



County of San Diego

See Planning Commission agenda envelope

MARK WARDLAW
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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

May 31, 2019

TO: Planning Commission

FROM: Mark Wardlaw, Director
Planning & Development Services

SUBJECT: Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Six-Year Time Extension for York Drive Tentative Map 5443 (District: 5)

TENTATIVE MAP TIME EXTENSION INFORMATIONAL ITEM G-1

PURPOSE

The purpose of this informational report is to provide the Planning Commission notice of a decision of the Director of Planning & Development Services (Director) to extend the period of time (Time Extension) for York Drive Tentative Map (TM 5443) for six years, to allow completion of the Final Map. The Time Extension does not propose, nor does the applicant request, any revisions to TM 5443 or to the conditions in the Resolution of Approval. If approved, this will be the final time extension permitted.

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

BACKGROUND

On July 17, 2009, the Planning Commission approved TM 5443 to subdivide approximately 3.0 acres into five residential lots, with each lot totaling 0.50 net acres in size. The project site is located at 1505 York Drive, in the North County Metropolitan Subregional Plan Area. The Planning Commission approved TM 5443 for three years, with an expiration date of July 17, 2012. Assembly Bill 208 automatically extended TM 5443 to July 17, 2014. Assembly Bill 116 automatically extended TM 5443 to July 17, 2016.

The applicant filed a request on April 5, 2016 for a six-year Tentative Map Time Extension to allow more time to satisfy the conditions of approval to obtain the Final Map for the property and to prepare the storm water quality management plan to final engineering requirements. The new expiration date would be July 17, 2022. Staff considered this request and supports a six-year

extension.

On April 5, 2016, as required by the County of San Diego Subdivision Ordinance, properties within 300 feet of the exterior boundaries of the project site were notified that the application for a Time Extension for TM 5443 was filed. No comments were received as a result of the public notification on April 5, 2016.

The project site is located within the North County Metropolitan Subregional Plan Area; outside the boundaries of the Twin Oaks Valley and Hidden Meadows Community Sponsor Groups. Therefore, the project did not require a recommendation from a community planning or sponsor group.

The Director reviewed the application for a Time Extension with consideration to conformance with all Federal, State, and County regulations, including the County General Plan, Community Plans, Zoning Ordinance, and the California Environmental Quality Act (CEQA). No significant changes were found to density, zoning or CEQA requirements. The Time Extension was found to comply with the originally adopted Negative Declaration. The project is required to comply with all updated state requirements such as municipal separate storm sewer system (MS4) stormwater regulations. A Priority Development Project Storm Water Quality Management Plan has been reviewed and approved for the project. In addition, the Director reviewed the conditions of approval and justification from the subdivider, including permit streamlining goals to reduce the processing time and cost. There are no changes to circumstances associated with the project that would preclude approval of the Time Extension request and no changes to the project conditions are warranted. Staff considered these circumstances in their analysis for the Time Extension and support the request for a six-year Time Extension.

In accordance with the County of San Diego Subdivision Ordinance Section 81.317(c), the May 17, 2019 Notice of Preliminary Decision of the Director of Planning & Development Services to approve Time Extension PDS2016-TM-5443TE (Attachment B) has been issued and filed with the Planning Commission as an Administrative item.

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Notice of Preliminary Decision of the Director of Planning & Development Services and Final Notice of Action of the Planning Commission Approving a Time Extension for TM-5443

Attachment C – Environmental Documentation

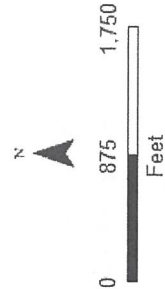
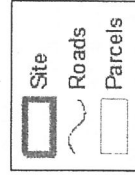
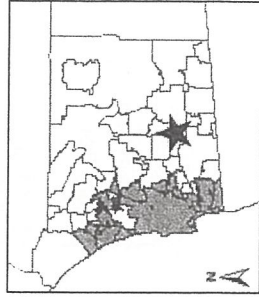
Attachment D – Ownership Disclosure

