

**A RESOLUTION OF THE
SAN DIEGO COUNTY
BOARD OF
SUPERVISORS
CONDITIONALLY
APPROVING TENTATIVE
MAP PDS2025-TM-5660**

Meeting Date: April 22, 2026(09)
Resolution No.: 26-031

A RESOLUTION OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS
CONDITIONALLY APPROVING TENTATIVE MAP PDS2025-TM-5660

WHEREAS, Tentative Map No. 5660 proposing the division of property located at Country Living Way and Country Club Drive and generally described as:

Lots 74 and 75 of County of San Diego Tract No. 5365-2, in the County of San Diego, State of California, according to the map thereof No. 15889, filed in the Office of the County Recorder of San Diego County, recorded January 18, 2013, File No. 2013-0040291.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on August 4, 2025; and

WHEREAS, on April 22, 2026, the Board of Supervisors of the County of San Diego pursuant to [Section 81.306 of the San Diego County Subdivision Ordinance](#) held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated August 4, 2025, consisting of one sheet (Attached Herein as Exhibit B) pursuant to [Section 81.305 of the County Subdivision Ordinance](#). In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review.

Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A 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 APPROVAL OF ANY PLANS, AND ISSUANCE OF ANY GRADING OR OTHER PERMITS AS SPECIFIED):

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.
- (2) Standard Condition 12: Said conditions apply to riding and hiking trail system improvement. The project is not adjacent, nor near, any planned or proposed facilities in the County's Community Trails Master Plan
- (3) Standard Condition 22: Said conditions apply to a private subsurface sewage disposal system. The project proposes a public sewer system.
- (4) Standard Condition 23.3: Said condition applies to projects that are within the service boundaries of the California Department of Forestry and Fire Protection. This project will be served by the Rancho Santa Fe Fire Protection District.
- (5) Standard Conditions 24: Said condition pertains to subdivisions outside the boundaries of a fire protection agency. This project will be served by the Rancho Santa Fe Fire Protection District.
- (6) 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 Tentative Map shall include the entire area on the Tentative Map and shall not be filled as units or groups of units.

1. **GEN#1–COST RECOVERY**

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

2. **GEN#2 - GRADING PLAN CONFORMANCE**

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, and include all of the following mitigation measures: Air Quality, Cultural Resources, and Noise. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, or PDS, BD for PDS Minor Grading; DPR, TC for Trails; and, PP for Park Improvements] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

3. **PLN#1 - DISCRETIONARY APPROVALS**

INTENT: In order to ensure that the proposed subdivision complies with the required Zoning for the Parcel the following additional discretionary approvals shall be obtained. **DESCRIPTION OF REQUIREMENT:** Obtain approval of Major Use Permit Modification PDS2025-MUP-04-012W1 from the County Planning Commission. **DOCUMENTATION:** The applicant shall apply for and receive approval of the required discretionary approvals referenced above. Upon approval, provide a copy of the approval to the [PDS, PPD] for review and approval of this condition. **TIMING:** Prior to the approval of the Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, PPD] shall review the discretionary approval for compliance with this condition.

4. **NOISE#1– NOISE PROTECTION EASEMENT (N M-5a)**

INTENT: In order to comply with the County of San Diego General Plan, Noise Element and the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, an easement

shall be granted to the County. **DESCRIPTION OF REQUIREMENT:** On the Final Map, the Applicant shall: Grant to the County of San Diego a Noise Protection Easement over the entire area of lots 74, 75, inclusive, of Tentative Map TM5365. This easement is for the mitigation of present and anticipated future excess noise levels on residential uses of the affected parcels. The easement shall require: Prior to the issuance of any building permit for any residential use within the Noise Protection Easement, the Applicant shall:

- a. Complete to the satisfaction of the Director of the DPLU, an acoustical analysis performed by a County-certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan (exterior 60 dB CNEL, interior 45 dB CNEL). Future traffic noise level estimates for Harmony Grove Road must utilize a Level of Service "C" traffic flow for a four-lane Collector road classification that is the designated General Plan Circulation Element buildout roadway classification. Future traffic noise level estimates for Country Club Drive must utilize a Level of Service "C" traffic flow for a Rural Light Collector road classification which is the designated General Plan Circulation Element buildout roadway classification.
- b. Incorporate to the satisfaction of the Director of the DPLU all of the recommendations or mitigation measures of the acoustical analysis into the Project design and building plans. Preliminary analysis indicates that five-to-six foot sound walls may be required as mitigation (Figures 2.3-6 and 2.3-7).

DOCUMENTATION: The noise Protection Easement shall be shown on the Final Map. The applicant shall provide to the Director of the DPLU an acoustical analysis performed by a County-certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan. **TIMING:** Prior to the issuance of any building permit for any residential use within the Noise Protection Easement. **MONITORING:** The PDS shall verify that the recommendations or mitigation measures of the acoustical analysis have been placed on all sets of the building plans and made conditions of its issuance.

5. **ROADS#1–SIGHT DISTANCE**

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

a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in eastbound (EB) direction from the proposed driveway along **Country Living Way** (serving Alley 2) in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

b. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in westbound (WB) direction from the proposed driveway along **Country Living Way** (serving Alley 652) in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

c. 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."

d. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement that physically, there is minimum unobstructed sight distance as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan for the following lots, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

6. **ROADS#2--PRIVATE ROAD EASEMENT**

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

- The Final Map shall show a minimum twenty-four-foot (24') wide onsite private road easement, Alley 1 from Alley 2 to Alley 651.
- The Final Map shall show a minimum twenty-four foot (24') wide onsite private road easement, Alley 2 from Country Living Way (public) to Alley 22.
- The Final Map shall show a minimum twenty-four-foot (24') wide onsite private road easement, Alley 3 from existing private alley to Alley 652.
- The Final Map shall show a minimum twenty-four foot (24') wide onsite private road easement, Alley 652 from Country Living Way (public) to existing Alley 652.

