homes to be habitable at the higher elevations of that hill. And they do not know if we would have even less pressure as a result of the new demands.

Perhaps most concerning is that SDG&E can turn off our power during Santa Anna events. Our property overlooks the San Pasqual Valley. Imagine that this is your home. You look out over the valley and see flames during a fierce Santa Ana event. You run out to water down your dry vegetation and roof so flying embers don't start a fire that will destroy your home and yard. Imagine then that your power has been shut off, and that the water pump you rely upon for water does not work. This is our reality. The homes in this new development would face the same challenge.

If you choose to allow this development, I would like to ask for a letter from you stating that it will not impact our already terribly low water pressure. You are aware that this would be a dangerous and life-threatening situation. You are also aware that if our home loses so much pressure from the new buildings sucking out so much more water, that we no longer can get enough water even with our pump, you would render our home worthless and we would hold the county liable.

Please do not ignore this. If you approve this development without complete knowledge of the impacts it could have upon existing Escondido Water customers in the neighborhood, you would be grossly negligent and could cause massive financial losses, and potentially loss of life. Thank you.

Iris Siefert
axlemom@att.net

Jerome Nagorski
Nagorski Trust, John W. & Ann T. Nagorski
2451 San Pasqual Valley Road
Escondido, CA 92027
February 26, 2024

Christopher Jacobs
PDS Project Planner
County of San Diego, Planning & Development Services, Zoning Division
5510 Overland Avenue, STE 110
San Diego, CA 92123
Christopher.Jacobs@sdcounty.ca.gov

RE: SDC PDS RCVD 02 -02-24, TM5635TE
Summit Estates; 2510 Summit, LLC

Dear Mr. Jacobs:

Per Notice To Property Owners, please note my three areas of concern regarding this permit for said project labeled Summit Estates, located at 2510 Summit Drive, Escondido, CA 92025. As one of the longest owners in the area and knowing the historical development, I've been chosen to represent these concerns for said person signing this letter also.

First area of concern: Septic versus Sewer, for requested population density on individual OSWT systems. I would like to revisit this initial consultation that is closed (record ID PDS2018-1C-18-016). I would like to review the environmental impact of requested tier level of operation for each septic.

There are a total of three ponds Houghtelin and his sons put in the circa 1930 area with earthen dams across gulleys to catch irrigation water and natural rain runoff. I have attached photos of a two pond system that represent the natural drainage of this said project property and of the Teepee Hill. Currently these ponds fill up during the 7 year El Nino La Nina cycle. Again, my concern is the environmental impact of the possible amount of effluent drainage, and second, are there any preventative actions to mitigate the breachment of these old earthen dams.

Second are of concern: Fire Evacuation Plan. Current roads accessing project site (Mary Lane, Summit Drive, and Old San Pasqual Road) are not made for additional traffic with current zoning. This is a high risk fire area. What plans are in action to improve this?

Third are of concern: Security, trespassing of private property Teepee Hill. If this a gated community, then the compound should be enclosed with a secure wall.

I look forward to hearing from you. If there are any questions, please do not hesitate to call me at 719-641-0746.

Regards,

Jerome Nagorski
2-26-2024

Jerome M. Nagorski
Encl.

Marianne Slade 2/26/24

Marianne Slade
2445 San Pasqual Valley Road
Escondido, CA 92027
slademarianne@hotmail.com









From: +17607038682@tmomail.net
To: [Jacobs, Christopher](#)
Date: Wednesday, February 28, 2024 2:02:56 PM
Attachments: [text000001.txt](#)

Mr. Jacobs we have received your zoning notice for TM5635TE SITE. I would like to know what plans are for the already overcrowded road Summit and San Pasqual road. It is already a very over crowded road and there have been fatalities at the section when you get traffic cutting through from SPHS. That intersection already needs a light. There have been many accidents there. One of which was a fatality of my husband. It is a blind intersection and very difficult to pull out of. I would appreciate a response to the plans for this project. It is already a dangerous road. Thank you for your time. Susan and James Vanderheiden.