Attachment A – Planning Documentation

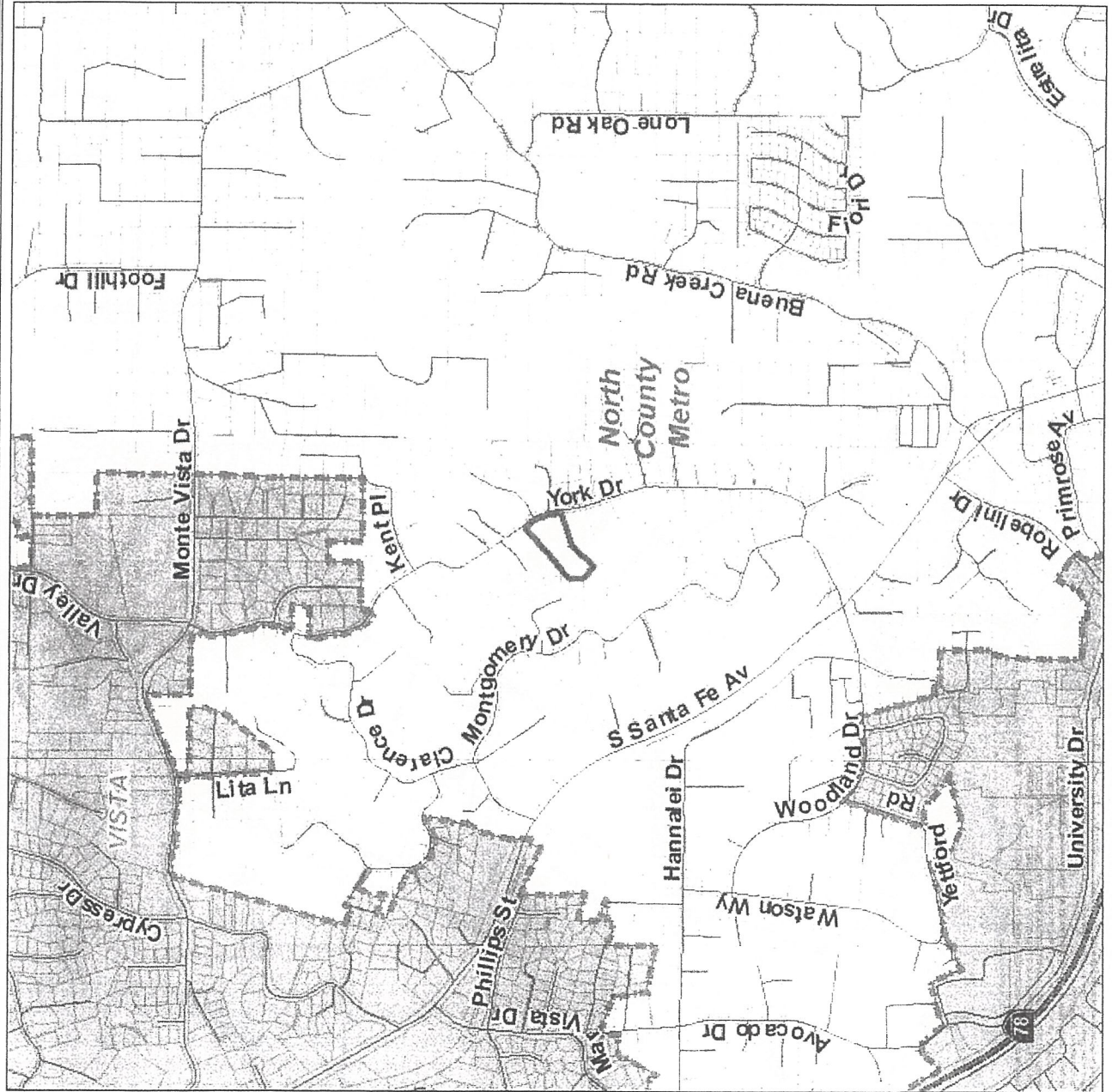
PDS2016-TM-5443TE

Vicinity Map

North County Metro
Community Plan Area



Date: 11/1/2018
Path: P:\proj\PDS2016-TM-5443TE_10318\vicinity.mxd



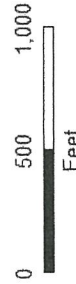
PDS2016-TM-5443TE

General Plan

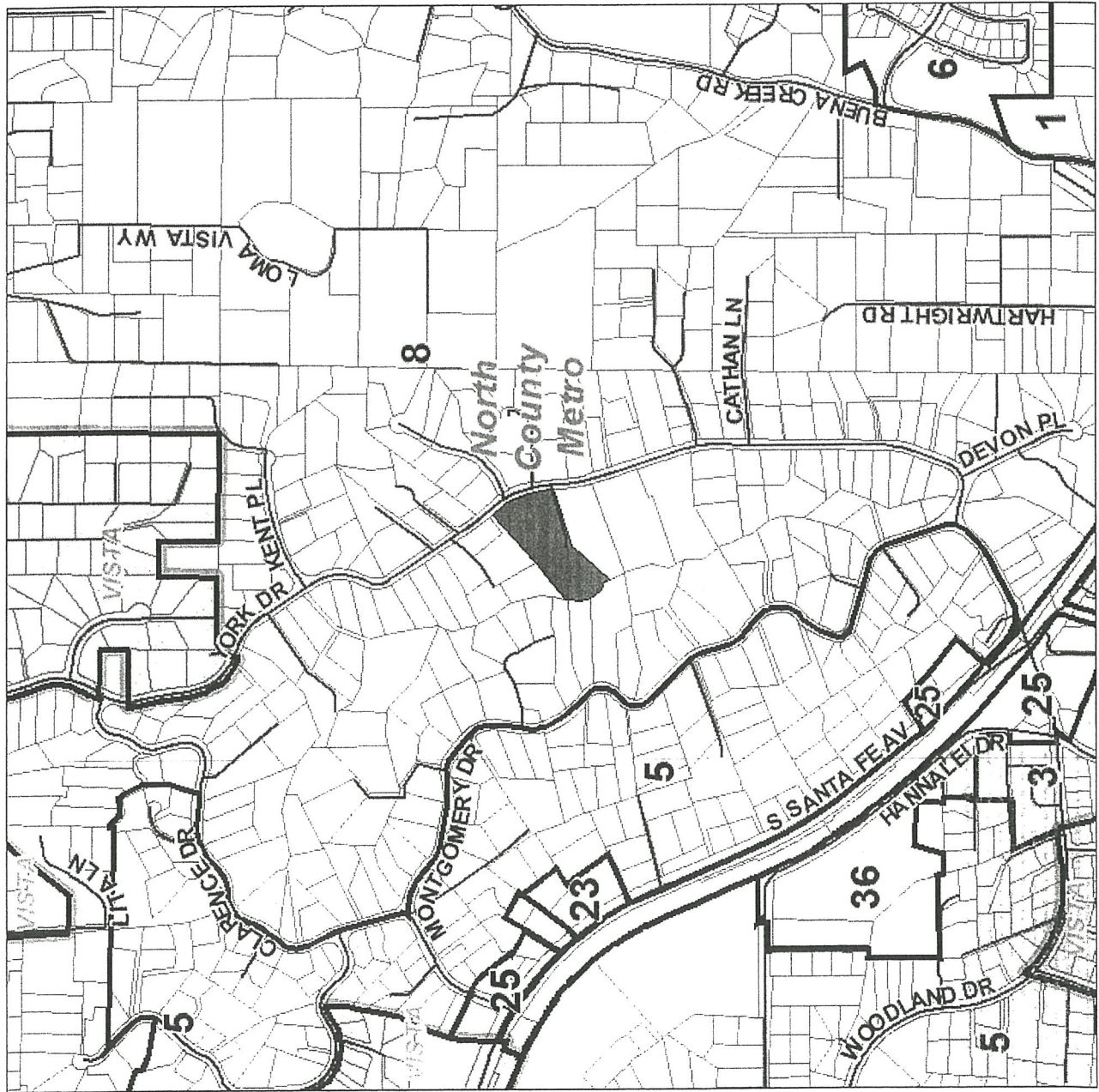
North County Metro
Community Plan Area

- (1) Village Residential (VR-30)
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (23) Office Professional
- (25) General Commercial

	Roads
	Site
	Parcels
	Planning



Date: 10/31/2018
 Path: P:\wp\PDS2016-TM-5443TE_103116.pln.rwd







PDS2016-TM-5443TE

Zoning

North County Metro
Community Plan Area

- A72 - General Agricultural
- C31 - Commercial
- C36 - Commercial
- RMH - Residential
- RR - Residential
- RS - Residential
- RU - Residential

