

757-1019-420

JOB FILED

AUG 10 2009

bha, Inc.



County of San Diego

ERIC GIBSON
DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

August 5, 2009

Mr. Gary Van Eik
841 Quails Drive
Vista, CA 92081

SUBJECT: York Drive Major Subdivision (4 lots/remainder); Tentative Map; TM 5443; ER 05-08-019 - TRANSMITTAL OF FINAL PROJECT DOCUMENTS AND CUSTOMER SATISFACTION SURVEY

Dear Mr. Van Eik:

Your Tentative Map application for TM5443; York Drive was approved on July 17, 2009 by the Planning Commission with various conditions (see attached decision). This letter is being provided to transmit all final project documents for your records.

We would appreciate your comments on the processing of your discretionary project. We have attached a Customer Satisfaction Survey along with a self-addressed stamped envelope. Your comments will be used to help us serve you better in the future.

Included as an attachment to this letter are the final environmental documents related to this project. We strongly suggest that you keep a copy of these documents for your records. If and when you apply for other future discretionary permits related to your project, please make the processing agency aware of the existence of this document. It can save you substantial costs and time.

If you have any questions or concerns please contact me at (858) 495-5845.

TM5443; York Drive

- 2 -

August 5, 2009

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Hughes', with a long horizontal flourish extending to the right.

Katie Hughes, Project Manager

Attachment: Decision Documents
Final Plot Plan/Map
Final Open Space Easement Map
Final Environmental documents
Customer Satisfaction Survey (include self addressed stamped envelope)

cc:

Yvette Herman, BHA Inc., 5115 Avenida Encinas, Suite L, Carlsbad, CA 92008
Rod Bradley, BHA Inc., 5115 Avenida Encinas, Suite L, Carlsbad, CA 92008

email cc:

Rosemary Rowan, Planning Manager, Department of Planning and Land Use,
M.S. O650
Ed Sinsay, Project Manager, Department of Public Works, M.S. O336

July 17, 2009

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5443)

WHEREAS, Tentative Map No. 5443 proposing the division of property located at 1505 York Drive and generally described as:

PORTIONS OF LOTS 18 AND 19 OF KEW GARDENS, ACCORDING TO MAP NO. 2046, AS FILED AT THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 15 1927 TOGETHER WITH A PORTION OF THE WESTERLY HALF OF CLARENCE DRIVE AS SHOWN ON SAID MAP NO. 2046. IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on July 1, 2005; and

WHEREAS, on July 17, 2009, the Planning Commission of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the (3) Residential Land Use Designation of the North County Metro Community Plan because it proposes a residential use type at a density of 2 du/gr. ac and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of 0.5 acres in the RR2 (Rural Residential) Use Regulation;

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the North County Metro Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential type of development because the site is generally flat and minimal grading is needed to provide appropriately sized residential pads which do not require setback variances or impact sensitive resources.
5. The site is physically suitable for the proposed density of development because fire, water, sewer and school public facilities are available to service the project site.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of a Mitigated Negative Declaration dated July 20, 2009;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the Buena Sanitation District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6.

CEQA Findings

Find that the Planning Commission has reviewed and considered the information contained in the Draft Mitigated Negative Declaration dated April 16, 2009 on file with DPLU as Environmental Review Number 05-08-019 prior to making its recommendation on the project.

Other Required Environmental Findings

1. It is hereby found that the use or development permitted by the application is consistent with the provisions of the Resource Protection Ordinance.
2. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

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

- A. The approval of this Tentative Map expires 36 months from the date of this resolution, unless prior to that date an application for a Time Extension has been filed and is subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance

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

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

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

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

1. Standard Conditions 1 through 10.
 - a. Improve or agree to improve and provide security for the project side of York Drive along the project frontage in accordance with Public Road Standards for a Residential Collector, to a one-half graded width of thirty feet (30') from centerline and to an improved width of twenty feet (20') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at twenty feet (20') from centerline to the satisfaction of the Director of Public Works.
 - b. Improve or agree to improve and provide security for the Happy Daze Lane, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply to the satisfaction of the Director of Public Works.
 - c. Happy Daze Lane, shall terminate with a cul-de-sac graded to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point to the satisfaction of the Director of Public Works and the Vista Fire Protection District.
 - d. The subdivider shall construct to the satisfaction of the Director of Public Works, a public street lighting system that complies with the following to the satisfaction of the director of public works: [DPW - Development Review Section]
 - (1) All fixtures shall use a high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories in which case fixtures shall use a low pressure sodium vapor light source.
 - (2) Deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:

- o Energize, maintain and operate the street lighting system until tax revenues begin accruing from the subdivision for those purposes.
 - o Pay the cost to process lighting district administration of this project. After recording of the Final Map, the subdivision shall be transferred without notice or hearing, to Zone A of the lighting district to operate and maintain the system.
- e. 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.
- f. A Registered Civil Engineer, Registered Traffic Engineer, or Licensed Land Surveyor shall provide a certified signed statement that, "physically, there is a minimum unobstructed sight distance in both directions along York Drive from Happy Daze Lane, for the prevailing operating traffic speed on York Drive per the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards (approved July 14, 1999)", to the satisfaction of the Director of Public Works. 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."
- h. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.

(Drainage and Flood Control)

3. Standard Conditions 13 through 18.
4. Specific Conditions:
- a. The private storm drain system from storm drain cleanout -TYPE "A-5" adjacent to west side of York Drive right-of-way thence westerly, including bioswale and curb inlet with filter basket at the cul-de-sac, shall be privately maintained by a private maintenance mechanism such as a homeowners association or other private entity acceptable to the satisfaction of the Director of Public Works.

- b. The 100-year flood line of the natural channels crossing all lots with drainage watersheds in excess of twenty-five (25) acres shall be clearly delineated on the non-title information sheet of the Final Map.

(Grading Plans)

5. Standard Conditions 19(a-e).
6. Specific Conditions:
 - a. For the duration of this project-Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9926) and all other applicable ordinances and standards. This includes requirements for **Low Impact Development (LID)**, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than one (1) acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
 - b. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works, in accordance with the County of San Diego Grading Ordinance. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

DEVELOPMENT IMPACT FEES

7. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the project's improvements.

FINAL MAP RECORDATION

(Streets and Dedication)

8. Specific Conditions:

- a. With the Final Map, dedicate the project half of York Drive along the project frontage in accordance with Public Road Standards for a Residential Collector to a one-half width of thirty feet (30'), together with right to construct and maintain slopes and drainage facilities including easement over TYPE "A-5" Clean Out adjacent to west side of York Drive right-of-way to the satisfaction of the Director of Public Works.
- b. Because private roads are approved as a condition of this subdivision, the following shall apply:
 - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
 - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to Happy Daze Lane, and place a note on the Final Map as to the final title status of said-road.
 - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- d. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.

- e. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).

If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

9. Specific Hazard Conditions [DPLU]:

- a. Prior to recordation of the Final Map, the Subdivider shall provide evidence to the satisfaction of the Director of Planning and Land Use that the garage located on-site as shown on the approved Tentative Map dated March 25, 2009, has been removed, relocated onsite, or demolished. **[DPLU, FEE]**
- (1). Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed, relocated onsite, or demolished. The letter report shall also include before and after pictures of the area and structure(s).
 - (2). Prior to any demolition of the structures, the Subdivider shall obtain a Demolition Permit from DPLU Building Division. Prior to issuance

of the Demolition Permit, the subdivider shall comply with conditions C.9 a, b and c to determine the presence or absence of Lead Based Paints and or Asbestos.

- b. Prior to recordation of the Final Map, and prior to commencement of demolition of the garage located on-site as shown on the approved Tentative Map dated March 25, 2009, the Subdivider shall submit evidence to the satisfaction of the Director of Planning and Land Use, that a survey was performed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located on the garage portion of the site. The following conditions only apply if lead containing materials are found present: **[DPLU, FEE X 2]**
- (1). All lead containing materials 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).
 - (2). All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.
 - (3). To the satisfaction of the Director of Planning and Land Use, the permittee shall submit a letter or report, which certifies that all lead containing materials have been remediated pursuant to code sections referenced above.
- c. Prior to recordation of the Final Map, and prior to commencement of demolition of the garage located on-site as shown on the approved Tentative Map dated March 25, 2009, the subdivider shall submit evidence to the satisfaction of the Director of Planning and Land Use, that a facility survey has been performed to determine the presence or absence of Asbestos Containing Materials (ACMs). Suspect materials that will be disturbed by the demolition or renovation 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. Evidence of completion of the facility survey shall consist of 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 that will be taken to remediate the hazard. The following conditions only apply if asbestos containing materials are present: **[DPLU, FEEX2]**

- (1). Asbestos containing materials shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.
- (2). To the satisfaction of the Director of Planning and Land Use, the Subdivider shall submit a letter or report, which certifies that all Asbestos Containing Materials have been remediated pursuant to code sections referenced above.