DOCUMENTATION: The applicant shall show the easement(s) on the Final Map. **TIMING:** Prior to approval of the Final Map and prior to the approval of any Improvement plan, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map and Improvement Plan to ensure that the easements are indicated pursuant to this condition.

7. **ROADS#32-PRIVATE ROAD MAINTENANCE AGREEMENT**

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

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to *Country Living Way*, and place a note on the Final Map as to the final title status of said roads.
- c. Access to each lot shall be provided by private road easement not less than twenty-four feet (24') wide (Alley 1 and 3) and not less than twenty feet (20') wide (Alley 2 and 652).

DOCUMENTATION: The applicant shall execute the private road maintenance agreement, to the satisfaction of the Director of PDS, and indicate the ownership on the map as indicated above. **TIMING:** Prior to the recordation of the Final Map for the following lots the agreement shall be executed and the ownership shall be indicated on the map. **MONITORING:** The [PDS, LDR] shall review the executed agreement and the map for compliance with this condition.

8. **ROADS#43–RIGHT OF WAY CONSTRUCTION PERMIT**

INTENT: In order to promote orderly development for public health and safety of the area, and to provide access to the facility, a driveway curb cut shall be installed connecting to **Country Living Way**. **DESCRIPTION OF REQUIREMENT:** Install driveway curb cut in accordance with San Diego Regional Standard Drawing G-14 to the satisfaction of DPW along the westbound and eastbound sides of **Country Living Way**. **DOCUMENTATION:** The applicant shall process and obtain approval of a DPW Right of Way Construction Permit for the driveway connection to the public right of way. The applicant shall provide a copy of the permit, proof of payment, and evidence that all the requirements of the permit have been met, to the [PDS, LDR]. PDS Construction/Road Right of Way Permits Services Section should be contacted at rowpermitcounter@sdcountry.ca.gov or (858)-694-2055 to coordinate departmental requirements. **TIMING:** Prior to approval of any building permits, improve or agree to improve and provide security for the driveway improvements as shown on the approved Tentative Map. **MONITORING:** The [PDS, LDR] shall review the permit for compliance with this condition and [DPW, PDCI] shall verify installation.

9. **ROADS#4–PRIVATE ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Section 81.404, **Alley 1, Alley 2, Alley 3** and **Alley 652** shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the private road easement, **Alley 1, Alley 2, Alley 3** and **Alley 652**

- a. The proposed onsite private road easement, Alley 1 from Alley 2 to Alley 651 shall be graded and improved to a width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the Rancho Sante Fe Fire Protection District.
- b. The proposed onsite private road easement, Alley 2 from Country Living Way (Public) to existing Alley 22 shall be graded and improved to a width of twenty-four feet (24) with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the Rancho Sante Fe Fire Protection District.

- c. The proposed onsite private road easement, Alley 3 from Alley 652 to existing Alley (PVT) shall be graded and improved to a width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the Rancho Sante Fe Fire Protection District.
- d. The proposed onsite private road easement, Alley 652 from Country Living Way (Public) to existing Alley 652 shall be graded and improved to a width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the Rancho Sante Fe Fire Protection District.
- e. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote.
- f. 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.
- g. All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the San Diego County Standards for Private Roads, the Land Development Improvement Plan Checking Manual, and the Rancho Sante Fe Fire Protection District requirements. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

DOCUMENTATION: The applicant shall complete the following:

- h. Process and obtain approval of Improvement Plans to construct *Alley 1, Alley 2, Alley 3* and *Alley 652*
- i. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.408.
- j. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDC].
- k. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

10. **UTILITIES#1–UTILITY IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance, County Code Sec. 81.404, the utilities shall be undergrounded. **DESCRIPTION OF REQUIREMENT:** All new and existing utility distribution facilities, including cable television lines, shall be placed underground. All utility installations shall be completed before surfacing the streets and installing concrete curbs, gutters, and sidewalks. All new utility distribution facilities, including cable television lines, shall be placed underground. All utility installations shall be completed before surfacing the streets and installing concrete curbs, gutters and sidewalks. This is not intended to include undergrounding of existing overhead utilities. **DOCUMENTATION:** The applicant shall obtain the letters and submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to the recordation of the Final Map, the improvements shall be completed as indicated above. Processing the securities can take up to 2 months, so the applicant should initiate the process at least two months before the anticipated map approval date. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements.

11. **DRNG#1–ONSITE & OFFSITE DRAINAGE IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance County Code Section 81.403 and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801

et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for storm drain improvements and various storm drain line connections from on-site storm drain facilities to the public storm drain system.

- a. Improve and construct storm drain improvements and related storm drain line of adequate size from proposed Lot F, whichever is required by the County of San Diego, Director of DPW and/or PDS. Any required storm drain pipeline shall be installed with a suitable material as specified. Access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. If publicly maintained, such easement shall be improved and aligned to the satisfaction of the County of San Diego, Director of DPW and/or PDS.
- b. Improve and construct storm drain line of adequate size and connection to the existing curb inlet from proposed Lot H, whichever is required by the County of San Diego, Director of DPW and/or PDS. Any required storm drain pipeline shall be installed with a suitable material as specified. Access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. If publicly maintained, such easement shall be improved and aligned to the satisfaction of the County of San Diego, Director of DPW and/or PDS.
- c. Improve and construct storm drain line of adequate size and connection to the existing curb inlet from proposed Lot C, whichever is required by the County of San Diego, Director of DPW and/or PDS. Any required storm drain pipeline shall be installed with a suitable material as specified. Access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. If publicly maintained, such easement shall be improved and aligned to the satisfaction of the County of San Diego, Director of DPW and/or PDS.
- d. Improve and construct storm drain line of adequate size and connection to the existing cleanout on the proposed Lot A, whichever is required by the County of San Diego, Director of DPW and/or PDS. Any required storm drain pipeline shall be installed with a suitable material as specified. Access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. If publicly maintained, such easement shall be improved and aligned to the satisfaction of the County of San Diego, Director of DPW and/or PDS.