This message was sent to you by a T-Mobile wireless phone.

From: [Danny Escalona](#)
To: [Jacobs, Christopher](#)
Subject: [External] Re: Tentative Map Time Extension PDS2024-TM-5635TE
Date: Thursday, February 29, 2024 10:49:31 AM

Hello Christopher,

A pleasure speaking with you this morning. I appreciate you taking the time to send me the project info so soon. Hope you were able to include the Traffic Engineer contact info you mentioned during our conversation..thank you again.

Kind Regards,
Danny Escalona
JConsulting, PE
Sent from my iPhone

> On Feb 29, 2024, at 9:36 AM, Jacobs, Christopher <Christopher.Jacobs@sdcounty.ca.gov> wrote:

>

> Good morning, Danny,

>

> Thank you for contacting the County of San Diego Planning and Development Services Department. Attached for your reference file is the Tentative Map Plat for this project, record ID PDS2024-TM-5635TE.

>

> Also attached is the resolution of approval for the TM.

>

> Note that there are no proposed changes to the map, approved on 2-10-21. The Tentative Map approval was for three years. The applicant has filed for a time extension.

>

> Feel free to reach out should you have questions.

>

> Thank you,

>

> Chris Jacobs (he/him/his)

> Land Use/Environmental Planner III - Project Planning County of San Diego - Planning & Development Services (PDS)

> 5510 Overland Avenue, Suite 310

> San Diego, CA 92123

> Phone: 619-323-8718

>

> <PDS2024-TM-5635TE-PDS-PLN-Tentative Map.pdf>

> <PDS2019-TM-5635-PDS-PLN-Resolution-TM.pdf>

From: [Jerome Nagorski](#)
To: [Jacobs, Christopher](#)
Cc: [Marianne Slade](#)
Subject: Re: [External] SDC PDS RCVD 02-02-24 TM5635TE
Date: Thursday, February 29, 2024 3:23:21 PM
Attachments: [image001.png](#)
[image001.png](#)

Thank you. I'll be reviewing.
--Jerry

On Thu, Feb 29, 2024, 2:40 PM Jacobs, Christopher <Christopher.Jacobs@sdcounty.ca.gov> wrote:

Good afternoon, Jerome,

Thank you for contacting the County of San Diego Planning & Development Services Department.

Attached for your reference file is the Tentative Map Plat for this project, record ID PDs2024-TM-5635TE. Note that there are no proposed changes to the tentative map, approved on 2-10-21. The Tentative Map approval was for three years. The applicant has filed for a time extension.

Also attached please find conditions of approval for the project, which include public improvements. To finalize the tentative map, the applicant would have to address all the conditions of approval to the satisfaction of the County.

Feel free to reach out should you have questions.

Chris Jacobs (*he/him/his*)

Land Use/Environmental Planner III – Project Planning

County of San Diego - Planning & Development Services (PDS)

5510 Overland Avenue, Suite 310

San Diego, CA 92123

Phone: 619-323-8718



From: Jerome Nagorski <nagorskibum@gmail.com>
Sent: Monday, February 26, 2024 4:36 PM
To: Jacobs, Christopher <Christopher.Jacobs@sdcounty.ca.gov>
Cc: Marianne Slade <slademarianne@hotmail.com>
Subject: [External] SDC PDS RCVD 02-02-24 TM5635TE

RE: Summit Estates

Dear Mr. Jacobs,

Please find attached signed letter and pictures regarding Summit Estates. I look forward to your response.

Regards,

--Jerry

Jerome M. Nagorski

From: [Mauro Pierucci](#)
To: [Jacobs, Christopher](#)
Subject: [External] Tentative Map TM5635 Time Extension
Date: Thursday, February 29, 2024 2:22:08 PM
Attachments: [MAH07186 \(1\).mp4](#)

Christopher:

Here is some information that over the years I have shared with many county employees regarding the line of sight issue. If you open the mp4 video attached, you will see the berm that I was talking to you about. The video was shot from the proposed location of the development. During the presentation to the BOS in 2021, I was cut short at the 2 minute mark by the chair of the BOS , and they did not see the video, however Hunter McDonald with whom I dealt with over two years was aware of the problem. I live across the street from the proposed entrance.