PLANNING AND ZONING ADMINISTRATION

10. Specific Conditions:

- a. Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any required solar access (plans shall show the proposed solar access/solar panel locations).
[DPLU - Regulatory Planning Division]

In addition, the Landscape Plan shall address the following concern(s):

- (1) "Prior to approval of a Final Map, the subdivider shall provide evidence that all existing structures shown on the Tentative Map "to be removed or relocated on the site" have been removed/relocated to the satisfaction of the Director of Public Works."

WAIVERS AND MODIFICATIONS:

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

- a. Standard Conditions for Tentative Maps:

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
 - (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
 - (3) Standard Condition 12: Said condition states that the Final Map may require dedication of Riding and Hiking Trail system. The Final Map for this project is not required any Riding and Hiking Trail.
 - (4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.
- b. County Public Road and Private Road Standards:
- (1) Section 6.1.C requires a non-Circulation Element roads entering into a non-Circulation Element Road shall have their centerline separated by at least 200 feet. This waiver will permit private easement road, proposed driveway on Lot 1 and on-site private road along York Drive to have the centerlines separation of approximately one hundred fifty five feet (155').
- NOTE: A modification request for reduction of centerline separations between the driveway and centerline of Happy Daze Lane along York Drive is supported by DPW, dated August 7, 2007.
- c. County Subdivision Ordinance design requirements:
- (1). Section 84.401 (i); requires a minimum lot depth of 90 feet and shall be no greater than three times the average width. The waiver will permit the lot depth for Lot 4 to be greater than three times the average width lot. The lot is a conical shape and, taking measurement from the widest point of the lot only, the 3:1 ratio would be met.

(Miscellaneous)

The following shall be the Mitigation Monitoring or Reporting Program for 3100-5443; York Drive.

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

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

A. Subsequent Project Permits

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

C.9. a, b, and c

NOTICE - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on July 17, 2009.

NOTICE: Low Impact Development (LID) requirements apply to all priority projects as of March 25, 2008. These requirements can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit:

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

The draft LID Handbook is a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. The handbook gives an overview of LID. Section 2.2 reviews County DPW planning strategies as they relate to requirements from the Municipal Permit. The Fact Sheets in the Appendix may be useful for information on all of the engineered techniques. Additional information can be found in the extensive Literature Index. You can access the Handbook at the following DPLU web address:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit must be implemented beginning March 25, 2008. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link beginning on Page 32, Section 67.812, of the Municipal Stormwater Permit:

<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>

All priority projects must minimize directly connected impervious areas and promote biofiltration. Section 67.812 includes the minimal site design requirements that project applicants must address and implement. These can be summarized into the following four requirements: Disconnect impervious surfaces, Design impervious surfaces to drain into properly designed pervious areas, Use pervious surfaces wherever appropriate, Implement site design BMPs. The applicant / engineer must determine the applicability and feasibility of each requirement for the proposed project and include them in the project design, unless it can be adequately demonstrated which (if any) of the requirements do not apply.

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

NOTICE: - Fish and Game Fees have been paid in the amount of \$1,993.00 for the review of the Mitigated Negative Declaration, Receipt number 365028 dated March 23, 2009.

ON MOTION of Commissioner Riess, seconded by Commissioner Pallinger this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 17 day of July, 2009, in the Department of Planning and Land Use Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California, by the following vote:


AYES: - 6 Beck, Brooks, Day, Pallinger, Riess, Woods

NOES: - 0 None

ABSENT: - 1 Norby

[NOTE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.307 of the Subdivision Ordinance to the appellant body and/or the Board of Supervisors. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body.]