- e. All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, Community Trails Master Plan, Park Land Dedication Ordinance (County Code Section 810.102 et. seq.), County Flood Damage Protection Ordinance No. 10091 (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual.

DOCUMENTATION: The applicant shall complete the following:

- f. Process and obtain approval of Improvement Plans to improve storm drain improvements and various storm drain line connections from on-site storm drain facilities to the public storm drain system.
- g. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.404 (a)(2).
- h. Pay all applicable inspection fees with [DPW, PDCI].
- i. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map for the following lots the Grading and/or Improvement plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map. **MONITORING:** The [PDS, LDR], [DPR, TC] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

12. **DRNG#2–DRAINAGE EASEMENT**

INTENT: In order to prevent future development in the floodplain and to comply with the County Flood Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., a drainage easement shall be dedicated on the Final Map, if required. **DESCRIPTION OF REQUIREMENT:** If required by the Directors of DPW and PDS dedicate a drainage easement to the County of San Diego encompassing all public drainage improvements and dedicate an access

easement to each drainage system maintenance access point not directly accessible from a public roadway. **DOCUMENTATION:** The applicant shall dedicate a drainage easement to the County of San Diego on the Parcel Map as indicated above. **TIMING:** Prior to the approval of the Final Map, the easement shall be dedicated on the map. **MONITORING:** The [PDS, LDR] shall verify that the drainage easement has been dedicated on the map. The [PDS, LDR] shall accept the easement.

13. **ROADS#5–ENCROACHMENT REMOVAL FROM RIGHT OF WAY**

INTENT: In order to promote orderly development for public health and safety of the area and to comply with County Code Section 71.601 through 71.613, the existing encroachments to the right of way shall be removed or permitted. **DESCRIPTION OF REQUIREMENT:** Unless otherwise permitted through a DPW Right of Way Encroachment Permit with Encroachment Maintenance and Removal Agreement (EMRA), the proposed portions of underground pipelines from stormwater basins and other encroachments within the *Country Living Way* public right of way fronting the subdivision shall be removed. **DOCUMENTATION:** The applicant shall either provide the following:

- a. Remove the existing physical encroachments as indicated above, provide site photos after the removal, and provide a statement from a California Registered Engineer, or licensed surveyor that the physical barrier has been removed as indicated above.

OR

- b. The applicant shall process and obtain approval of a DPW Right of Way Encroachment Permit with EMRA to permit the existing encroachments into the right of way. PDS Construction/Road Right of Way Permits Services Section should be contacted at rowpermitcounter@sdcounty.ca.gov or (858)-694-2055 to coordinate departmental requirements.

TIMING: Prior to Final Map application initial submittal and recordation of the Final Map, the documentation for encroachment removal or the DPW Right of Way Encroachment Permit with EMRA shall be issued. **MONITORING:** The [PDS, LDR] shall review the documents for compliance with this condition. [DPW, PDCI] shall verify removal, if applicable.

14. **STRMWTR#1–STORMWATER FACILITIES MAINTENANCE AGREEMENT**

INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance (County Code Section 811), and the County Watershed Protection Ordinance (WPO) No.10410 (County Code Section 67.801 et. seq.), the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

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

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

15. **STRMWTR#2–STORMWATER MAINTENANCE DOCUMENTATION**

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

Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

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

16. **STRMWTR#3–EROSION CONTROL**

INTENT: In order to Comply with all applicable stormwater regulations, the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2022-0057-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Quality Management Plan (SWQMP) and Erosion Control Plan including, but not limited

to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

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

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

17. **ROADS#6–PAVEMENT CUT POLICY**

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

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan Area Land Use Designation of the Harmony Grove Village Specific Plan within the Elfin Forest and Harmony Grove Subarea Plan because it proposes a subdivision of land and future development will be subject to comply 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 twenty-eight new lots that meet the minimum lot size requirements, ranging from 0.01 acres to 0.68 acres in the Village Center and Planning Area 1 Land Use designations;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Elfin Forest and Harmony Grove Subarea 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 subdivision because the lots are located in an existing undeveloped area, and the lots located in the Village Center and Planning Area 1 are appropriately sized to support residential and live/work development;
5. The site is physically suitable for the proposed subdivision because all public facilities are available to serve the subdivision. The project has received service availability forms for water, sewer, schools and fire.
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 CEQA Section 15162 & 15164 addendum, dated October 16, 2025, to a previously certified Environmental Impact Report dated February 7, 2007;
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

9. 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;
10. The discharge of sewage waste from the subdivision into the Harmony Grove Village Wastewater 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;
11. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
12. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

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

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with [Section 81.507 of the Subdivision Ordinance](#).
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision required by [Section 81.401\(m\) of the Subdivision Ordinance](#).
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.

- ☒ The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.

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

STORMWATER 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.

NOISE ORDINANCE COMPLIANCE: In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), noise generating equipment and project related noise sources associated with the future use and discretionary actions shall be subject to further noise evaluation. The owner or applicant of the project shall demonstrate that the proposed project complies with the sound level limits pursuant to the Noise Ordinance Section 36.404 and the General Plan Noise Elements.