In July 2022 there was an accident in exactly that location. See the 4 jpegs 1-4. I was at the house when the accident occurred and took those photos. I then sent the subsequent email to McDonald

Mr. McDonald:

The enclosed photos and attachment attest to the item that I addressed to the BOS almost two years ago. The sight line from the proposed entrance to the Summit Estate development, as I was not allowed to properly present to the BOS , is not good. The attached photos indicate how the car went off the road at precisely the location where the line of sight is not visible.

In February 2023 there was another accident across the street from the proposed entrance. I was not home when the accident occurred, so by the time I got back the car had been towed away but I did take photos of the location. 1536 jpeg shows the location of the accident and the damage that the car/truck made to the property. I did email this photo again to McDonald, but again no response.

Obviously the location of the entrance of the development is not suitable. The developers and the county should find other locations for the entrance. There are many other locations, however the developer did not want to consider other locations. I hope that now the county can try to reason with them.

Will be happy to show details of the location with you and others if you wish to come at the location

--
Mauro Pierucci
Professor Emeritus
San Diego State University
mpierucci@sdsu.edu

From: [Peter St Clair](#)
To: [Jacobs, Christopher](#)
Subject: Re: [External] TM5653TE Summit Estates
Date: Thursday, February 29, 2024 9:06:31 PM
Attachments: [image001.png](#)

Thanks for calling to explain the comment period. I appreciate your accepting comments after March 3.

I am pretty close to wrapping things up. I hope to receive one more study from Scott Rosecrans at DEH.

The project's analysis is very good. But everything is right on the line between acceptable and not acceptable under County standards.

Reducing lot count from 22 or 23 to 20 helped with overall Nitrogen mass balance. But it took the project from outside the bounds to the very upper limit.

DEH had recommended a review of the Geocon and Wiedlin studies to assess the risks associated with the alternative on site water treatment facilities. Wiedlin was concerned about the long term functioning of each system as well as the long term sustainability of the project.

Peter H. St Clair
2453 San Pasqual Valley Rd.
Escondido CA 92027
cell phone: 619-925-6199

On Wed, Feb 21, 2024 at 12:38 PM Jacobs, Christopher
<Christopher.Jacobs@sdcounty.ca.gov> wrote:

Good afternoon, Peter,

Thank you for contacting the County of San Diego Planning & Development Services Department. This application for a tentative map time extension is under review and as such the conditions of approval for the Extension of the TM have not yet been finalized.

Sincerely,

Chris Jacobs (he/him/his)

Land Use/Environmental Planner III – Project Planning

County of San Diego - Planning & Development Services (PDS)

5510 Overland Avenue, Suite 310

San Diego, CA 92123

Phone: 619-323-8718



COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT
SERVICES

From: Peter St Clair <phstc2@gmail.com>
Sent: Wednesday, February 21, 2024 10:47 AM
To: Jacobs, Christopher <Christopher.Jacobs@sdcounty.ca.gov>
Subject: [External] TM5653TE Summit Estates

What are the conditions of approval for the Extension of the TM?

I could not find them anywhere.

They may answer my few remaining questions about the project.

Thank you.

Peter H. St Clair

2453 San Pasqual Valley Rd.

Escondido CA 92027

cell phone: 619-925-6199

2 - 111

From: [R.S. Zuelsdorf](#)
To: [Jacobs, Christopher](#)
Cc: [PDSZoning_PermitCounter](#)
Subject: [External] TM5635TE
Date: Thursday, February 29, 2024 3:56:21 PM

Dear Mr. Jacobs:

I am writing in regard to the proposed Summit Estates development, Record Number TM5635TE.

I am a concerned neighbor who has received a Notice from County of San Diego, Planning & Development Services.

My address is:

1005 Louise Lane
Escondido, CA 92025

I strenuously object to the proposed development.

The lot in question is zoned A-70 Agriculture.

Other properties in the area are similarly zoned.