DPL/WP 001-TM (06/13/08)

The following map		
<input checked="" type="checkbox"/>	Tentative Map No. <u>TM5443</u>	
<input type="checkbox"/>	Tentative Final Map No. _____	
<input type="checkbox"/>	Preliminary Grading Plan No. _____	
<input type="checkbox"/>	Site Plan No. _____	
<input type="checkbox"/>	Plot Plan No. _____	
<input type="checkbox"/>	Other No. _____	
Was approved on <u>July 17, 2009</u> by		No. Sheets <u>1</u>
<input type="checkbox"/>	The Director of Planning and Land Use	
<input type="checkbox"/>	The Zoning Administrator	
<input checked="" type="checkbox"/>	The San Diego Planning Commission	
<input type="checkbox"/>	The San Diego County Board of Supervisors	
BY	<u>Brian R. Baca</u>	<u>Chief</u>
	Name	Title

NOTICE OF DETERMINATION

KH

Attn: Jennifer Pechan
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

Department of Planning and Land Use, M.S. 0650
Attn: Project Planning Section Secretary
5201 Ruffin Road, Suite B
San Diego, CA 92123

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

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

Project Name and Number(s): York Drive Major Subdivision (5 lots); Tentative Map; TM 5443; ER 05-08-019

State Clearinghouse No.:

Project Location: 1505 York Drive, Vista, CA 92081 (Unincorporated County of San Diego)

Project Applicant & Phone #: Mr. Gary Van Eik; (858) 453-1331

Project Description: The project is a major subdivision, comprised of 5 lots. The site contains one existing single family dwelling unit, which will be retained. An existing onsite garage will be demolished. Four single family dwelling units will be built on each of the other lots. Access will be provided by a private road connecting to York Drive. The project would be served by sewer and imported water from the Vista Irrigation District. Earthwork will consist of cut and fill of 3300 cubic yards of material. The project includes public road improvements.

Agency Approving Project: County of San Diego

County Contact Person: Katie Hughes; (858) 495-5845

Date Form Completed: July 20, 2009

This is to advise that the County of San Diego Planning Commission has approved the above described project July 17, 2009, Item #2 and has made the following determinations:

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

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

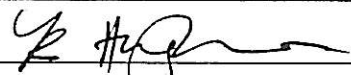
5. A Statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

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

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

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR: _____

Signature:  Telephone: (858) 495-5845

Name (Print): Katie Hughes Title: Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting

originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.



Lead Agency: DPLU Date: 3/23/2009
 County/State Agency of Filing: COUNTY OF SAN DIEGO Document No.: _____
 Project Title: TM 5443, ER 05-08-019
 Project Applicant Name: Mr. Gary Van Eik
 Project Applicant Address: 841 Quails Drive
 City: Vista State: CA Zip Code: 92081 Phone Number: (760) 931-8700

Project Applicant (check appropriate box):

- Local Public Agency School District Other Special District State Agency Private Entity

Check Applicable Fees:

- | | | |
|---|----------------------|-----------------|
| <input type="checkbox"/> Environmental Impact Report | \$2606.75 | \$ _____ |
| <input checked="" type="checkbox"/> Negative Declaration | \$1878.75 | \$ <u>1993-</u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$886.25 | \$ _____ |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs | \$886.25 | \$ _____ |
| <input checked="" type="checkbox"/> County Administrative Fee | \$50.00 | \$ <u>50-</u> |
| <input type="checkbox"/> Project that is exempt from fees | | |
| <input type="checkbox"/> Notice of Exemption | | |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached) | | |

TOTAL RECEIVED \$ 2043-

Signature and title of person receiving payment:
 WHITE-PROJECT APPLICANT

YELLOW-DFG/ASB

PINK-LEAD AGENCY

GOLDENROD-COUNTY CLERK

DFG 753 5a (Rev. 11/07)

[Handwritten Signature]
 CASHIER

THIS MULTITONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH DARKER AREAS BOTH TOP AND BOTTOM

CASHIER'S CHECK 0089006056

UNION BANK OF CALIFORNIA
 UNION BANK OF CALIFORNIA, N.A.
 SAN FRANCISCO, CALIFORNIA
 800-238-4488
 19125 003

2043.00
 TWO THOUSAND FORTY THREE DOLLARS AND NO CENTS

Two Thousand Forty Three Dollars And No Cents March 19, 2009

PAY TO THE ORDER OF ***** County of San Diego *****

REMITTER: Gary Otto Van Eik

[Handwritten Signature]
 (AUTHORIZED SIGNATURE)

FORM 00255-T3 (08/23/2003) Overlay ID 00247-T3 (06/2007)