LOW IMPACT DEVELOPMENT NOTICE: The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

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

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See

link below: <http://www.sdcountry.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 excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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. Linea Del Cielo (ME Route # SC 1524/S-8) is shown as a 2.2F Light Collector Road on the Mobility Element of the County General Plan. 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.

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES

INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: 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.

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

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with [Section 81.310 of the Subdivision Ordinance](#) and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no

grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

APPROVED AS TO FORM & LEGALITY
Damon M. Brown County Counsel
By: Justin Crumley, Supervising Deputy County Counsel

SAN DIEGO COUNTY
STANDARD CONDITIONS FOR
TENTATIVE SUBDIVISION MAPS

DOCUMENT NUMBER 740858(a))
APPROVED BY THE BOARD)
OF SUPERVISORS, JUNE 16, 2000)

Unless specifically waived in the Resolution of Approval applicable to a specific Tentative Map, all Tentative Subdivision Maps shall be approved subject to the following Standard Conditions.

PLANS AND SPECIFICATIONS

1. The subdivider shall submit plans and specifications for improvements of all public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage channels to the Department of Public Works for approval.

(Street Improvement and Access)

2. Street alignments and grades, including the change of any existing or proposed street alignment and grade, shall be as required by the Director of Public Works. [DPW - Development Review Section]
3. The exact depth of imported base material shall be based on soil tests which have been approved by the Director of Public Works. [DPW - Development Review Section]
4. Sight distance requirements at all street intersections shall conform to the intersectional sight distance criteria of the Public Road Standards of the Department of Public Works. [DPW - Development Review Section]
5. If the improvement plans show a need to excavate in any public road right-of-way, the developer shall place a cash deposit with the Director of Public Works to ensure that any damage to the existing roadway is repaired in a timely manner. [DPW - Development Review Section]
6. The subdivider shall construct, or agree to construct, the public improvements and private road improvements shown on the improvement plans as approved by the Director of Public Works. [DPW - Development Review Section]
7. Streets shown on the Tentative Map are to be given street names approved by the Street Names Section of the Department of Planning and Land Use and the subdivider shall install all street name signs as part of the subdivision street improvements. If the subdivider desires site addresses for the lots created by

the subdivision, the subdivider is to furnish a true scale Final Map to the Street Names Section. Said map is to show driveway locations for all lots and street names for all streets. [DPW - Development Review Section]

8. All new and existing utility distribution facilities, including cable television lines, within the boundaries of the subdivision or within any half street abutting the subdivision, shall be placed underground in accordance with section 81.403(a)(6), of the Subdivision Ordinance. The subdivider is responsible for complying with the requirements of this condition, and shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities. The subdivider shall either provide the Director of Public Works with documentation from a licensed cable television operator stating cable television service is available, or with documentation that the Cable Television Review Commission has reported that no licensed cable television operator is willing and able to provide service to the subdivision. [DPW - Development Review Section]
9. The installation (if required) of all gas, electric, sewer, and water lines and any other below surface utilities is to take place before the installation of any concrete curbs, gutters, sidewalks and the surfacing of the streets. [DPW - Development Review Section]
10. The subdivider shall construct to the satisfaction of the Director of Public Works, a public street lighting system that complies with the following conditions: [DPW - Development Review Section]
 - a. All fixtures shall use a low pressure sodium vapor light source.
 - b. Deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to:
 - Energize, maintain and operate the street lighting system until tax revenues begin accruing from the subdivision for those purposes.
 - 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.
11. Condominium units or a planned development are to be created as a result of the subdivision and the following conditions shall apply: [DPW - Development Review Section]

TM Standards

- 3 -

- a. Minimum unobstructed private road width (face to face of curb) shall be 24 feet.
 - b. Private road structural section shall be a minimum of two inches of asphalt concrete over four inches of approved base. Grades shall be a minimum of 1.0 percent and a maximum of 15 percent and designed to drain the surface water properly. Adequacy of the structural section and surface drainage shall be inspected and certified by the Director of Public Works.
 - c. Property owners shall agree to preserve and save harmless the County of San Diego and each officer and employee thereof from any liability or responsibility for any accident, loss or damage to persons or property, happening or occurring as the proximate result of any of the work undertaken to complete this work, and that all of said liabilities are hereby assumed by the property owner. Hold harmless forms are available from the Department of Public Works.
 - d. The applicant shall deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private improvements.
12. If dedicated, or if shown as nontitle information on the Final Map, improve the Riding and Hiking Trail system to the following design standards to the satisfaction of the Director of Public Works: [DPW - Development Review Section]
- a. The trail shall contain a minimum eight feet of tread width with drainage structures as necessary.
 - b. The trail surface shall consist of the native soil; where the soil is highly erosive or will not support the traffic, a tread surfacing material such as decomposed granite, which will blend with the natural environment, shall be provided.
 - c. Trail gradients shall not exceed 15 percent. Where natural grades exceed 15 percent, sufficient width for switchbacks shall be provided to accommodate a 15 percent gradient trail.
 - d. Trails shall intersect roads at approximately 90 degree angles.
 - e. The trail system shall be continuous through the subdivision.

TM Standards

- 4 -

- f. Points where the trail exits the subdivision shall be coordinated with existing or planned trail locations on adjacent property.
- g. Off-road vehicle barriers shall be constructed whenever there is a break in a fence line that would allow vehicle access. (Department of Public Works will provide specifications.)
- h. Trail marker signs, as approved by the Director of Public Works, shall be installed at trail entrances to provide identification.

