



County of San Diego

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General • (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

VINCE NICOLETTI
DIRECTOR

April 21, 2026

To: Board of Supervisors Communications Received

NOTIFICATION OF REVIEW AND APPROVAL OF FINAL MAP APPLICATION

County of San Diego Tract No. 5650-1

The Director of Planning & Development Services is reviewing a Final Map application for approval. The Final Map, County Tract No. 5650-1, is in the Alpine Community Plan Area.

Per San Diego County Code of Regulatory Ordinances Section 81.502, approval or disapproval of the Final Map will occur within ten (10) days, following the meeting of the Board of Supervisors. Approval or disapproval of the Final Map may be appealed to the Board within ten (10) days of the Director's decision.

PROJECT DESCRIPTION

This is a request for the Director of Planning & Development Services to review and approve the Final Map for County of San Diego Tract No. 5650-1.

Honey Hill Condo is a condominium conversion subdivision consisting of 17 residential units, on 4.17 acres. The project is located on the south side of Honey Hill Ranch Road, east of Suncrest Vista Lane, within the Alpine Community Planning Area within the unincorporated San Diego County.

For any additional information, please contact Jacob Armstrong, Land Development Chief, in Planning & Development Services, at 619-756-2463 and/or by e-mail at Jacob.Armstrong@sdcounty.ca.gov.

Attachment A

Final Map

COUNTY OF SAN DIEGO TRACT NO. TM 5650-1

SHEET 1 OF 4 SHEETS

OWNER'S CERTIFICATE:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

WE HEREBY RELINQUISH AND WAIVE THE ACCESS RIGHTS FROM LOT 1 IN AND TO SUNCREST VISTA LANE AND TO HONEY HILL RANCH ROAD. EXCEPT AT ACCESS OPENINGS NO. 1 AS SHOWN ON SAID MAP.

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, CONTAINING A MAXIMUM OF 17 RESIDENTIAL DWELLING UNITS AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT.

HONEY HILL ALPINE, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY, AS OWNER


GREGG HAMANN, CEO

ZIONS BANCORPORATION, N.A., DBA CALIFORNIA BANK & TRUST AS BENEFICIARY UNDER DEED OF TRUST RECORDED JANUARY 22, 2021 AS INSTRUMENT NO. 2021-0051789 OF OFFICIAL RECORDS.

BY:  Executive Vice President
NAME Robert Hultersham TITLE

BY: _____
NAME TITLE

SIGNATURE OMISSION:

THE SIGNATURE OF THE FOLLOWING PARTIES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED NOVEMBER 20, 1928 IN BOOK 1561 OF DEEDS, PAGE 5.

SAN DIEGO GAS & ELECTRIC COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED APRIL 24, 1951 IN BOOK 4071, PAGE 63 OF OFFICIAL RECORDS.

PADRE DAM MUNICIPAL WATER DISTRICT, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES, RECORDED OCTOBER 18, 2018 AS DOCUMENT NO. 2018-0433725 OF OFFICIAL RECORDS.

COUNTY OF SAN DIEGO, HOLDER OF AN EASEMENT FOR COUNTY HIGHWAY, RECORDED SEPTEMBER 6, 2019 AS DOCUMENT NO. 2019-0386167 OF OFFICIAL RECORDS.

SAN DIEGO COUNTY SANITATION DISTRICT, HOLDER OF AN EASEMENT FOR SEWER, RECORDED FEBRUARY 5, 2021 AS DOCUMENT NO. 2021-0091853 OF OFFICIAL RECORDS.

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. SEE PARCEL B OF CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 21, 1991 AS INSTRUMENT NO. 91-77802 OF OFFICIAL RECORDS.