⑈0089006056⑈ ⑆122000496⑆ 0566000006⑈



COUNTY OF SAN DIEGO
DEPARTMENT OF PLANNING AND LAND USE

MISCELLANEOUS RECEIPT

Page: 1

RECEIPT #: 09-0558249
RECEIPT DATE: 23-MAR-2009
CASHIER: VFUQUAPL
FROM: MR. GARY VAN EIK
COMMENTS: FISH & GAME

FEE CODE	DESCRIPTION	FEE	PAYMENTS
9FSHGAMEXO	FISH & GAME	\$1,993.00	
CHECK	CHECK #0089006056		\$1,993.00
9FSHGMFEEO	FISH & GAME FEE	\$50.00	
CHECK	CHECK #0089006056		\$50.00

TOTAL FEES: \$2,043.00
TOTAL PMTS: \$2,043.00
BALANCE: \$0.00

RECEIVED: \$2,043.00
CHANGE: \$0.00



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

July 17, 2009

MITIGATED NEGATIVE DECLARATION

Project Name: York Drive Major Subdivision (5 lots)

Project Number(s): TM5443; ER05-08-019

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

- a. Initial Study Form
- b. Environmental Analysis Form and attached extended studies for:

Stormwater Management Plan
Drainage Study

1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has

reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that

revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

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

A. TRANSPORTATION

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

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

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

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

1. Standard Conditions 1 through 10.
 - a. Improve or agree to improve and provide security for the project side of York Drive along the project frontage in accordance with Public Road Standards for a Residential Collector, to a one-half graded width of thirty feet (30') from centerline and to an improved width of twenty feet (20') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk, with face of curb at twenty feet (20') from centerline to the satisfaction of the Director of Public Works.

- b. Improve or agree to improve and provide security for the Happy Daze Lane, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply to the satisfaction of the Director of Public Works.
- c. Happy Daze Lane, shall terminate with a cul-de-sac graded to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at thirty-six feet (36') from the radius point to the satisfaction of the Director of Public Works and the Vista Fire Protection District.
- d. The subdivider shall construct to the satisfaction of the Director of Public Works, a public street lighting system that complies with the following to the satisfaction of the director of public works: [DPW - Development Review Section]
- (1) All fixtures shall use a high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories in which case fixtures shall use a low pressure sodium vapor light source.
 - (2) Deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:
 - o Energize, maintain and operate the street lighting system until tax revenues begin accruing from the subdivision for those purposes.
 - o Pay the cost to process lighting district administration of this project. After recording of the Final Map, the subdivision shall be transferred without notice or hearing, to Zone A of the lighting district to operate and maintain the system.
- e. 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.

- f. A Registered Civil Engineer, Registered Traffic Engineer, or Licensed Land Surveyor shall provide a certified signed statement that, "physically, there is a minimum unobstructed sight distance in both directions along

York Drive from Happy Daze Lane, for the prevailing operating traffic speed on York Drive per the Design Standards of Section 6.1.E of the County of San Diego Public Road Standards (approved July 14, 1999)", to the satisfaction of the Director of Public Works. 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."

- h. Where height of downsloping bank for a 2:1 slope is greater than twelve feet (12'); or where height of downsloping bank for a 1.5:1 slope is greater than ten feet (10'), guardrail shall be installed per CALTRANS standards to the satisfaction of the Director of Public Works.

(Drainage and Flood Control)

- 3. Standard Conditions 13 through 18.
- 4. Specific Conditions:
 - a. The private storm drain system from storm drain cleanout -TYPE "A-5" adjacent to west side of York Drive right-of-way thence westerly, including bioswale and curb inlet with filter basket at the cul-de-sac, shall be privately maintained by a private maintenance mechanism such as a homeowners association or other private entity acceptable to the satisfaction of the Director of Public Works.
 - b. The 100-year flood line of the natural channels crossing all lots with drainage watersheds in excess of twenty-five (25) acres shall be clearly delineated on the non-title information sheet of the Final Map.

(Grading Plans)

- 5. Standard Conditions 19(a-e).
- 6. Specific Conditions:

- a. For the duration of this project-Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9926) and all other applicable ordinances and standards. This includes requirements for **Low Impact Development (LID)**, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than one (1) acre require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

- b. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works, in accordance with the County of San Diego Grading Ordinance. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

DEVELOPMENT IMPACT FEES

7. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the project's improvements.

FINAL MAP RECORDATION

(Streets and Dedication)

8. Specific Conditions:

- a. With the Final Map, dedicate the project half of York Drive along the

project frontage in accordance with Public Road Standards for a Residential Collector to a one-half width of thirty feet (30'), together with right to construct and maintain slopes and drainage facilities including easement over TYPE "A-5" Clean Out adjacent to west side of York Drive right-of-way to the satisfaction of the Director of Public Works.