This development of over 20 lots will significantly ruin the character of the area.

This property is on Summit Drive.

There is already a traffic problem on Summit Drive during the morning and evening traffic cycle.

Traffic backs up routinely at the intersection of Summit Dr. and CA-78.

This development will significantly make matters worse.

There has already been significant growth in the area.

Consider the new construction of Sonora Hills on Bear Valley Pkwy.

The community cannot support any more development of this size.

Please reject the proposal.

If the owners want to develop the property, splitting into a few larger lots is an acceptable alternative.

Respectfully,
Richard S. Zuelsdorf

2-112



2-113



2 - 114



2 - 115



WARNING
HIGH VOLTAGE
AVOID CONTACT
KEEP OFF

P

2-116

2-118



2-119

From: [Kristina Miller](#)
To: [Jacobs, Christopher](#)
Subject: Re: [External] Fwd: TM5635TE
Date: Friday, March 1, 2024 9:13:42 AM
Attachments: [image001.png](#)

Good Morning Christopher,

Thank you so much for the prompt response and all of the information. I am new to the address, so I was unaware of the history. Thank you for that.

One of my primary concerns relates to fire safety. In this census tract there is a Wildfire risk of 99.6 ([Map | National Risk Index \(fema.gov\)](#) Census block data). So, proper planning of egress routes for emergencies is important. One of the many concerns this development brings to my mind, and looking (as not an engineer or plans reviewer), are there enough egress points out of this complex, for fires which would occur during Santa Ana's. I can point to this direction that is on my property, which directly aligns to the new proposed community.

Knowing that there needs to be more egress for residents and more ingress for emergency personnel have the following been considered, and perhaps this is more for the Fire Department or City Planning:

Two or Three "blocked" roads that are south of this, which would allow for egress of residents more quickly, been considered to be "re-opened"? One is listed as an access road on the county assessors map, yet is blocked with chains, other roads you can tell had the intent of continuing through, and the same thing occurred. This would allow for reduction of traffic daily, and also train residents how to evacuate during emergencies, and ultimately save lives.

Have we considered the impact on Police and Fire Public Safety Staffing levels, to include dispatch and County Fire?

There has already been an impact on wildlife, as we have been seeing in the past 18 months or so, a significant increase in coyotes in the area.

The announcement stated to address all concerns within 30 days, I just got the update today from my dad. And it had your name on it. Please feel free to forward as appropriate.

Thank you again,

Kristina Miller

On Fri, Mar 1, 2024 at 8:50 AM Jacobs, Christopher
<Christopher.Jacobs@sdcounty.ca.gov> wrote:

Good afternoon, Kristina,

Thank you for contacting the County of San Diego Planning & Development Services Department.

Please note that there are no proposed changes to the tentative map, approved on 2-10-21. The tentative map approval was for three years. The applicant has filed for a time extension.

Attached for your reference file is the Tentative Map plat which shows the location of 20 residential lots and five non-residential lots. Of the five non-residential lots, four are provided for drainage purposes. Also attached please find the resolution of approval that imposes many project conditions that this applicant must satisfy before they obtain final map approval.

Feel free to reach out should you have questions.

Thank you,

Sincerely,

Chris Jacobs (*he/him/his*)

Land Use/Environmental Planner III – Project Planning

County of San Diego - Planning & Development Services (PDS)

5510 Overland Avenue, Suite 310

San Diego, CA 92123

Phone: 619-323-8718



COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT
SERVICES

From: Kristina Miller <kristinanoellemiller@gmail.com>

Sent: Friday, March 1, 2024 8:35 AM

To: Jacobs, Christopher <Christopher.Jacobs@sdcounty.ca.gov>
Subject: [External] Fwd: TM5635TE

----- Forwarded message -----

From: **Kristina Miller** <kristinanoellemiller@gmail.com>
Date: Fri, Mar 1, 2024 at 8:33 AM
Subject: TM5635TE
To: <christopher.jacobs@sd.county.ca.gov>, <gwlynch49@gmail.com>

Good Morning Mr. Jacobs,

I would like to request additional information about this project in Escondido "Summit Estates". I have some concerns related to wildland fire interface, wild animal displacement and water flow.