SUBDIVISION GUARANTEE BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. NHSC-7146075

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON November 3, 2025 BEFORE ME, Naomi Cardenas, NOTARY PUBLIC, PERSONALLY APPEARED GREGG HAMANN WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:


NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: Naomi Cardenas

PRINCIPAL COUNTY OF BUSINESS: San Diego

COMMISSION EXPIRES: Feb. 17, 2028

COMMISSION NO. OF NOTARY: 2482142

BOND AND ASSESSMENT CERTIFICATE:

WE, COUNTY TREASURER-TAX COLLECTOR OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND DIRECTOR OF PUBLIC WORKS OF SAID SAN DIEGO COUNTY, HEREBY CERTIFY THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS OR BONDS WHICH MAY BE PAID IN FULL, SHOWN BY THE BOOKS OF OUR OFFICES, AGAINST THE TRACT OR SUBDIVISION OR ANY PART THEREOF SHOWN ON THE ANNEXED MAP AND DESCRIBED IN THE CAPTION THEREOF.

DAN MCALLISTER
COUNTY TREASURER-TAX COLLECTOR

BY: _____
DEPUTY

DATE: _____

MARISA K. BARRIE
DIRECTOR OF PUBLIC WORKS

BY: _____
FOR DIRECTOR

DATE: _____

NOTARY'S ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON November 5, 2025 BEFORE ME, M. Jasieniecki, NOTARY PUBLIC, PERSONALLY APPEARED Robert Hultersham AND _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/THEY) EXECUTED THE SAME IN (HIS/HER/THEIR) AUTHORIZED CAPACITY(IES), AND THAT BY (HIS/HER/THEIR) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:


NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: M. Jasieniecki

PRINCIPAL COUNTY OF BUSINESS: San Diego

COMMISSION EXPIRES: April 14, 2026

COMMISSION NO. OF NOTARY: 2397666

ACCEPTANCE CERTIFICATE:

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO, CERTIFY THAT SAID BOARD OF SUPERVISORS HAS APPROVED THIS MAP, HAS ACCEPTED, ON BEHALF OF THE PUBLIC THE RELINQUISHMENT OF ACCESS RIGHTS FROM LOT 1 IN AND TO SUNCREST VISTA LANE AND TO HONEY HILL RANCH ROAD AS RELINQUISHED AND WAIVED ON SAID MAP.

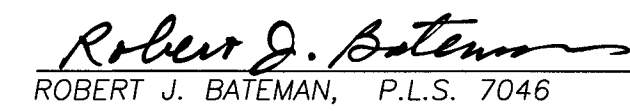
ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

DATE: _____

SURVEYOR'S STATEMENT:

I, ROBERT J. BATEMAN, A PROFESSIONAL LAND SURVEYOR, STATE THAT THE SURVEY OF THIS SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECTION IN MARCH OF 2025, AND SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT MONUMENTS OF THE CHARACTER INDICATED HAVE BEEN SET OR FOUND AT THE SUBDIVISION BOUNDARY CORNERS AND I WILL SET ALL OTHER MONUMENTS OF THE CHARACTER AND AT THE POSITION INDICATED BY LEGEND IN THIS MAP WITHIN 30 DAYS AFTER COMPLETION OF THE REQUIRED IMPROVEMENTS AND SUCH MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. (SEE LEGEND ON SHEET NO. 2) AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.


ROBERT J. BATEMAN, P.L.S. 7046

DATE: 11/12/2025

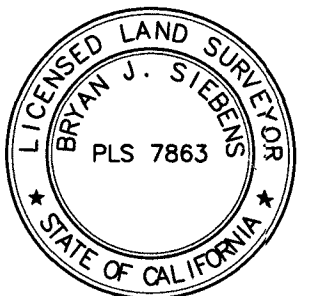


COUNTY SURVEYOR'S STATEMENT:

I, BRYAN J. SIEBENS, HEREBY STATE THAT I HAVE EXAMINED THIS MAP. THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT TOGETHER WITH ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH. I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BY: _____
BRYAN J. SIEBENS, PLS 7863
SAN DIEGO COUNTY SURVEYOR

DATE: _____



TAX DEPOSIT CERTIFICATE:

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER
CLERK OF THE BOARD OF SUPERVISORS

DATE: _____

BY: _____
DEPUTY

RECORDER CERTIFICATE:

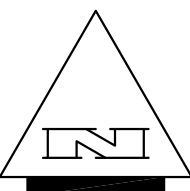
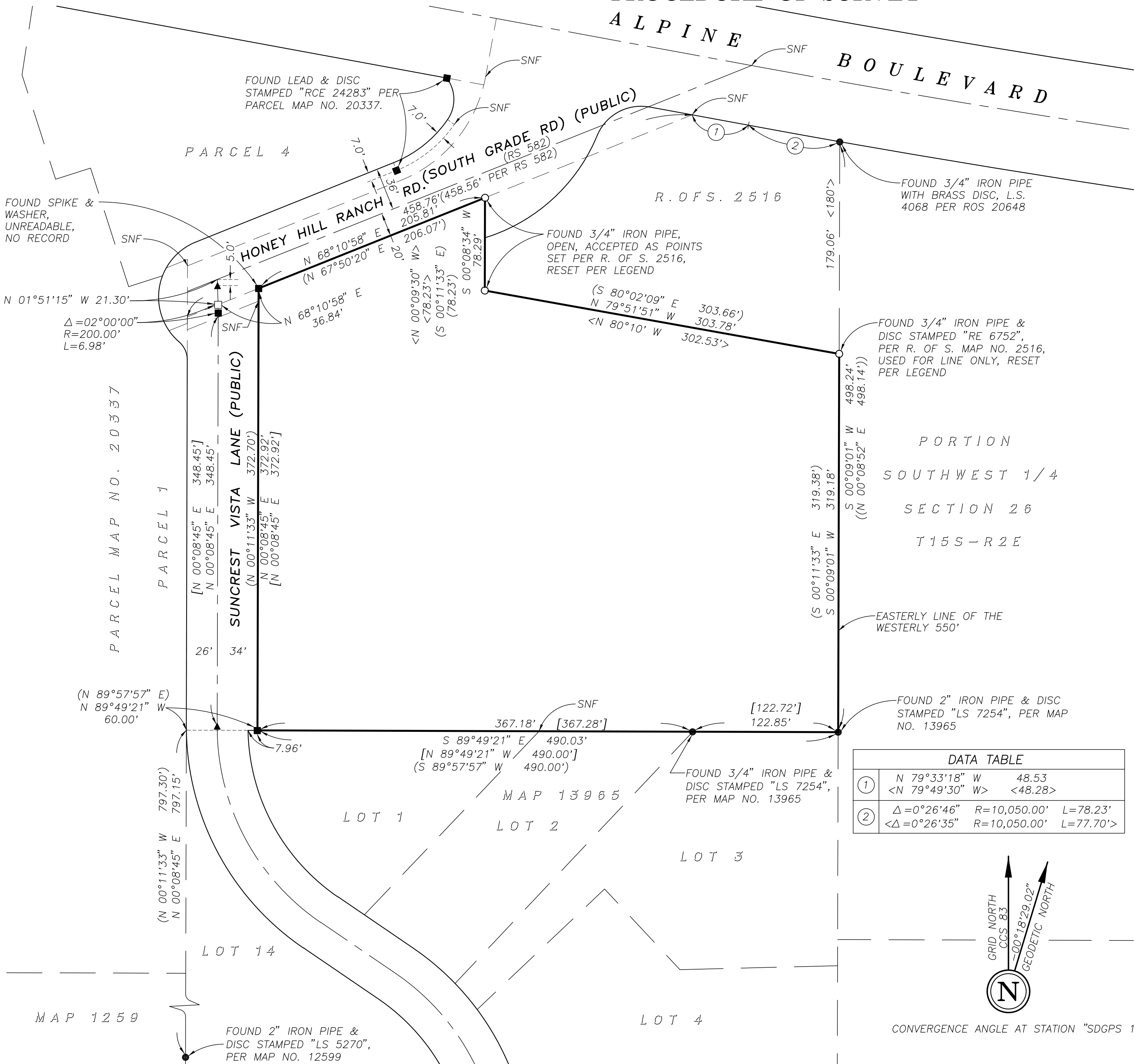
FILE NO. _____
I, JORDAN Z. MARKS, RECORDER OF THE COUNTY OF SAN DIEGO, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ROBERT J. BATEMAN THIS _____ DAY OF 202__, AT ____ O'CLOCK, ____ M.