- b. Because private roads are approved as a condition of this subdivision, the following shall apply:
 - (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
 - (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to Happy Daze Lane, and place a note on the Final Map as to the final title status of said-road.
 - (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- c. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- d. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.
- e. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid

distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).

If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order

accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the final map.

9. Specific Hazard Conditions [DPLU]:

a. Prior to recordation of the Final Map, the Subdivider shall provide evidence to the satisfaction of the Director of Planning and Land Use that the garage located on-site as shown on the approved Tentative Map dated March 25, 2009, has been removed, relocated onsite, or demolished. **[DPLU,FEE]**

(1). Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been removed, relocated onsite, or demolished. The letter report shall also include before and after pictures of the area and structure(s).

(2). Prior to any demolition of the structures, the Subdivider shall obtain a Demolition Permit from DPLU Building Division. Prior to issuance of the Demolition Permit, the subdivider shall comply with conditions C.9.b and C.9.c to determine the presence or absence of Lead Based Paints and or Asbestos.

b. Prior to recordation of the Final Map, and prior to commencement of demolition of the garage located on-site as shown on the approved Tentative Map dated March 25, 2009, the Subdivider shall submit

evidence to the satisfaction of the Director of Planning and Land Use, that a survey was performed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located on the garage portion of the site. The following conditions only apply if lead containing materials are found present: **[DPLU, FEE X 2]**

- (1). All lead containing materials 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).
- (2). All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.
- (3). To the satisfaction of the Director of Planning and Land Use, the permittee shall submit a letter or report, which certifies that all lead containing materials have been remediated pursuant to code sections referenced above.

- c. Prior to recordation of the Final Map, and prior to commencement of demolition of the garage located on-site as shown on the approved Tentative Map dated March 25, 2009, the subdivider shall submit evidence to the satisfaction of the Director of Planning and Land Use, that a facility survey has been performed to determine the presence or absence of Asbestos Containing Materials (ACMs). Suspect materials that will be disturbed by the demolition or renovation 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. Evidence of completion of the facility survey shall consist of 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 that will be taken to remediate the hazard. The following conditions only apply if asbestos containing materials are present: **[DPLU, FEEX2]**

- (1). Asbestos containing materials shall be handled in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.
- (2). To the satisfaction of the Director of Planning and Land Use, the Subdivider shall submit a letter or report, which certifies that all Asbestos Containing Materials have been remediated pursuant to code sections referenced above.

PLANNING AND ZONING ADMINISTRATION

10. Specific Conditions:

- a. Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any required solar access (plans shall show the proposed solar access/solar panel locations).
[DPLU - Regulatory Planning Division]

In addition, the Landscape Plan shall address the following concern(s):

- (1) "Prior to approval of a Final Map, the subdivider shall provide evidence that all existing structures shown on the Tentative Map "to be removed or relocated on the site" have been removed/relocated to the satisfaction of the Director of Public Works."

WAIVERS AND MODIFICATIONS:

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

a. Standard Conditions for Tentative Maps:

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in

which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) Standard Condition 12: Said condition states that the Final Map may require dedication of Riding and Hiking Trail system. The Final Map for this project is not required any Riding and Hiking Trail.
- (4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

b. County Public Road and Private Road Standards:

- (1) Section 6.1.C requires a non-Circulation Element roads entering into a non-Circulation Element Road shall have their centerline separated by at least 200 feet. This waiver will permit private easement road, proposed driveway on Lot 1 and on-site private road along York Drive to have the centerlines separation of approximately one hundred fifty five feet (155').

NOTE: A modification request for redaction of centerline separations between the driveway and centerline of Happy Daze Lane along York Drive is supported by DPW, dated August 7, 2007.

c. County Subdivision Ordinance design requirements:

- (1). Section 84.401 (i); requires a minimum lot depth of 90 feet and shall be no greater than three times the average width. The waiver will permit the depth of lot 4 to be greater than three times the average width. The lot is a conical shape and, taking measurement from the widest point of the lot only, the 3:1 ratio can be considered to be met.

(Miscellaneous)

The following shall be the Mitigation Monitoring or Reporting Program for 3100-5443; York Drive.