(Drainage and Flood Control)

- 13. The subdivider shall provide for a drainage system capable of handling and disposing of all surface water originating within the subdivision and all surface water that may flow onto the subdivision from adjacent lands. Said drainage system shall include any easements and structures required by the Director of Public Works to properly handle the drainage and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance. [DPW - Development Review Section]
- 14. The subdivider shall provide for the improvement of all drainage easements by culvert or drainage channel of adequate size, whichever is required by the Director of Public Works. Any required drainage channel shall be lined with a suitable material as specified by the Director of Public Works. All such drainage easements shall be monumented along property lines at locations approved by the Director of Public Works. An access easement shall be provided to each drainage system maintenance access point not directly accessible from a public roadway. Such access easement is to be improved, fenced and aligned to the satisfaction of the Director of Public Works. [DPW - Development Review Section]
- 15. Portland cement concrete cross gutters or culverts shall be installed where water crosses the roadways. [DPW - Development Review Section]
- 16. Each building lot shall have a flood-free site for a residence. The building site shall be safe from the flood peak of a 100-year frequency storm. [DPW - Development Review Section]
- 17. An adequate energy dissipator shall be constructed at the outlet of the storm drain or verification shall be provided that such improvement is not needed. [DPW - Development Review Section]
- 18. Hydrology and hydraulic calculations for determining the storm system design with water surface profile and adequate field survey cross section data shall be

provided satisfactory to the Director of Public Works or verification shall be provided that such calculations are not needed. [DPW - Development Review Section]

(Grading Plans)

19. A grading permit is required and the subdivider shall comply with the following conditions prior to the issuance of such permit: [DPW - Development Review Section]
 - a. The subdivider shall submit grading plans, a permit application and all fees and deposits to the County Department of Public Works. Grading plans shall be approved prior to or concurrently with the approval of the Improvement Plans.
 - b. The grading plan shall contain a certificate signed by a registered civil engineer that the grading plan has preserved a minimum of one hundred square feet of solar access for each lot created by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance.
 - c. The subdivider shall deposit with the County Department of Public Works \$200.00 at the time the lot grading plan or improvement is submitted. The deposit will be made with whichever plan is first submitted. Said deposit shall be used to cover the cost of site inspection by a County geologist to determine whether any geologic hazard exists and, if such is found, to review the geologic report prepared by the developer's engineering geologist. The developer shall reimburse the County Department of Public Works for any cost in excess of the deposit prior to recording the Final Map. Any unused portion of the deposit will be refunded.
 - d. Obtain a sewer commitment if the subdivision is to be served by public sewer from a County Sanitation District. Such commitment shall only be issued when all conditions in the Resolution of Approval have been satisfied, the Final Map, grading plan and improvement plan have been approved by the Department of Public Works and all fees and deposits paid and improvement security posted.
 - e. If condominium units or a planned development are proposed, finished grading shall be certified by a registered Civil Engineer and inspected by the Director of Public Works for drainage clearance. [Approval of rough grading does not certify finished grading because of potential surface drainage problems that may be created by landscaping accomplished

after rough grading certification.] If a grading permit is not required for the planned development/ condominium site, a registered Civil Engineer's certification for drainage clearance shall still be required.

FAIR HOUSING

20. Submit to the Department of Public Works a letter from the Department of Housing and Community Development or its agent stating its approval of an affirmative fair housing marketing plan. [DPLU - Community Planning Division]

SANITATION

21. The subdivision will be served by a public sewer system and the following conditions shall apply: [DPLU - Community Planning Division]

Sewer Providing Agency

- a. Obtain the commitment of the applicable County sanitation district or independent sewer providing agency, to reserve facility capacity for all buildings/lots within the subdivision and obtain the approval of said agency of the plans and specifications for the installation of such public sewer system. If served by a County Sanitation District, such commitment shall only be issued when all conditions in the Resolution of Approval have been satisfied, the Final Map, grading plans and improvement plans have been approved by the Department of Public Works, and all fees and deposits paid and improvement security posted.

Commitment from the applicable agency shall be in the form of either of the following:

- (1) A written statement, issued no more than three months prior to the date of approval of the Final Map by the Board of Supervisors, certifying that a two-year commitment to reserve facility capacity for all lots within the subdivision has been given; or,
- (2) In cases where the applicable agency has facilities under construction, a written statement, issued no more than three months prior to the date of the approval of the Final Map by the Board of Supervisors, certifying that:
 - (a) The agency has facilities under construction;
 - (b) All permits required for the construction of said facilities have been obtained; and

- (c) For a period of at least two years following completion of the facility improvements, said agency commits to reserve facility capacity for all lots within the subdivision.
 - b. The subdivider shall install or agree to install a sewer system as a subdivision improvement. Sewer and water lines shall not be laid in the same trench.
 - c. If all or part of the subdivision that is to be served by a public sewer system is located outside of the boundaries of the sewer providing agency, then the subdivider shall cause that portion of the subdivision that is to be sewerred to be annexed to said agency.
 - d. If the sewer commitment terminates before the Board of Supervisors Final Map approval, the Department of Health Services will deny application(s) for individual subsurface sewage disposal system(s) within this subdivision, unless a Resolution Amendment has been obtained from the Director of Planning and Land Use, Planning and Environmental Review Board, Planning Commission or Board of Supervisors which approves individual subsurface sewage disposal systems for this subdivision.
- 22. Private subsurface sewage disposal systems have been approved for the subdivision, and the following conditions shall apply: [DHS - Environmental Health Services, Land Use]
 - a. Prior to its approval by the Board of Supervisors, the Final Map shall be reviewed by the Department of Health Services to ensure the same lot design, location and lot numbers as the approved Tentative Map.
 - b. Prior to approval of the Final Map by the Board of Supervisors, all subdivision improvement and/or grading plans shall be reviewed by the Department of Health Services. Plans should include the location of proposed water lines and drainage control systems through or along proposed lots.
 - c. Prior to approval of the Final Map by the Board of Supervisors, the subdivider is to pay off all existing deficit accounts associated with the processing of this application to the satisfaction of the Department of Health Services.
 - d. The subdivider shall have approved by the Department of Health Services individual subsurface sewage disposal systems for all lots including grading plans for such lots if grading is required.