JORDAN Z. MARKS, COUNTY RECORDER

BY: _____
DEPUTY

FEE: \$ 159.00

COUNTY OF SAN DIEGO TRACT NO. TM 5650-1
PROCEDURE OF SURVEY



GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FT.

LEGEND:

- INDICATES FOUND LEAD & DISC STAMPED "LS 7254", PER CERTIFICATE OF CORRECTION RECORDED MAY 3, 2001 AS DOCUMENT NO. 2001-0279236, UNLESS NOTED OTHERWISE
- INDICATES FOUND LEAD & DISC STAMPED "LS 7254", DESTROYED BY CONSTRUCTION, RESET LEAD & DISC STAMPED "L.S. 7046"
- INDICATES FOUND MONUMENT AS NOTED
- ▲ INDICATES FOUND STREET CENTERLINE MONUMENT PER MAP NO. 13965
- INDICATES SET 2" X 24" IRON PIPE WITH DISC STAMPED "L.S. 7046", AS NOTED

SNF INDICATES RECORD INFORMATION SEARCHED FOR, NOT FOUND.

() INDICATES DEEDED INFORMATION PER DOCUMENT RECORDED DECEMBER 29, 2023 AS INSTRUMENT NO. 2023-0355734.

[] INDICATES RECORD DATA PER MAP NO. 13965

< > INDICATES RECORD OR CALCULATED DATA FROM ROS 2516

(()) INDICATES RECORD DATA PER ROS 20648

————— INDICATES MAP BOUNDARY.

////// INDICATES ACCESS RIGHTS RELINQUISHED AND WAIVED AND ACCEPTED HEREON EXCEPT AT ACCESS OPENING NO. 1

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS MAP IS THE CALIFORNIA COORDINATE SYSTEM, (CCS 83) GRID BEARING BETWEEN STATIONS "152E139A" AND "SDGPS19", (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER), EPOCH 1991.35, AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO COUNTY HORIZONTAL CONTROL BOOK, I.E. N 65°14'01" W

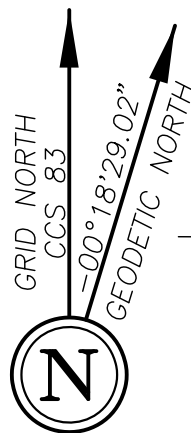
QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED HEREON.