In addition I am concerned about the non-residential structures and how those will impact the community.

Looking forward to your swift response,

Kristina Miller

Resident at 1098 Canyon Creek Place, Escondido, CA

Peter H. St. Clair
2453 San Pasqual Valley Rd.
Escondido, CA 92027

March 3, 2024

Christopher Jacobs
County of San Diego Planning and Development Services
5510 Overland Ave. Suite 110
San Diego CA 92123

Ref: TM5635TE

I have reviewed information relevant to the owner request to extend the expiration date for TM5635, Summit Estates, a 20 residential lot development located on 22.2 vacant acres at 2510 Summit Dr. Escondido, CA (the "Project"). I live 3 lots north/northeast of the Project.

1. Can nitrates be removed or captured by the alternative systems or will they migrate downstream? What is PDS' or the owner's response to the DEH letter dated May 28, 2020 from Scott Rosecrans to Hunter McDonald, Project Manager?

My focus is on the second to the last paragraph of the letter which concludes DEH's recommendations with a request that the applicant contact County Hydrogeologist Ewan Moffat to resolve a concern raised in the Wiedlin & Associates evaluation of Potential Nitrate Mass Loading within the Project. Moffat concurred with Wiedlin's recommendation that a "scope of work...be developed" to address the Projects' alternative onsite wastewater treatment systems... "proper long term functioning...and long term suitability of the project...."

If these systems have been adopted elsewhere, enough time has passed for DEH to have considerably more data about system function and sustainability. What is their experience?

2. Are large lawns (2,500 sf or larger) needed to allow the alternative systems to function correctly? Are there vegetation options that include native grasses?

3. Should the Project Open Space easements be wider? Annual rainfall has increased a great deal since the Project's biological survey was completed. The survey might be updated now, when birds are active. Are California gnatcatchers (CAGN) on-site? They could live within or just north of low areas and drainages on the north and east sides of the Project? I see and hear California coastal cactus wrens and CAGN when I walk the driveways and access easements that serve my home. Specifically, west of the driveway that serves the home at 2445 San Pasqual Valley Rd.

The San Diego Bird Atlas created by the Natural History Museum identifies areas east of Lake Hodges as having the largest CAGN populations in the County. The Atlas also describes the habitats most suitable for CAGN. These habitats exist or have existed near the Project drainages and definitely exist immediately north on a very large undeveloped site labeled Lot H of Map 1676. The Atlas also notes that CAGN fledgelings eventually disperse and can fly considerable distances including crossing roads such as Summit Rd. and Pasqual Rd. County/DFW have some Open Space easements along this pathway

An option is to reconfigure Lots 9, 10, 11, 12 and A—eliminating one residential building lot. The lots are mostly OS or LBZ already. This would resolve Wiedlin's concerns as well as mine.

Thank you for your consideration,

Peter H. St. Clair phstc2@gmail.com

Attachment F – Ownership Disclosure



2125
County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP
INTERESTS ON APPLICATION FOR ZONING
PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2019-TM-5635

Assessor's Parcel Number(s) 237-090-05-00

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.

2510 Summit, LLC (Jared Coates - 40%) _____

MREV Summit, LLC (Keegan McNamara 30%) _____

Unison Communities, LLC (Oscar Uranga - 30%) _____

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.

See above _____

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

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

Digitally signed by Oscar Uranga (Unison)
 DN: cn=US, email=Oscar@UnisonCommunities.com, o=Unison Communities, ou=Unison
 Oscar Uranga (Unison) _____
Signature of Applicant

Oscar Uranga (Unison) _____
Print Name

Digitally signed by Oscar Uranga (Unison)
 DN: cn=US, email=Oscar@UnisonCommunities.com, o=Unison Communities, ou=Unison
 Communities, cn=Oscar Uranga (Unison)
 Date: 2024.01.15 11:13:55-0800

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

SDC PDS RCVD 02-02-24
TM5635TE

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>