



# CORNERSTONE ENGINEERING

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS

March 18, 2013 (Updated April 25, 2013)

Mr. AMG & Associates, LLC  
16633 Ventura Blvd, Suite 1014  
Encino, CA 91436

Re: Borrego 138 Project Status (TTM 5528)

You have requested a summary of the status of the work done on the Borrego 138 acre tract map in Borrego Springs Ca. Cornerstone Engineering is a licensed California Professional Civil Engineering and Land Surveying firm that has prepared map and engineering drawings and studies (see list attached). The work was all prepared in support of a Tentative Tract Map 5528 and was prepared in close coordination with the County of San Diego Department of Planning and Land Use (DPLU).

We have responded to and addressed every comment letter made by the DPLU. It is our opinion that all the comments have been addressed and the maps and supporting studies are consistent with the zoning and general plan requirements in-place at the time of submittals. We have accessed the county on-line records for these parcels and the General Plan and Zoning designations have not changed since we completed our work. Therefore, the maps and exhibits should still be consistent with the current general plan and zoning.

At the time of our last submittal, we had addressed all comments and issues raised by the county staff.

Regarding a future resubmittal of the project, the maps and drawings should be reused with little need for changes, no more than 5 hours of work to update the title blocks, submittal dates and any references to county standards that would have changed.

Depending on how long the project has been on the shelf, the following studies will need to be updated:

Preliminary Drainage: If the county hydrology manual has been updated (which they do about once every 10 years, the Hydrology Study will have to be updated to the current standard. Approximately \$500

Prelim Flood: Flooding is no longer an issue as it has been mitigated by an agreement to elevate the homes. \$0

Traffic Study: It has been over three years since the traffic study was prepared. It would need to be updated with new traffic counts. The Traffic ADT map would need to be updated. Approximately \$2000

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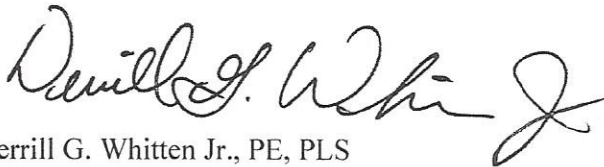
Stormwater Management Plan: The latest version of the County Stormwater Manual actually has reduced requirements on the Borrego Valley because the area does not drain to the Ocean. This plan should remain up to date unless the regional water quality control board changes the standards for inland parts of the county. Approximately \$1000 if necessary.

At this time I would estimate that the current project drawings would need about 5-8 hours of work to update everything.

In terms of the timing for a tentative map approval, the County is obligated to respond to the application within 90 days after receipt of all the necessary information for the application, a copy of which AMG has provided to you. Based on the latest response from the County, we have addressed each of their comments, and therefore, presumably the project would be deemed complete and could be heard by the Planning Commission as soon as County Staff puts the staff report together. The Planning Commission meets once per month. It is important to note that the subject project has been designed and amended to meet all the expectations of the County Engineers/ Planning Staff and the number of lots proposed is permitted according to the current general plan, which was recently amended.

If you have any questions about the work that was done please call me at 661.325.9474 x203.

Sincerely



Derrill G. Whitten Jr., PE, PLS  
Cornerstone Engineering Inc.

Borrego 138  
Studies and Plans

Drawings:

- Preliminary Grading Plans
- Tract map
- Open Space Exhibit
- Traffic ADT map
- Major Use Permit / Plot Plan

Studies:

- Preliminary Flood Study
- Preliminary Drainage Study
- Traffic Impacts
- Stormwater Management Plan