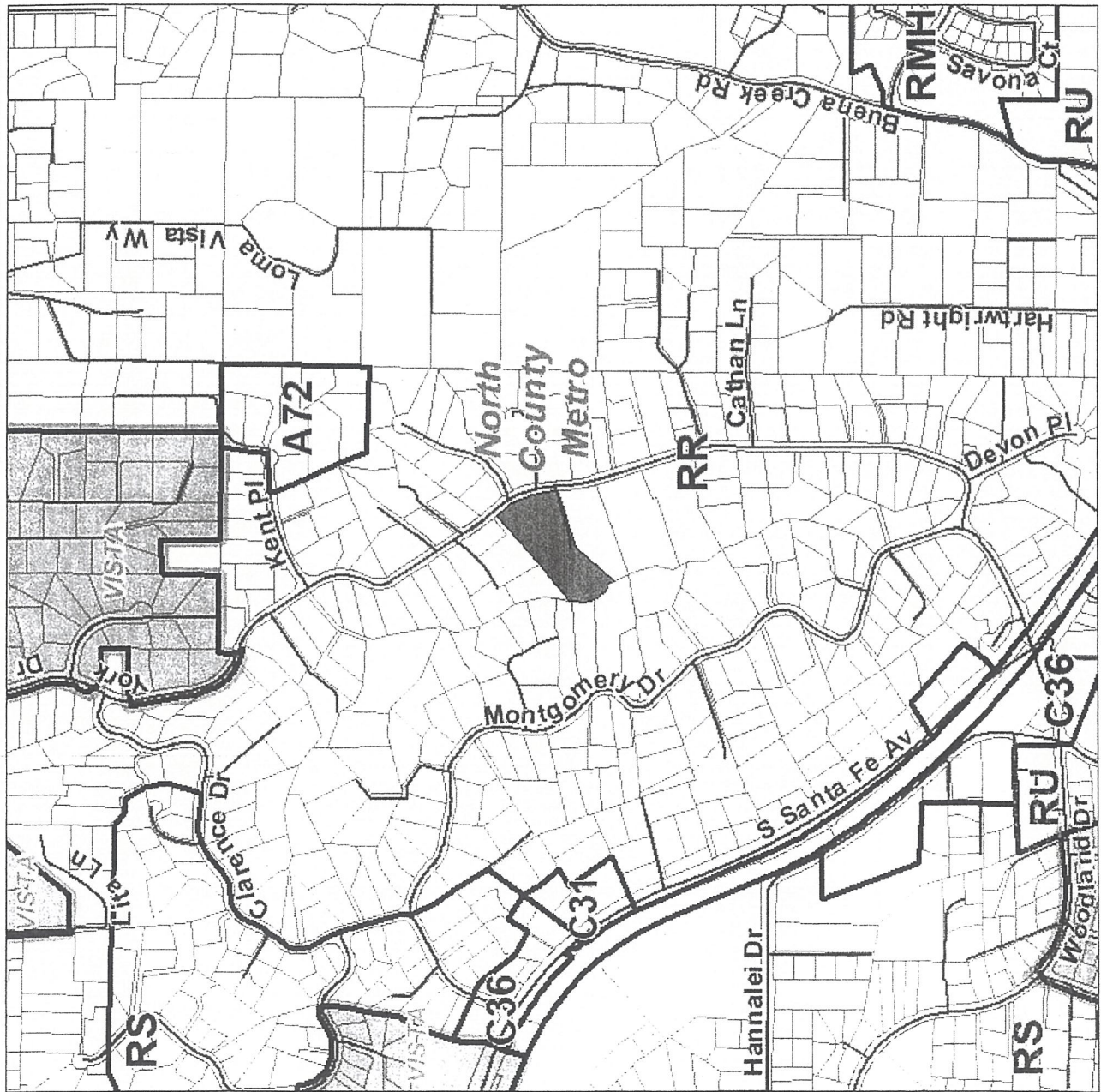
	Site
	Parcels
	Zoning
	Roads

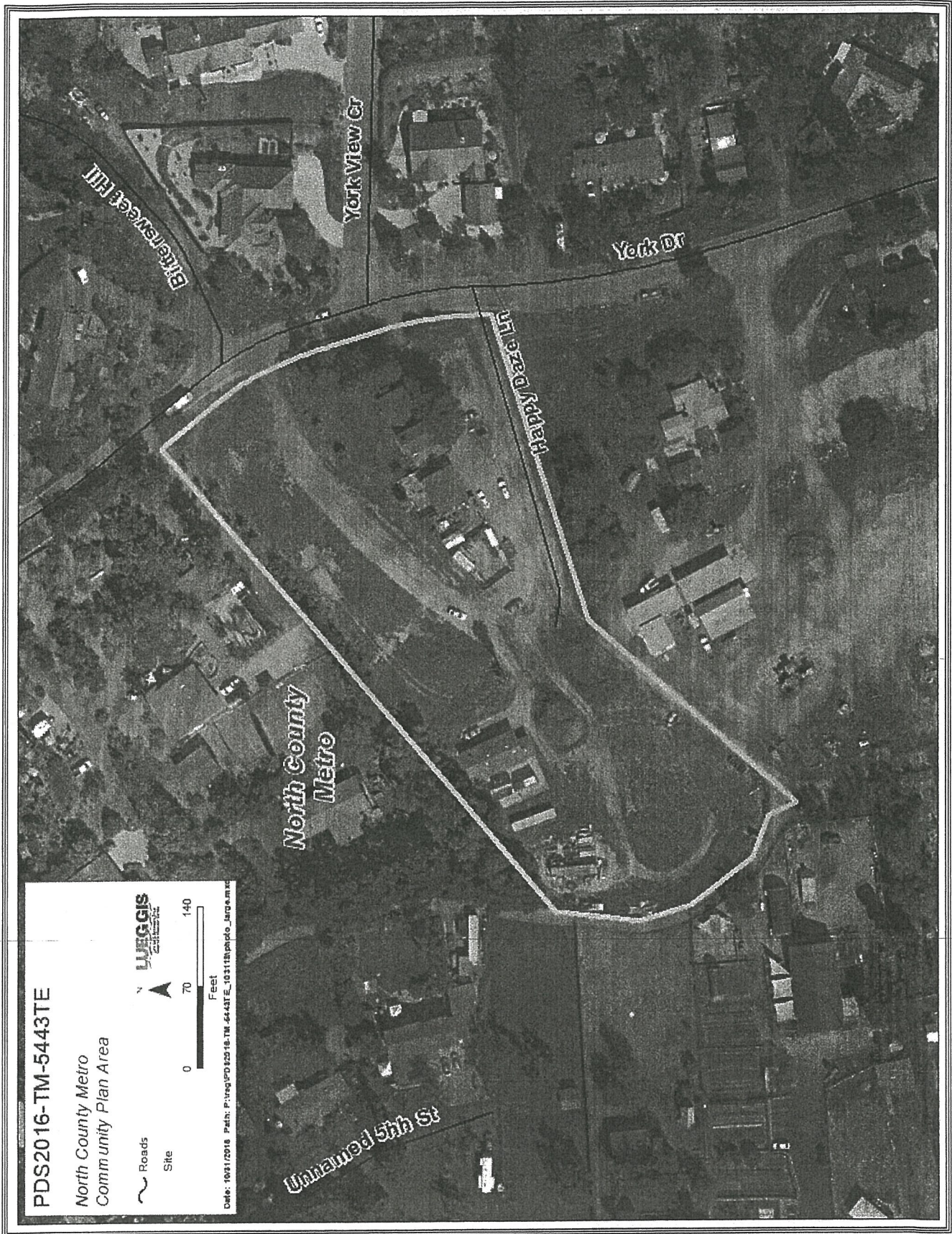


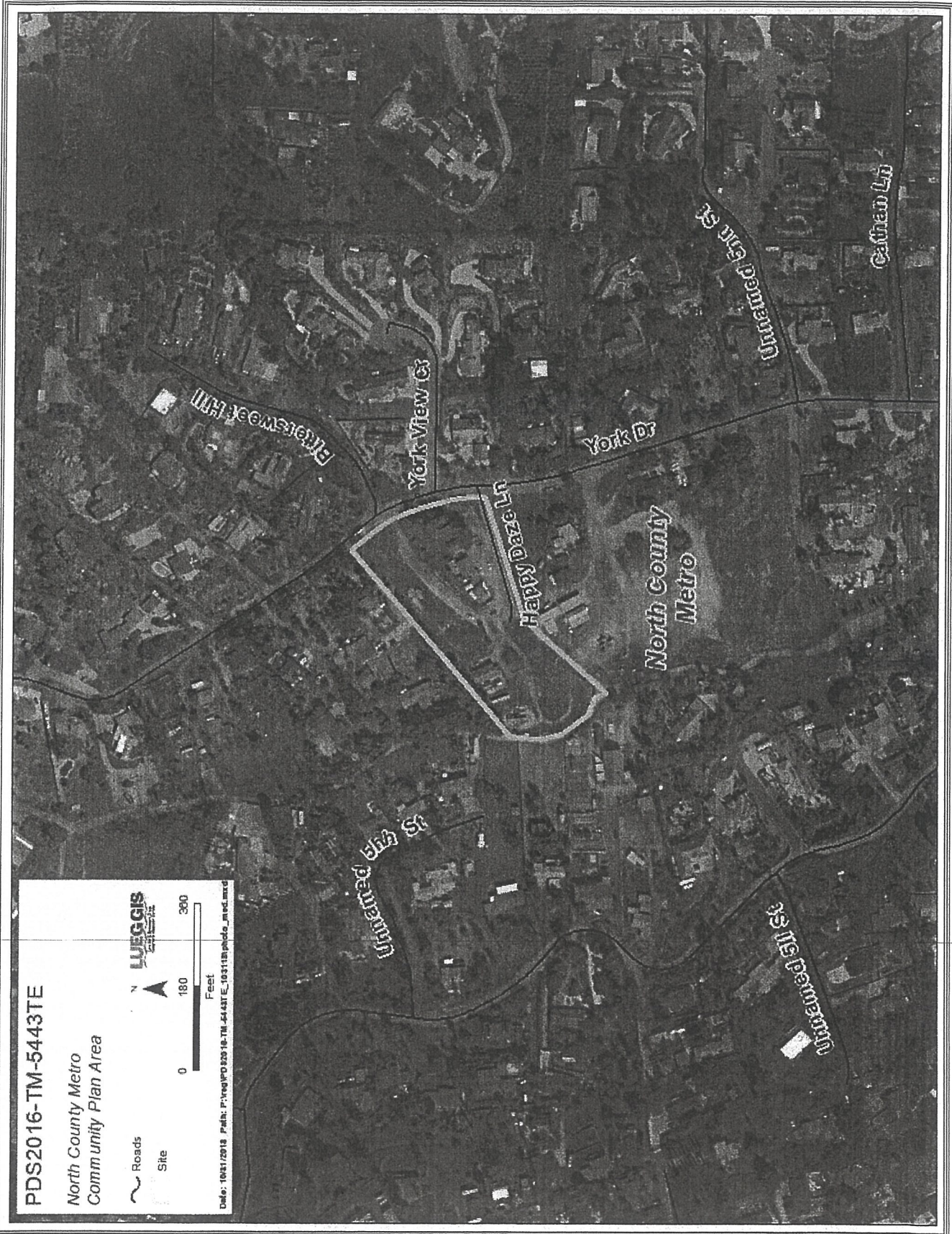
Feet

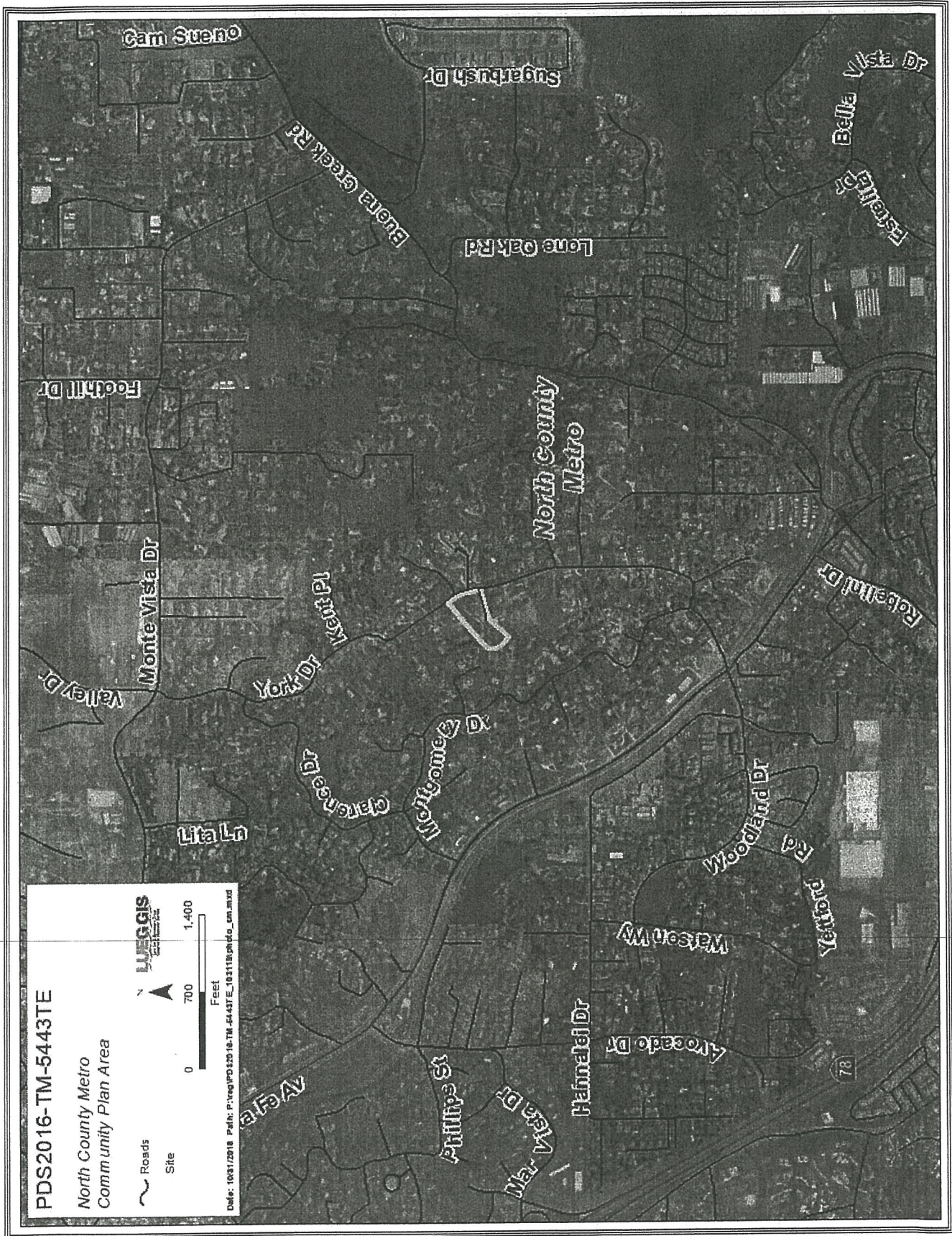


Date: 11/12/2016
 File: P:\wreg\pds2016-TM-5443TE_103110.dwg.rwd









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

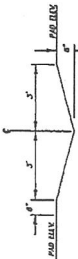
GENERAL NOTES:

- THE AERIAL STREET SHALL BE A PRIVATE STREET.
- GRADING AND UTILITIES SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
- ASSESSMENTS OF RECORD NOT SHOWN HEREON SHALL BE PROVIDED TO THE APPLICANT BY THE APPLICANT'S ENGINEER. INTERESTED PARTIES AND PUBLIC UTILITY COMPANIES SHALL BE COORDINATED WITH SERVING UTILITY COMPANIES.
- LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE FINAL MAP SHALL BE CONSISTENT WITH THE FINAL RECORD.
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADVISORY. PROVISIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER MATTER. THE APPLICANT SHALL OBTAIN NECESSARY CHANGES FROM THE APPLICANT'S ENGINEER AND ARCHITECT.

ZONING REQUIREMENTS:

EXISTING	MIN. S.
1	5.0 ACROSS
2	5.0 ACROSS
3	5.0 ACROSS
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50	5.0 ACROSS

TYPICAL SECTION GRASSY SWALE



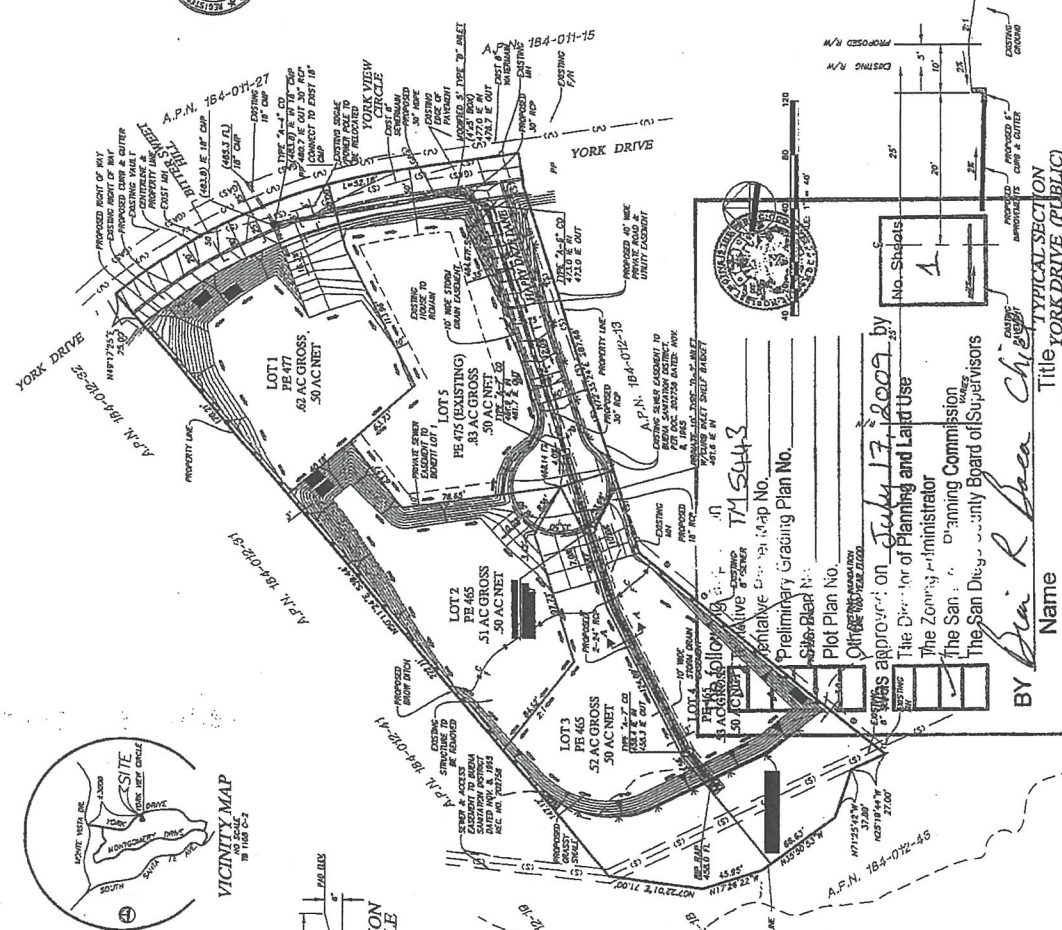
EXISTING	PROPOSED
1	1
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49	49
50	50

LEGEND:

1	PROPOSED FIRE HYDRANT
2	EXISTING FIRE HYDRANT
3	EXISTING SEWER
4	EXISTING SEWER MANHOLE
5	PROPOSED PAD ELEVATION
6	PROPOSED SEWER MANHOLE
7	PROPOSED DAY LIFE
8	EXISTING CONTIGUOUS
9	PROPOSED CONTIGUOUS
10	EXISTING WATER LINE
11	PROPOSED WATER LINE
12	EXISTING EASEMENT
13	EXISTING FENCE
14	EXISTING STRUCTURE
15	PAV. SIDE
16	PROPOSED BROW SLEW
17	PROPOSED POT PIPE
18	PROPOSED GRASSY SWALE
19	LOT 3
20	LOT 4
21	PAV. SIDE

SECTION A-A

GRASS SWALE - 10' x 4'



OWNERS / SUBDIVIDER
 THE COUNTY OF SAN DIEGO HAS THE HONORABLE TITLE OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AS BEING THE PROPERTY OF THE COUNTY OF SAN DIEGO. THE COUNTY OF SAN DIEGO IS PROVIDING THIS TENTATIVE SUBDIVISION MAP AS A SERVICE TO THE PUBLIC AND IT IS NOT GUARANTEED THAT THE PROPERTY IS BEING CONVEYED TO THE PUBLIC BY THIS TENTATIVE SUBDIVISION MAP. THE COUNTY OF SAN DIEGO IS PROVIDING THIS TENTATIVE SUBDIVISION MAP AS A SERVICE TO THE PUBLIC AND IT IS NOT GUARANTEED THAT THE PROPERTY IS BEING CONVEYED TO THE PUBLIC BY THIS TENTATIVE SUBDIVISION MAP.

OWNERS
 GARY VAN DYK
 841 CHILES TRAIL
 VISTA, CA 92081

ENGINEER OF WORK:
 bha, inc.
 1000 EAST BROADWAY, SUITE 100
 VISTA, CA 92081
 (760) 431-8700

AERIAL TOPOGRAPHY
 MICHAEL A. SMITH REC 68889 EXP. 10-30-09 DATE

EARTHWORK QUANTITIES
 CIV: 1,300 C.Y.
 FILL: 1,300 C.Y.

ASSESSOR'S PARCEL NUMBERS
 A.P.N. 184-072-12 TAX RATE: 9.6% PER YEAR

LEGAL DESCRIPTION
 PARCELS OF LOTS 18 AND 19 OF THE SAN DIEGO COUNTY, CALIFORNIA, AS SHOWN ON THE COUNTY RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, SHOWING ON SAID MAP NO. 2094, BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
 SITE ADDRESS: 100 YORK DRIVE, VISTA, CA

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

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

SOLAR ACCESS STATEMENT
 THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (a) OF THE UNIFORM COMMERCIAL CODE. ALL LOTS HAVE AT LEAST 100 SQUARE FEET OF UNIMPAVED ACCESS TO SUNLIGHT ON THE ORIGINAL 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 FRONTING YORK DRIVE.

EASEMENTS
 AN EASEMENT TO THE LOCAL SANITARIUM DISTRICT FOR SEWER LINES AND ACCIDENTAL PURPOSES, RECORDED NOVEMBER 8, THIS AS INSTRUMENT NO. 20228 OF PUBLIC RECORDS.

TYPICAL SECTION HAPPY DAZE LANE

TYPICAL SECTION TITLE YORK DRIVE (PUBLIC)



APPROVED BY: *[Signature]*
 Title: *[Title]*
 Date: *[Date]*

APPROVED BY: *[Signature]*
 Title: *[Title]*
 Date: *[Date]*

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

OWNERS / SUBDIVIDER
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP. WE HAVE CONDUCTED OUR OWN FIELD SURVEY AND HAVE FOUND THAT THE CORNERS AND BOUNDARIES OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP ARE CORRECT AND ACCURATE. WE HAVE ALSO FOUND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

OWNERS
GARY W. DE
15000
MESA, CA 92041

ENGINEER OF WORK:
bha, inc.
civil engineering, surveying
17170 VIA VALERIO
SAN DIEGO, CA 92128
(619) 594-4387

AERIAL TOPOGRAPHY
DATE: 7/6/13
AERIAL TOPOGRAPHY
FLOW ON 11/25/2004 BY: BROWN TOPOGRAPHY
500 WEST 100TH AVE
DENVER, CO 80231
(303) 841-5004

EARTHWORK QUANTITIES (SEE PRELIMINARY GRADING PLAN)
CUT: 4,200 C.Y.
FILL: 4,200 C.Y.
TOTAL: 8,400 C.Y.

ASSASSOR'S PARCEL NUMBERS
A.P.N. 184-012-12
TAX MAP AREA: 86038

LEGAL DESCRIPTION
THE PART 184-012-12 OF THE 184-012-12 PARCEL, AS SHOWN ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, RECORD MAP NO. 184-012-12, IS BEING SUBDIVIDED INTO TWO (2) PARCELS, AS SHOWN ON THIS TENTATIVE SUBDIVISION MAP.

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 81.401(C) OF THE CALIFORNIA GOVERNMENT CODE. THE SUBDIVISION IS BEING SUBDIVIDED INTO TWO (2) PARCELS, AS SHOWN ON THIS TENTATIVE SUBDIVISION MAP.

STREET LIGHTING STATEMENT
NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS

ACCESS
ACCESS IS FROM YORK DRIVE WHICH IS A PUBLIC MAINTAINED ROAD. PROPERTY FRONTS YORK DRIVE.