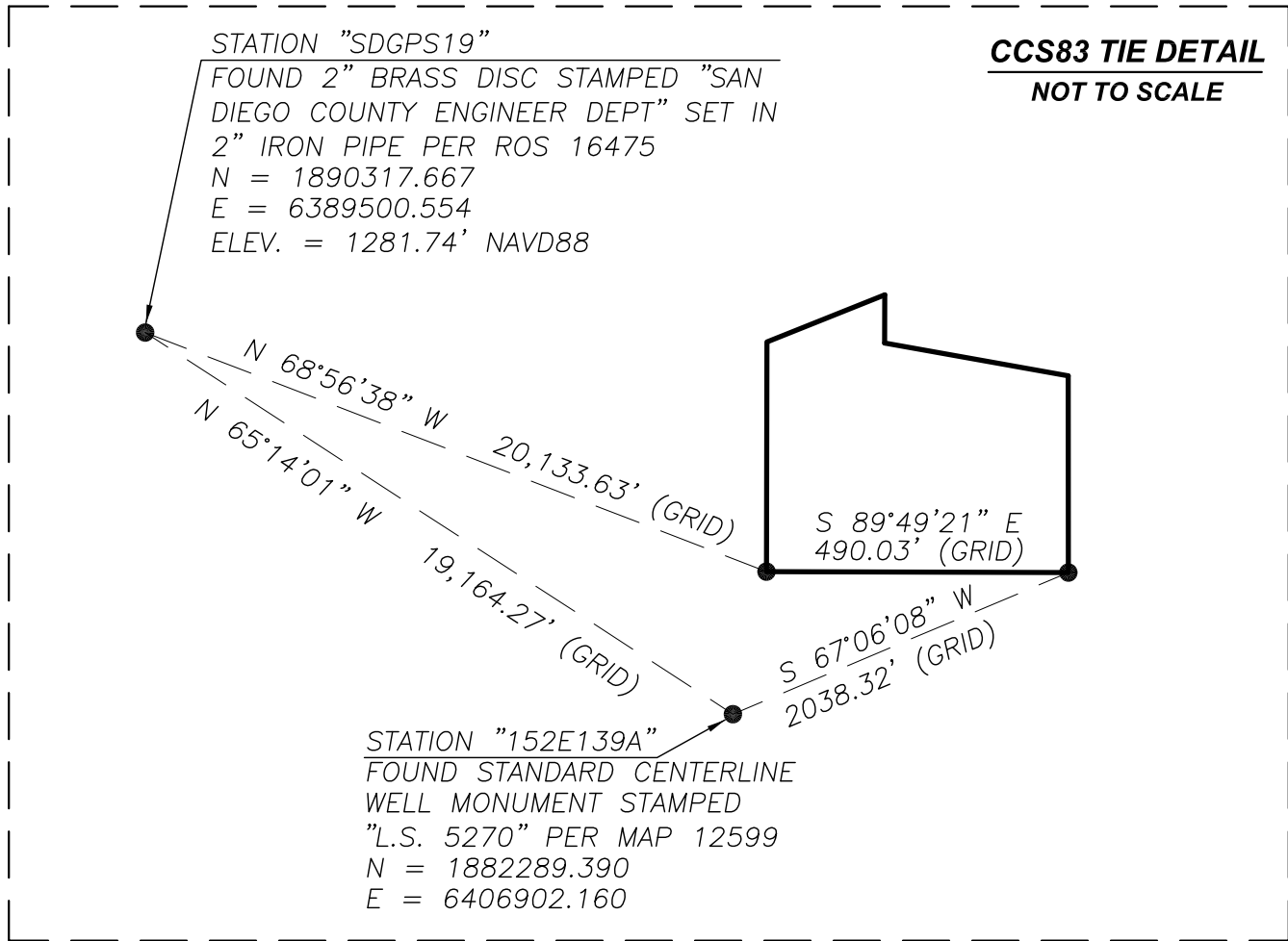
THE COMBINED SCALE FACTOR AT STATION "SDGPS 19" IS 0.9999893

GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR

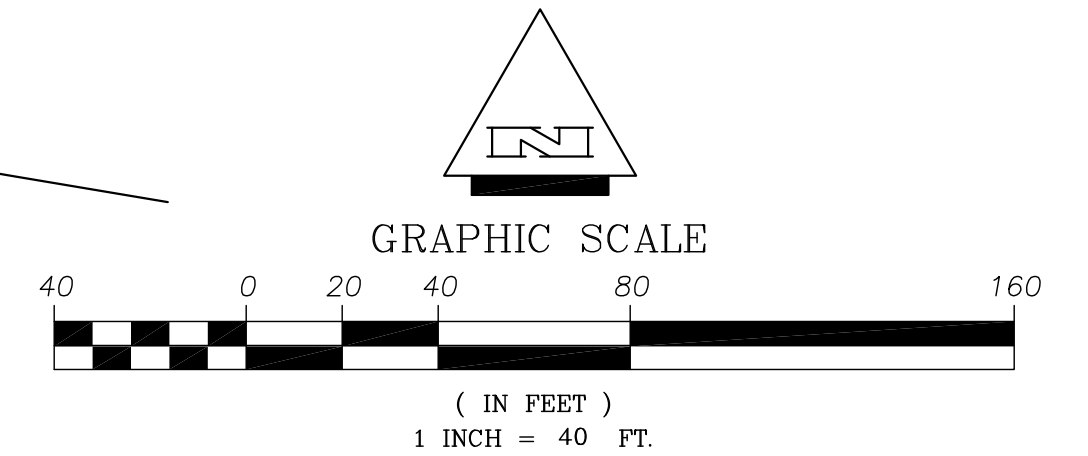
DATA TABLE			
①	N 79°33'18" W	48.53	
	<N 79°49'30" W>	<48.28>	
②	$\Delta = 0^{\circ}26'46''$	R=10,050.00'	L=78.23'
	$\Delta = 0^{\circ}26'35''$	R=10,050.00'	L=77.70'>