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

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

A. Subsequent Project Permits

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

9. a, b, and c

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

San Diego County Planning Commission

on July 17, 2009



Brian Baca, Chief
Project Planning Division

BB: kh

TENTATIVE SUBDIVISION MAP COUNTY OF SAN DIEGO TRACT NO. 5443 RPL 3

OWNERS / SUBDIVIDER
 COUNTY OF SAN DIEGO
 COUNTY ENGINEER
 125 WEST WASHINGTON STREET
 SAN DIEGO, CALIFORNIA 92103
 PHONE: (619) 441-3000
 FAX: (619) 441-3001

ENGINEER OF WORK:
bha, Inc.
 125 WEST WASHINGTON STREET
 SAN DIEGO, CALIFORNIA 92103
 PHONE: (619) 441-3000
 FAX: (619) 441-3001

EARTHWORK QUANTITIES
 CUT: 1,300 C.Y.
 FILL: 1,300 C.Y.
 ASPHALT: 0 C.Y.

ASSESSOR'S PARCEL NUMBERS
 A.P.N. 184-012-13
 184-012-14
 184-012-15

LEGAL DESCRIPTION
 PARCELS OF LOTS 18 AND 19 OF SECTION 43, TOWNSHIP 38S, RANGE 12E, SDMP 43, AS SHOWN ON THE COUNTY ENGINEER'S TENTATIVE SUBDIVISION MAP, DATED JULY 11, 2001, AND AS SHOWN ON THE COUNTY OF SAN DIEGO'S OFFICIAL RECORDS.

PARK LAND DEDICATION STATEMENT
 NO PARKLAND DEDICATION IS BEING PROPOSED. PAYMENT OF FEES WILL BE IN LIEU OF DEDICATION.

SPECIAL ASSESSMENT STATEMENT
 NO SPECIAL ASSESSMENT ACT PROCEEDING IS REQUESTED FOR THIS PROJECT.

SOLAR ACCESS STATEMENT
 THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 41.401 (d) OF THE SUBDIVISION ACT. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE SOUTHWEST PORTION OF THE LOT.

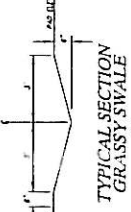
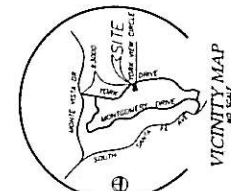
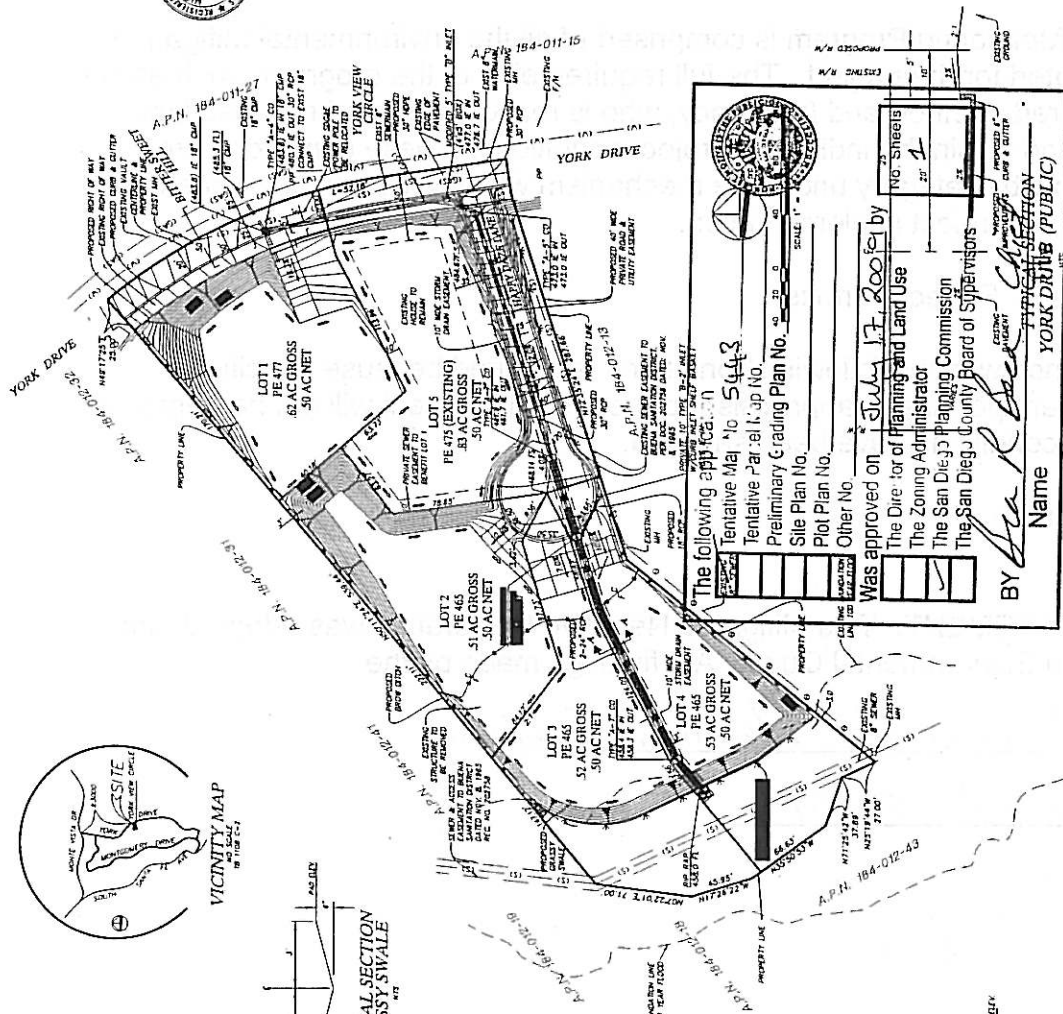
STREET LIGHTING STATEMENT
 NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS.