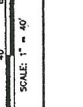
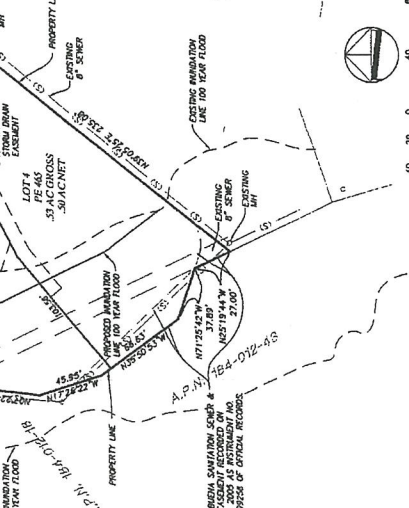
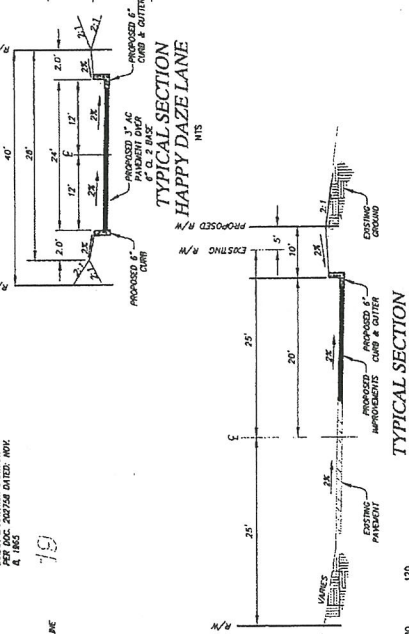
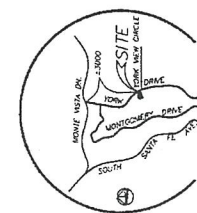
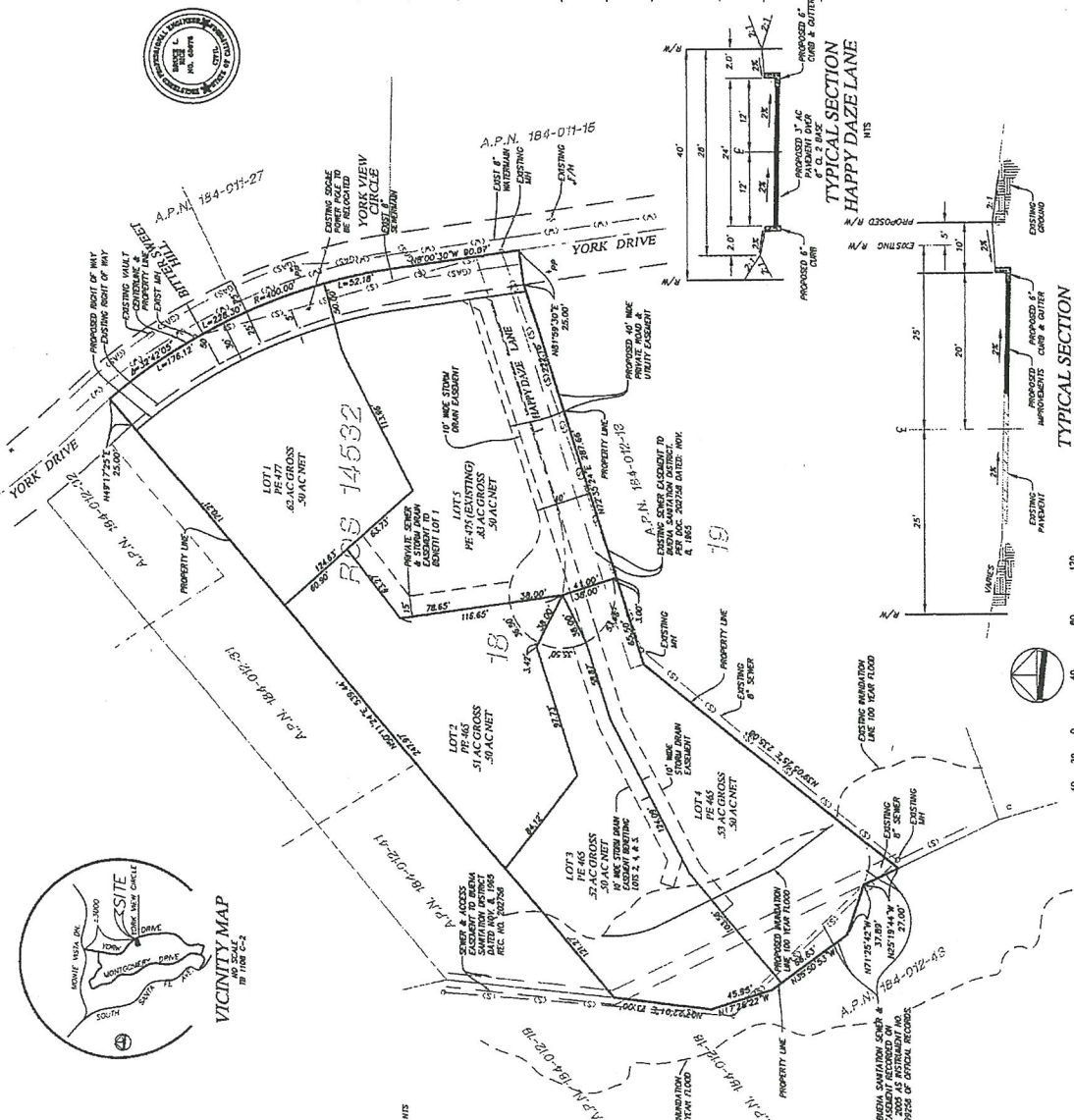
EASEMENTS
NO EASEMENTS TO BE RECORDED UNDER THIS MAP AS INSTRUMENT NO. 200758 OF OFFICIAL RECORDS.

- GENERAL NOTES:**
- THE INTERNAL STREET WILL BE A PRIVATE STREET.
 - GRADING AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH COUNTY STANDARDS.
 - ALL UTILITIES SHALL BE SHOWN AS SHOWN ON THE UNRECORDED AND UNAPPROVED PLANS. THE LOCATION OF ALL UTILITIES SHALL BE COORDINATED WITH SERVING UTILITY COMPANIES.
 - LOT DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE. THE FINAL MAP MAY BE ADJUSTED TO BE CONSISTENT WITH THE FINAL MAP.
 - THE PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DEVELOPMENT OF A PROPOSED DEVELOPMENT PROJECT. THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO CONDUCT ANY OTHER ACTIVITY THAT MAY BE NECESSARY TO COMPLETE THE PROJECT.
 - ZONING REQUIREMENTS:**

EXISTING	IR 3
USE REGULATIONS	J
NEIGHBORHOOD RES	J
DENSITY	3.5 UNITS PER ACRE
MIN. LOT SIZE (4-C)	3.5 ACRE
MIN. FRONT YARD SETBACK	10 FT
FLOOR AREA RATIO	0
HEIGHT	0
OVERLAY	0
SETBACK	0
OPEN SPACE	0
SPECIAL AREA RES	0

LEGEND:

- EXISTING FIRE HYDRANT
- EXISTING SEWER
- EXISTING WATER MAIN
- PROPOSED LOT NUMBER
- PROPOSED PAD ELEVATION
- EXISTING WATER LINE
- EXISTING GARDBANK



PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT NO. 5443 RPL 3

GENERAL NOTES:

1. THE INTERNAL STREET WILL BE A PRIVATE STREET.
2. EASEMENTS OF RECORD NOT SHOWN HEREOF SHALL BE HONORED.
3. EASEMENTS OF RECORD NOT SHOWN HEREOF SHALL BE HONORED. ANY/ALL INFORMATION RELATED TO THE SATISFACTION OF ALL EASEMENTS TO SERVE THIS PROJECT WILL BE COMMUNICATED WITH SERVING UTILITY COMPANIES.
4. THE DIMENSIONS MAY BE ADJUSTED TO BE APPROPRIATE TO THE FINAL PLAN.
5. THIS PLAN IS PROVIDED TO ALLOW FOR FILL AND ARGUMENT. THE PROPERTY OWNER ACKNOWLEDGES THAT THE ACCEPTANCE OF THIS PLAN FOR GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

ZONING REQUIREMENTS:

EXISTING	BR 5
USE REGULATIONS:	
NEIGHBORHOOD REGS	J
DENSITY	2
LOT SIZE (AC)	5
MAX FLOOR AREA	
FLOOR AREA RATIO	
HEIGHT	
COVERAGE	
OPEN SPACE	
SPECIAL AREA REGS	

TOTAL LOTS AND AREA:
 ACREAGE: 100 AC (EXISTING)
 LOTS: (RESIDENTIAL) 5
 MIN. LOT SIZE: 0.5 ACRE
 NO. OF DWELLING UNITS: 5 UNITS
 GENERAL PLAN DESIGNATION: RESIDENTIAL J
 COMMUNITY PLAN: NORTH COUNTY METRO DISTRICT
 WATER: METRO WATER DISTRICT
 SEWER: METRO SEWER DISTRICT
 TELEPHONE: SBC
 GAS: SBC
 ELECTRIC: SDG&D
 STREET LIGHTING: NO STREET LIGHTS ARE PROPOSED

LEGEND:

- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SEWER
- EXISTING SEWER MANHOLE
- PROPOSED LOT NUMBER
- PROPOSED PAID ELEVATION
- PROPOSED SLOPE DIMENSIONS (±) (MAY RELAX)
- PROPOSED DAY LITE
- EXISTING CONTOURS
- EXISTING RIVER LINE
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING STRUCTURE
- RELIQUIT LINE
- PROPOSED BROW SLOPE
- PROPOSED RCP PIPE

OWNERS / SUBDIVIDER
 WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS THE TRUE AND CORRECT LOCATION OF ALL EASEMENTS AND RIGHTS-OF-WAY. WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS.

OWNERS
 GARY WIN LK
 17100 CANTON LANE
 SAN DIEGO, CA 92128

ENGINEER OF WORK:
 bha inc
 CIVIL ENGINEERING, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING
 5115 AVENUE ENCLAVE
 CARLSBAD, CA 92008-4387
 (760) 931-8700

AERIAL TOPOGRAPHY
 DATE: 9-5-18
 EXP. 12-31-18
 TOWN ON 11/05/2004 DT: TONAL INC.
 8799 BALDORA AVE
 CARLSBAD, CA 92008-4387
 (760) 931-8700

EARTHWORK QUANTITIES
 CUT: 4200 C.Y.
 FILL: 4200 C.Y.
 IMPORT: 0 C.Y.
 EXPORT: 0 C.Y.

ASSESSOR'S PARCEL NUMBERS
 A.P.N. 184-012-12
 TAX RATE AREA: 0.0000

LEGAL DESCRIPTION
 PORTIONS OF LOTS 18 AND 19 OF NEW CANTONS, ACCORDING TO MAP NO. 2044, AS FILED ON THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIF., IS SHOWN ON SAID MAP NO. 2044, BEING IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

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 IS REQUESTED FOR THIS PROJECT.