CONVERGENCE ANGLE AT STATION "SDGPS 19"



COUNTY OF SAN DIEGO TRACT NO. TM 5650-1



EASEMENT NOTES:

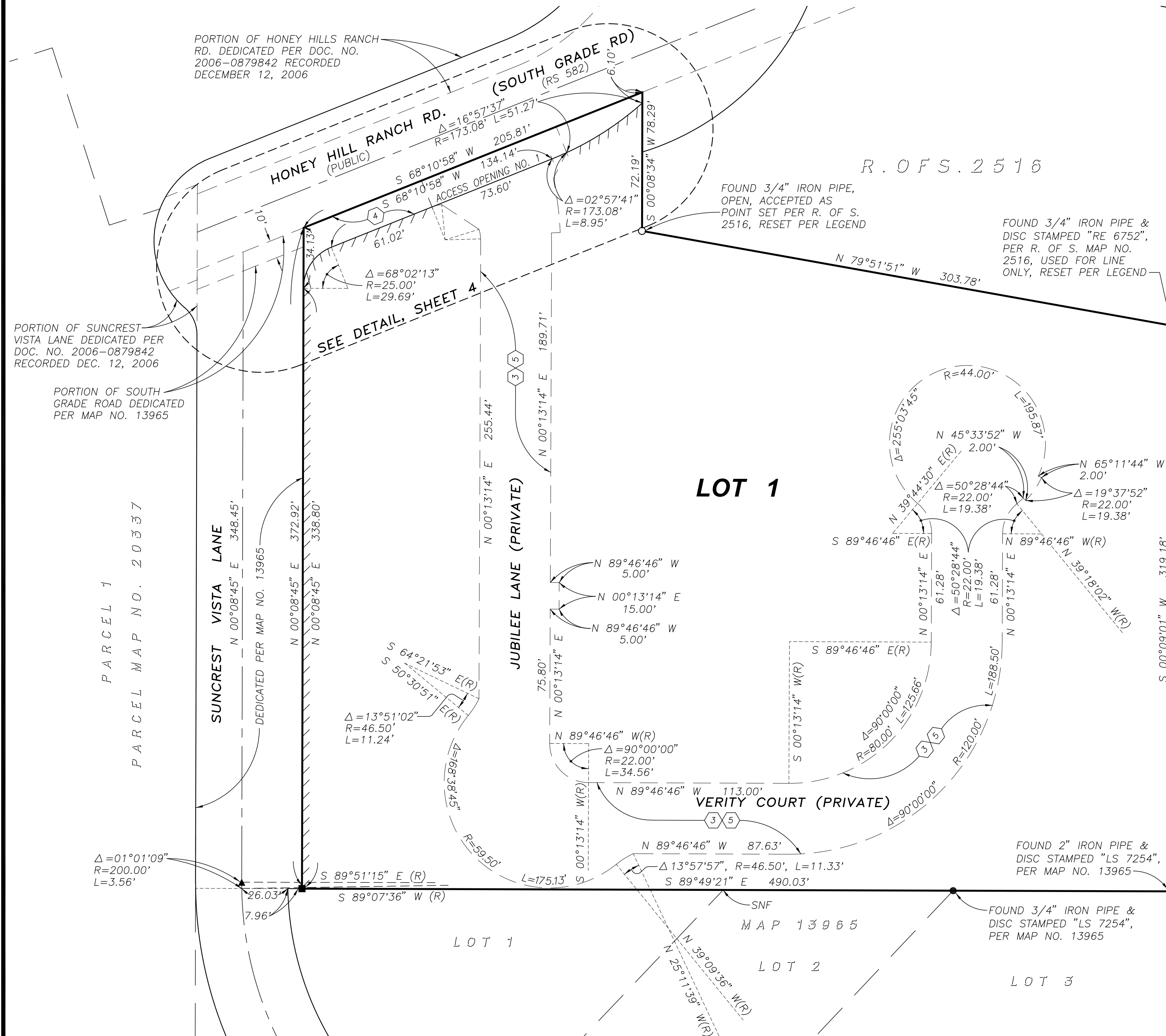
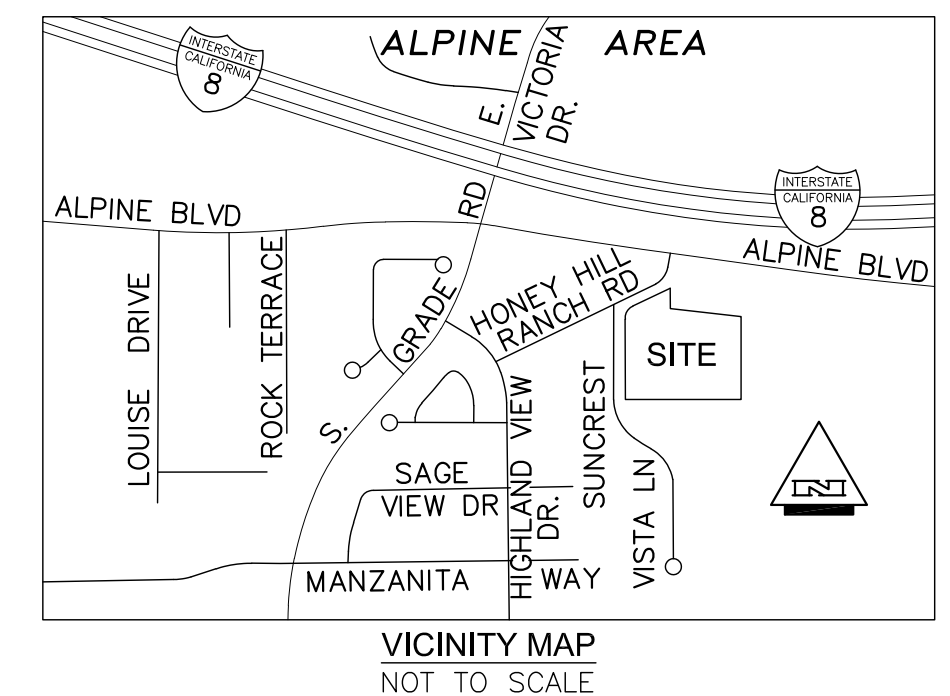
1. SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT PUBLIC UTILITIES RECORDED NOVEMBER 20, 1928 IN BOOK 1561 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
2. SAN DIEGO GAS & ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES RECORDED APRIL 24, 1951 IN BOOK 4071, PAGE 63 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
3. PADRE DAM EASEMENT FOR UTILITIES AND ACCESS RECORDED OCTOBER 18, 2018 AS INSTRUMENT NO. 2018-0433725. PLOTTED HEREON.
4. EASEMENT FOR COUNTY HIGHWAY RECORDED SEPTEMBER 6, 2019 AS INSTRUMENT NO. 2019-0386167, OF OFFICIAL RECORDS. PLOTTED HEREON.
5. EASEMENT FOR SEWER LINES AND APPURTENANCES RECORDED FEBRUARY 5, 2021 AS INSTRUMENT NO. 2021-0091853, OF OFFICIAL RECORDS. PLOTTED HEREON.