WATER SUPPLY

23.1. The subdivision is to be connected to a public water system and the following conditions shall apply: [DPLU - Community Planning Section]

Water Providing Agency

- a. Obtain the commitment of the water providing agency to reserve facility capacity for all buildings/lots within the subdivision and obtain the approval of said agency of the plans and specifications for the installation of such public water system.

Commitment from the applicable agency shall be in the form of any of the following:

- (1) A written statement, issued no more than three months prior to the date of the approval of the Final Map by the Board of Supervisors, certifying that a two-year commitment to reserve facility capacity for all lots within the subdivision has been given; or,
 - (2) In cases where the applicable agency has facilities under construction, a written statement issued no more than three months prior to the date of approval of the Final Map by the Board of Supervisors certifying that:
 - (a) The agency has facilities under construction;
 - (b) All permits required for the construction of said facilities have been obtained; and
 - (c) For a period of at least two years following completion of the facility improvement said agency commits to reserve facility capacity for all lots within the subdivision; or,
 - (3) In cases where a majority of the territory served by the water providing agency is located with a city, a statement from the water providing agency, the form and terms of which shall be approved by the Director of Planning and Land Use.
- b. The subdivider shall install or agree to install a water system as a subdivision improvement. Water and sewer lines shall not be placed in the same trench.

TM Standards

- 9 -

- c. If all or part of the subdivision is located outside of the boundaries of the water providing agency, the subdivider shall cause all of the land within this subdivision to be annexed to said agency.

FIRE SUPPRESSION

Fire Protection Agency

- 23.2 The subdivider shall submit a letter from the applicable fire protection agency stating its satisfaction with the type and location of fire protection improvements and the minimum required water flow in gallons per minute, together with a letter from the applicable water service agency that the fire protection agency's minimum required water flow will be available to serve the site or verification shall be provided that such improvements are not needed. [DPLU - Community Planning Division]
- 23.3 The subdivider shall submit a letter from the California Department of Forestry and Fire Protection stating that all its conditions have been met. [DPLU - Community Planning Division]
24. The subdivision is outside the boundaries of a fire protection agency and the subdivider shall cause either a letter to be filed with and approved by the Local Agency Formation Commission, requesting annexation of the area included on the Final Map to the applicable fire protection agency, OR the formation of a County Service Area for fire protection services, OR the subdivider shall demonstrate that adequate fire protection services are available satisfactory to the Director of Planning and Land Use. [DPLU - Community Planning Division]

FINAL MAP RECORDATION

(Miscellaneous)

25. The Final Map shall show that all lots within the subdivision have a minimum 100 square feet of solar access for each future building unit allowed by this subdivision pursuant to Section 81.401(n) of the Subdivision Ordinance. [DPLU - Community Planning Division]
26. The Final Map shall show the dedication of all on-site drainage easements, including easements for access thereto, and show monumentation for such easements, as required by the Director of Public Works, or verify that no easements are required. [DPW - Map Processing]
27. The Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

- 27.1 Final Maps may be filed as units or groups of units, provided that there will be a minimum three week interval between approval of each Final Map. Lot design on the Final Map shall be in substantial conformance to that shown on the Tentative Map. Lot 1 shall be in Unit 1 and the lot number sequencing shall correspond with unit sequencing. The highest numbered lot shall be in the last unit. [DPLU - Community Planning Division]
28. The subdivider shall accomplish the following prior to approval of the Final Map by the Board of Supervisors.
- a. Provide the County Department of Public Works with standard forms approved by the Director of Planning and Land Use stating that the applicable agency or agencies have provided commitment to the site for such public facilities that are required for the subdivision (including but not necessarily limited to, water and sewer services). [DPLU - Community Planning Division]
 - b. Provide the County Department of Public Works with a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: (a) they have received from the developer a copy of the proposed map; (b) they object or do not object to the filing of the map without their signature; (c) in case of a street dedication affected by their existing easement, they will sign a "subordination certificate" or "joint-use certificate" on the map when required by the governing body. In addition, the subdivider shall furnish proof to the satisfaction of the Director of Public Works that no new encumbrances have been created that would subordinate the County's interest over areas to be dedicated for public road purposes since submittal of the tentative map. [DPW - Map Processing]
 - c. Grant to the appropriate agency by recorded document all required off-site easements and all on-site water main easements that serve fire hydrants or furnish a letter from said agency that none are required. [DPW - Map Processing]
 - d. Provide the County Department of Public Works with evidence that any offer of dedication or grant of right-of-way shall be free of all encumbrances or subordinated at the time of recordation of the Final Map. [DPW - Map Processing]
 - e. If the subdivider does not have the real property rights necessary for public access or the construction of required improvements, he/she shall request the Board of Supervisors to direct County staff to begin eminent domain proceedings for acquisition of said property rights in accordance

with Board Policy J-33. The developer shall agree to pay full County costs of eminent domain proceedings, including all easement costs. The developer shall also agree to construct required improvements within said easement. [DPW - Map Processing]