SOLAR ACCESS STATEMENT
 THIS PROJECT IS NOT A SOLAR ENERGY SYSTEM. THEREFORE, SECTION 150101 OF THE SUBDIVISION ORDINANCE, ALL LOS SHOWN BY EASEMENT OR RIGHT-OF-WAY TO UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.

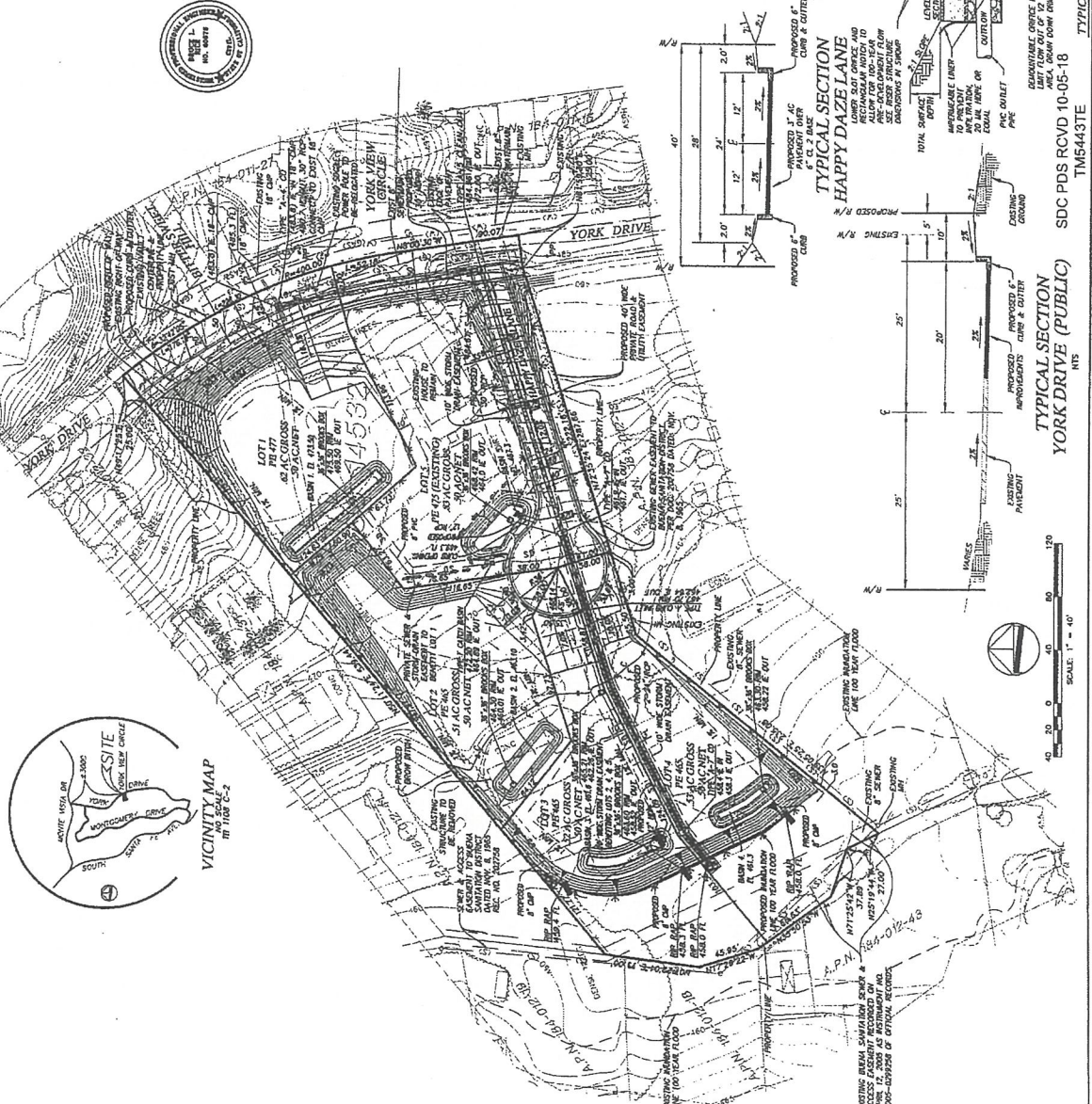
STREET LIGHTING STATEMENT
 NO STREET LIGHTS ARE PROPOSED - PRIVATE STREETS.

ACCESS
 ACCESS FROM STATE HIGHWAY WHICH IS A PUBLICLY MAINTAINED ROAD. ADJACENT PROPERTIES WILL BE AFFECTED.

EASEMENTS
 ALL EASEMENTS TO THE BERNIA SUBDIVISION EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1985 AS INSTRUMENT NO. 202788 OF OFFICIAL RECORDS.

TYPICAL SECTION HAPPY DAZIE LANE
 ALL EASEMENTS TO THE BERNIA SUBDIVISION EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1985 AS INSTRUMENT NO. 202788 OF OFFICIAL RECORDS.

TYPICAL SECTION YORK DRIVE (PUBLIC)
 ALL EASEMENTS TO THE BERNIA SUBDIVISION EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 8, 1985 AS INSTRUMENT NO. 202788 OF OFFICIAL RECORDS.



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 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 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)

TM 5443; York Drive

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July 17, 2009

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

TM 5443; York Drive

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July 17, 2009

[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:

Tentative Map No. TM5443

Tentative Final Map No. _____

Preliminary Grading Plan No. _____

Site Plan No. _____

Plot Plan No. _____

Other No. _____

Was approved on July 17, 2009 by

The Director of Planning and Land Use

The Zoning Administrator


The San Diego Planning Commission

The San Diego County Board of Supervisors

No. Sheets 1

BY Ben R. Baca Chief

Name Title



**Attachment B – Notice of Preliminary Decision of the
Director of Planning & Development Services and
Final Notice of Action of the Planning Commission
Approving a Time Extension for TM-5443**



County of San Diego

MARK WARDLAW
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

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

May 17, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2016-TM-5443TE

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

On the above date, the Director of Planning & Development Services (PDS) adopted this preliminary decision approving Tentative Map Time Extension PDS2016-TM-5443TE. A copy of this Notice of Preliminary Decision will be filed with the Planning Commission as an informational agenda item on May 31, 2019. In the event the Planning Commission takes no action to initiate a public hearing on the preliminary decision, the preliminary decision shall become a final decision of the Planning Commission that is effective immediately.

I, Mark Wardlaw, Director of PDS, San Diego County, State of California, hereby certify that this is a copy of the official document authorizing an amendment to the referenced Tentative Map.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

By:

A handwritten signature in black ink, appearing to read "Mark Slovick", written over a horizontal line.

MARK SLOVICK, DEPUTY DIRECTOR
PLANNING & DEVELOPMENT SERVICES

May 17, 2019

REFERENCE: TENTATIVE MAP TIME EXTENSION PDS2016-TM-5443TE

FINAL NOTICE OF ACTION OF
THE PLANNING COMMISSION APPROVING
A TIME EXTENSION FOR TENTATIVE MAP 5443

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

1. The approval of this Tentative Map expires ~~36 months from the date of this resolution on~~ July 17, 2022 at 4:00 p.m.