ACCESS
 ACCESS IS FROM YORK DRIVE WHICH IS A PUBLICLY MAINTAINED ROAD. PROPERTY FRONT TYPICALLY.

EASEMENTS
 NO EASEMENTS TO THE NEIGHBORHOOD ARE PROPOSED. REFER TO THE OFFICIAL RECORDS OF OFFICIAL RECORDS.



**TYPICAL SECTION
HAPPY DAZE LANE**
 NTS



**TYPICAL SECTION
GRASSY SWALE**
 NTS

GENERAL NOTES:
 1. THE INTERNAL STREET WILL BE A PRIVATE STREET.
 2. GRADING AND MOVEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 3. ARRANGEMENT OF RECORDS NOT SHOWN HEREON SHALL BE MODIFIED TO ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 4. THE SUBDIVISION MAP WILL BE RECORDED WITH THE COUNTY ENGINEER'S OFFICE.
 5. THE FINAL MAP WILL BE RECORDED WITH THE COUNTY ENGINEER'S OFFICE.

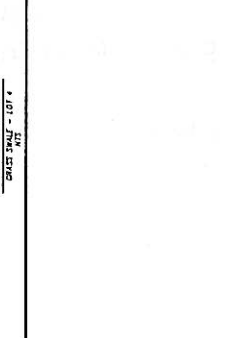
ZONING REQUIREMENTS:
 USE: RESIDENTIAL
 DENSITY: 2
 LOT SIZE (A-C): 3
 BUILDING TYPE: SINGLE-FAMILY
 FLOOR AREA RATIO: 0.5
 HEIGHT: 0
 SETBACKS: 5
 SPECIAL AREA REGS: NONE

LEGEND:
 PROPOSED FIRE HYDRANT
 EXISTING FIRE HYDRANT
 EXISTING SEWER
 EXISTING SEWER MANHOLE
 PROPOSED LOT NUMBER
 PROPOSED ROAD ELEVATION
 PROPOSED SIDE DRAINAGE
 PROPOSED DAY DTE
 EXISTING CONTOURS
 PROPOSED CONTOURS
 EXISTING WATER LINE
 EXISTING EASEMENT
 EXISTING FENCE
 EXISTING STRUCTURE
 FULL/DEEP LINE
 PROPOSED BRICK DITCH
 PROPOSED RCP PIPE
 PROPOSED GRASSY SWALE
 LOT 1, 2, 3, 4

The following application is by Stacy J. Rooper by Stacy J. Rooper
 Tentative Preliminary Grading Plan No. 5443
 Preliminary Grading Plan No. 5443
 Site Plan No. 5443
 Plot Plan No. 5443
 Other No. 5443

Was approved on July 17, 2001 by
 The Director of Planning and Land Use
 The Zoning Administrator
 The San Diego Planning Commission
 The San Diego County Board of Supervisors

BY Stacy J. Rooper Name
 COUNTY ENGINEER
 TYPICAL SECTION
 YORK DRIVE (PUBLIC)
 NTS



SECTION A-A
 NTS