- f. Pay off all existing deficit accounts associated with processing this application to the satisfaction of the Department of Planning and Land Use, the Department of Public Works and the Department of Health Services prior to docketing the Final Map with the Clerk of the Board of Supervisors. [DPLU - Administrative Services Section, DHS - Environmental Health Services, Land Use]

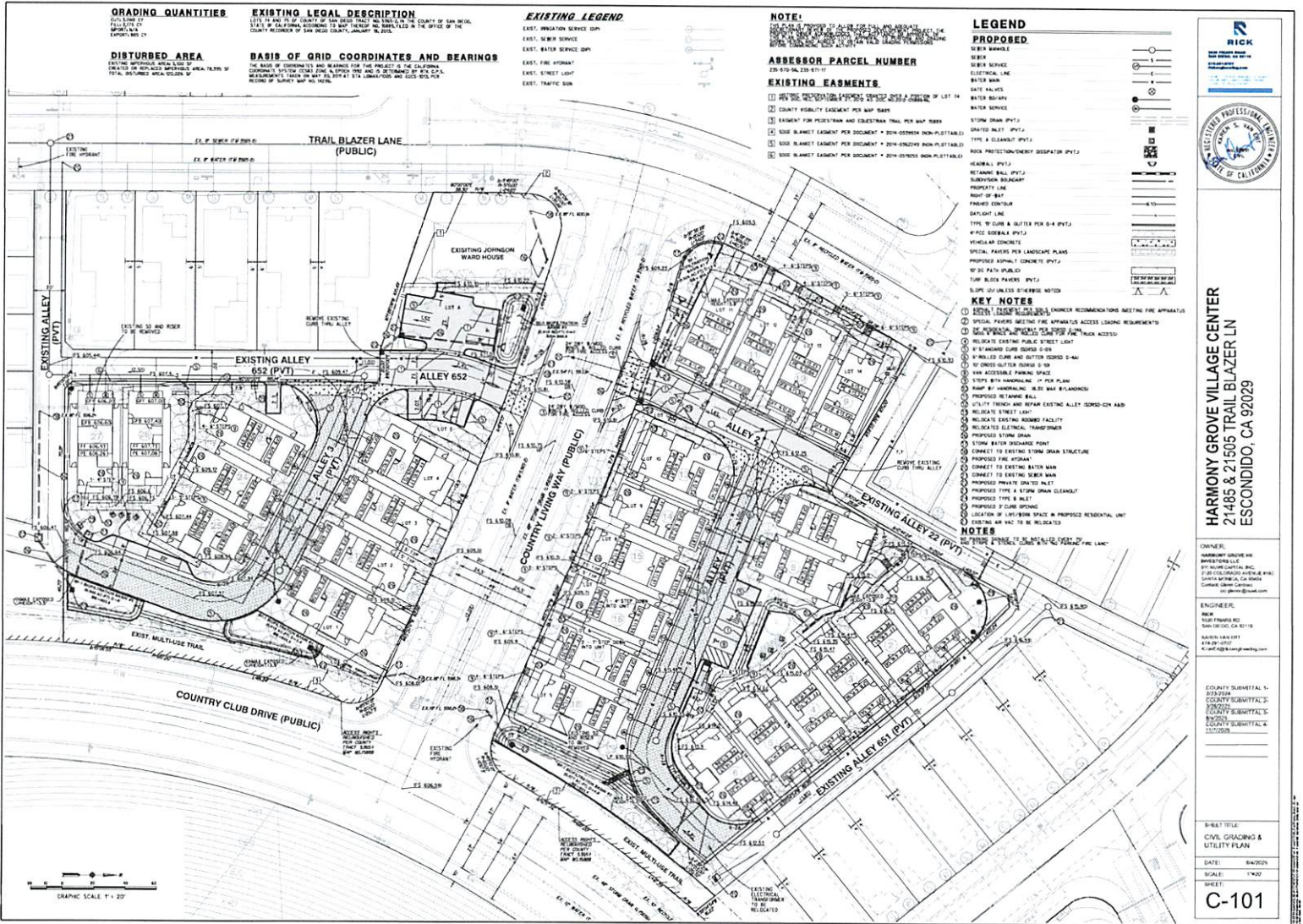
INTERPRETATION OF CONFLICTING CONDITIONS

29. Where a conflict exists between the documents associated with the approval of a Tentative Subdivision Map the order of controlling precedence shall be:
 - a. The Specific Conditions of the Resolution of Approval as approved by the Planning and Environmental Review Board, the Planning Commission or the Board of Supervisors.
 - b. The Tentative Map as approved by the Planning and Environmental Review Board, Planning Commission or the Board of Supervisors.
 - c. The Standard Conditions.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Diego, State of California, this 16th day of June, 2000, Resolution No. 00-199.

AUTHOR\APCONBF1-0601;tf

**Exhibit B - Preliminary
Grading and
Improvement Plan**



HARMONY GROVE VILLAGE CENTER
 21485 & 21505 TRAIL BLAZER LN
 ESCONDIDO, CA 92029

OWNER:
 HARMONY GROVE INC
 8700 ALVARADO, INC.
 20000 CALIFORNIA ST. #100
 SANTA MONICA, CA 90405
 Contact: John Carney
 jcarney@harmgrove.com

ENGINEER:
 RICK ASSOCIATES, INC.
 20000 CALIFORNIA ST. #100
 SANTA MONICA, CA 90405
 Contact: John Carney
 jcarney@harmgrove.com