APPROVAL OF MAP: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE BOARD OF SUPERVISORS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER (Where specifically indicated, conditions shall also be complied with prior to the approval of any grading or other permits as specified):

The conditions within the Resolution of San Diego County Conditionally Approving Tentative Map No. 5443 dated July 17, 2009 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 be in compliance with the new Municipal Permit regulations. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

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

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

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

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

CONSTRUCTION PERMIT REQUIRED: A Construction Permit and/or Encroachment Permit are required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

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

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

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.223. The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated

pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

cc: Gary Van Eik, 841 Quail Trail, Vista, CA 92081
Rod Bradley, 515 Avenida Encinas, Suite L, Carlsbad, CA 92008

email cc:
Edwin Sinsay, Land Development, Team Leader, PDS
Ashley Smith, Planning Manager, Planning & Development Services

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
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 Se
www.SDCPDS.org

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

AN ADDENDUM TO THE PREVIOUSLY ADOPTED NEGATIVE DECLARATION FOR PURPOSES OF CONSIDERATION OF PDS2016-TM-5443TE

May 31, 2019

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

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

1. To the Project Name add: YORK DRIVE TENTATIVE MAP TIME EXTENSION
2. To the Project Number(s) add PDS2016-TM-5443TE; PDS2016-ER-05-08-019A
3. To the first paragraph add as indicated: The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated May 31, 2019 which includes the following forms attached.
 - A. An Addendum to the previously adopted Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated May 31, 2019.
 - B. An Ordinance Compliance Checklist dated May 31, 2019.
 - C. A Priority Development Project Stormwater Quality Management Plan (SWQMP) prepared by BHA Inc., dated August 29, 2018.



County of San Diego

MARK WARDLAW
DIRECTOR

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

May 31, 2019

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

FOR PURPOSES OF CONSIDERATION OF York Drive Tentative Map Time Extension PDS2016-TM-5443TE, LOG NO. PDS2016-ER-05-08-019A

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted ND:

On July 17, 2009 the Planning Commission of the County of San Diego approved the York Drive Major Subdivision Tentative Map 5443 and adopted a Mitigated Negative Declaration (ND). The adopted ND found the project would have potentially significant effects to Transportation that were clearly mitigated. These effects were determined to be mitigated or avoided to a level below significance. Tentative Map 5443 proposed to subdivide approximately 2.77 acres into 5 residential lots.

2. Lead agency name and address:

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

- a. Contact John Leavitt, Project Manager
- b. Phone number: (858) 498-5448
- c. E-mail: john.leavitt@sdcounty.ca.gov

3. Project applicant's name and address:

Gary Van Eik
841 Quail Trail, Vista, CA 92081

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

Tentative Map 5443 was approved by the Planning Commission on July 17, 2009 with an expiration date of July 17, 2012. Assembly Bill 208 automatically extended the expiration date to July 17, 2014. Assembly Bill 116 automatically extended the expiration date to July 17, 2016. The applicant filed an application for a Time Extension on April 5, 2016. The present permit application would extend the expiration date of the approved Tentative Map by the maximum allowed by the Subdivision Map Act (six years) so that the expiration date would become July 17, 2022.

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

- | | |
|--------------------------|-------------------------------------|
| YES | NO |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The proposed project is a six year Tentative Map Time Extension to the previously approved Tentative Map 5443, which was approved on July 17, 2009. There are no proposed changes to the previously approved project.

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> NONE | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Hazards & Haz Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Transportation/Traffic | | |

DETERMINATION:

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

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

May 31, 2019

Signature

Date

John Leavitt

Printed Name

Project Manager

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

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

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

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

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

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

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

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Aesthetics that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Agriculture and Forestry Resources that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Air Quality that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Biological Resources that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Cultural Resources that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Geology and Soils that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

The proposed project is a six year Tentative Map Time Extension to the previously approved Tentative Map 5443, which authorizes 5 single-family residential lots. The California Air Pollution Control Officers Association (CAPCOA) CEQA Climate Change White Paper (CAPCOA White Paper) dated January 2008 recommends using a 900 metric tons (MT) screening level to determine Greenhouse Gas (GHG) impacts. As stated in the CAPCOA White Paper, 900 MT of GHG emissions are generally produced by a 50-unit single family residential or 70-unit multifamily development. Since the Tentative Map Time Extension is for a 5-unit single family residential development, the project's annual GHG emissions would be expected to be far below the CAPCOA-recommended 900MT screening level and impacts would be less than significant. The proposed Tentative Map Time Extension would not result in significant impacts related to GHG emissions. Further, there are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one of more effects relating to GHG emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Hazards and Hazardous Materials that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

In May 2013, the California Regional Water Quality Control Board (RWQCB) for the San Diego Region reissued a Municipal Separate Storm Sewer System Permit, commonly known as MS4 Permit (Order No. R9-2013-0001; "Permit") to the County and other local jurisdictions in the San Diego area. Among other changes, the Permit lowers the minimum threshold necessary to trigger classification as a Priority Development Project (PDP) and sets forth stricter onsite requirements for stormwater pollutant control and hydromodification management for each of these projects.

A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by BHA Inc. dated August 29, 2018. The SWQMP was reviewed and determined to be acceptable for discretionary approval. The SWQMP is a living document and will be updated at Final Engineering to ensure compliance with the most current storm water requirements.

The proposed six year Tentative Map Time Extension to the previously approved Tentative Map 5443 does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality.

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

YES

NO

In 2011 the San Diego County General Plan Update was approved. The project site's Regional Category, Land Use Designation and Use Regulation were updated at that time. York Drive Tentative Map 5443 conforms to the current Village Regional Category, Village Residential (VR-2) Land Use Designation and the Rural Residential (RR) Use Regulation implemented by the 2011 San Diego County General Plan Update. The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Land Use and Planning that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Mineral Resources that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Noise that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Population and Housing that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Public Services that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken

and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Recreation that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. The proposed Time Extension would not result in any new significant environmental effects to Transportation/Traffic that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension. The payment of the Transportation Impact Fee, required at the issuance of building permits, will also remain in effect.

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

YES

NO

Since the MND for the York Drive Tentative Map 5443 (PDS2005-TM-5443) was adopted, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. AB-52 consultation does not apply since the environmental document for this Time Extension project is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The proposed project is for a time extension only; no changes are proposed for the approved Tentative Map. New Project Facility Availability forms were submitted for the proposed Time Extension. The project site will continue to receive services from previously identified providers. The proposed Time Extension would not result in any new significant environmental effects to Utilities and Service Systems that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

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

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

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

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

YES

NO

As described in this Addendum, there are no changes in the approved York Drive Tentative Map 5443 for the proposed Time Extension, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance.

The proposed Time Extension would not result in any new significant environmental effects that were not previously analyzed in the York Drive Major Subdivision Mitigated Negative Declaration. The proposed Time Extension would not result in a substantial increase in the severity of previously identified significant effects.

All conditions of approval for the York Drive Tentative Map 5443 will remain in effect for the proposed Time Extension.

Attachments

Ordinance Compliance Checklist

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

California Public Resources Code, CPRC, Sections 40000-41956

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

County of San Diego Conservation/Open Space Element of the General Plan

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

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

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

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

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

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

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

Public Resources Code Sections 4290 and 4291

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

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

The Resource Conservation and Recovery Act (RCRA), 1976

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

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

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF
York Drive Tentative Map Time Extension
PDS2016-TM-5443TE**

May 31, 2019

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

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

Discussion:

Per Section 86.603(a) of the Resource Protection Ordinance (RPO), the RPO does not apply to Time Extensions for Tentative Maps.

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

YES NO NOT APPLICABLE

Discussion:

A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by BHA Inc. dated August 29, 2018. The SWQMP was reviewed and determined to be acceptable for discretionary approval. The SWQMP is a living document and will be updated at Final Engineering to ensure compliance with the most current storm water requirements.

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

YES

NO

NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations. Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

The project consists of a five lot subdivision located in the North County Metro area. There are no County Mobility Element (ME) roadways within the vicinity of the project site. The project is adjacent to and takes access from York Drive which is not a ME road. The location of the site is approximately 1,500 feet from Santa Fe Avenue located southwest from the project site. Santa Fe Avenue is the closest ME road to the site. Proposed noise sensitive land uses associated with the residential subdivision are well distanced from all ME roads. The project subdivision demonstrates consistency with the County Noise Element and will meet the exterior noise sensitive land use requirement of 60 dBA CNEL. No noise mitigation measures or noise conditioning were required for the original Tentative Map project.

Attachment D – Ownership Disclosure



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

Record ID(s) PDS2016 - TM - 5443TE

Assessor's Parcel Number(s) 184-012-12

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.

Gary Otto Van Eik

Karen Van Eik

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.

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."

Signature of Applicant

Print Name

Date

GARY O. VAN EIK

3-7-16

--- OFFICIAL USE ONLY ---

SDC PDS RCVD 04-05-16
TM5443TE