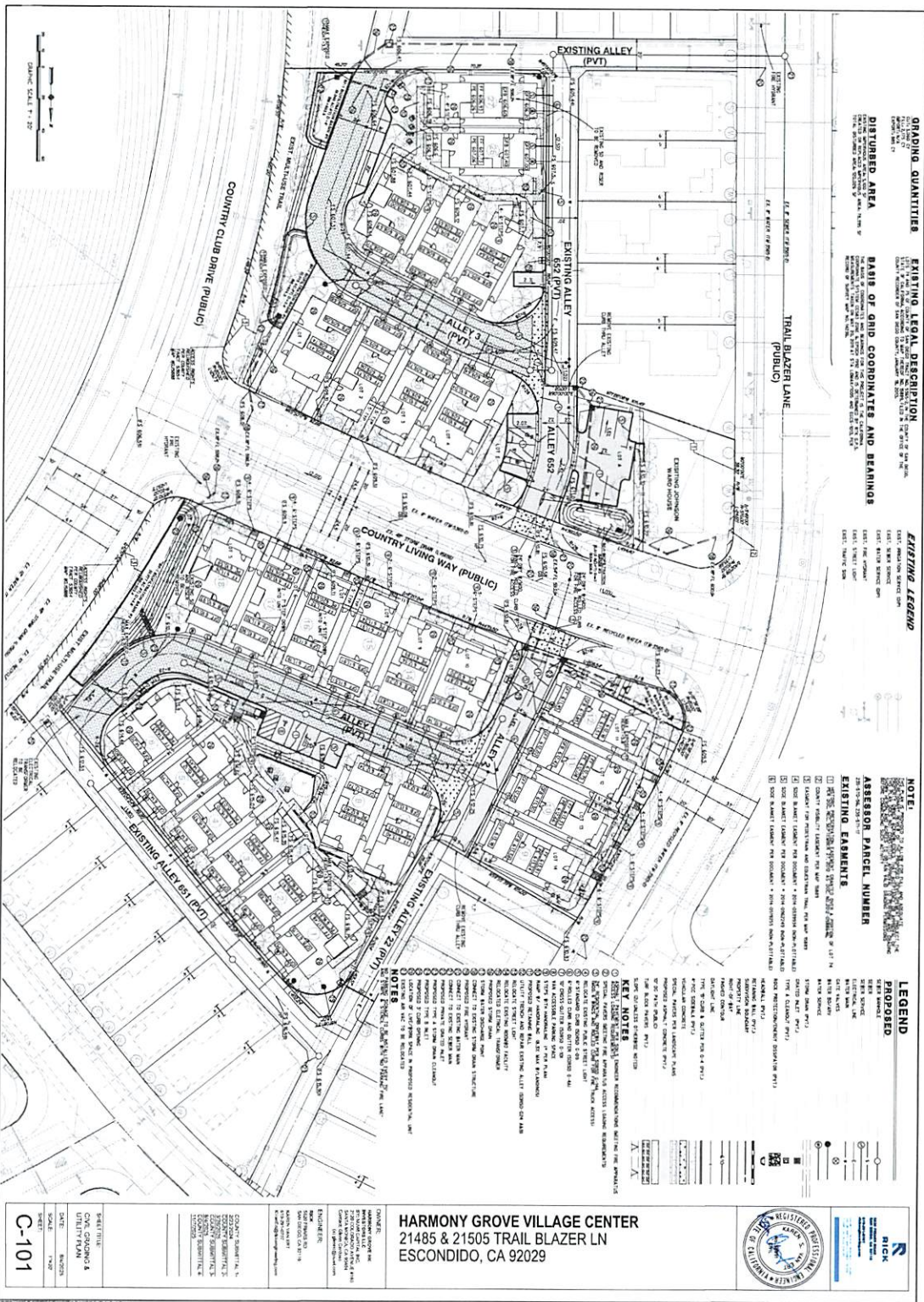
COUNTY SUBMITTAL 1:
 03/20/20
 COUNTY SUBMITTAL 2:
 03/20/20
 COUNTY SUBMITTAL 3:
 03/20/20
 COUNTY SUBMITTAL 4:
 03/20/20

SHEET TITLE:
 CIVIL GRADING &
 UTILITY PLAN

DATE: 04/20/20
 SCALE: 1"=40'
 SHEET:
C-101

EXHIBIT C - Grading Plan

EXHIBIT C



GRADING QUANTITIES
 EXISTING LEGAL DESCRIPTION
 BASIS OF GRID COORDINATES AND BEARINGS

EXISTING LEGEND

NOTE
 ASSESSOR PARCEL NUMBER
 EXISTING EASEMENTS

LEGEND
 PROPOSED

- 1. ROAD RIGHT-OF-WAY (R.O.W.)
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- 100. ROAD RIGHT-OF-WAY (R.O.W.)

HARMONY GROVE VILLAGE CENTER
 21485 & 21505 TRAIL BLAZER LN
 ESCONDIDO, CA 92029

REGISTERED PROFESSIONAL ENGINEER
 RICHARD R. RICH
 10000 RICHMOND BLVD., SUITE 100
 ESCONDIDO, CA 92029
 (760) 941-1111

PROJECT TITLE:
 CIVIL GRADING & UTILITIES PLAN

DATE:
 10/20/2023

SCALE:
 C-101

ON MOTION of Supervisor Desmond, seconded by Supervisor Lawson-Remer, the above Resolution was passed and adopted by the Board of Supervisors, County of San Diego, State of California, on this 22nd day of April 2026, by the following vote:

AYES: Aguirre, Anderson, Lawson-Remer, Montgomery Steppe, Desmond

- - -

STATE OF CALIFORNIA)
County of San Diego) §

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

ANDREW POTTER
Clerk of the Board of Supervisors

By: 

Janelly Valdivia, Deputy



Resolution No. 26-031
Meeting Date: 04/22/2026 (09)