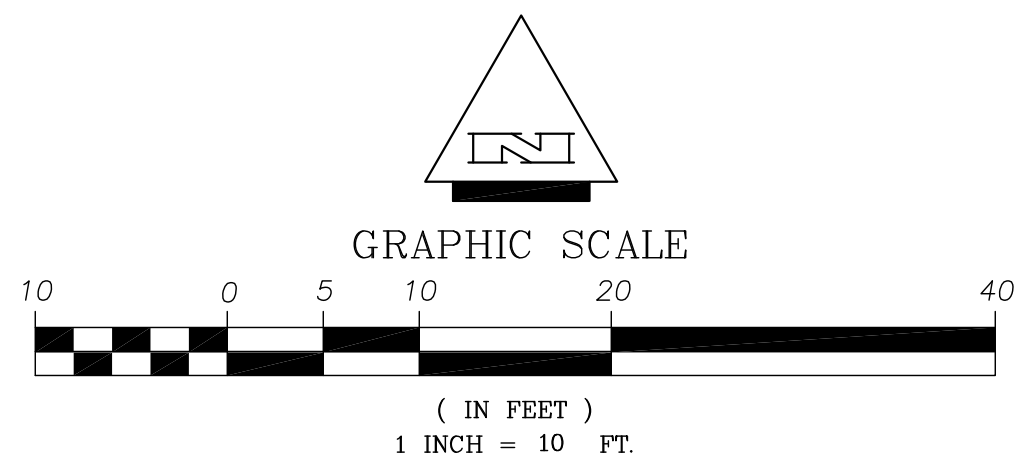
SOLAR NOTE:

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM 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.

NOTES:

1. TOTAL NUMBER OF LOTS = 1
2. TOTAL GROSS AREA = 4.175 ACRES
3. TOTAL NET AREA = 4.103 ACRES





PORTION OF HONEY HILLS RANCH
RD. DEDICATED PER DOC. NO.
2006-0879842 RECORDED
DECEMBER 12, 2006

HONEY HILL RANCH RD.
(PUBLIC)

(SOUTH GRADE RD)
(RS 582)

FOUND 3/4" IRON PIPE,
OPEN, ACCEPTED AS POINT
SET PER R. OF S. 2516,
RESET PER LEGEND

LIMIT OF PADRE DAM EASEMENT
RECORDED OCT. 18, 2018 AS
INSTRUMENT NO. 2018-0433725, OR.
ACCESS OPENING NO. 1

LIMIT OF SAN DIEGO COUNTY
SANITATION DISTRICT EASEMENT

EASEMENT FOR COUNTY HIGHWAY RECORDED
SEPTEMBER 6, 2019 AS INSTRUMENT NO.
2019-0386167, OF OFFICIAL RECORDS.

EASEMENT TO SAN DIEGO COUNTY
SANITATION DISTRICT RECORDED
FEBRUARY 5, 2021 AS INSTRUMENT
NO. 2021-0091853, OF OFFICIAL
RECORDS.

EASEMENT TO PADRE DAM
MUNICIPAL WATER DISTRICT
RECORDED OCTOBER 18, 2018 AS
INSTRUMENT NO. 2018-0433725,
OF OFFICIAL RECORDS.

DETAIL SHEET

Attachment B
Tax Certification



San Diego County
Treasurer-Tax Collector
1600 Pacific Highway, Room 162
San Diego, CA 92101



DOC# 2026-6000014



Feb 18, 2026 04:59 PM
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00
PAGES: 1

FILED

Recording Requested By and
When Recorded Mail To:

Robert Bateman
7028 Convey Court
San Diego Ca. 92111

THIS SPACE RESERVED FOR THE RECORDER'S OFFICE USE

This certificate must be filed with the San Diego County Recorder, and a conformed copy delivered to the appropriate legislative bodies within the County of San Diego

MAP TAX CLEARANCE CERTIFICATE

No **26-007**

CORRECTED

TTC FILE NO.0008

MAP TAX CLEARANCE CERTIFICATE 26-007 IS BEING REISSUED
TO CORRECT THE "FIRST PARAGRAPH" ON DOCUMENT NO.: 2026-6000006 RECORDED ON 1/26/2026
FROM BLANK TO AS DULY APPOINTED DEPUTY

STATE OF CALIFORNIA)
) ss:
COUNTY OF SAN DIEGO)

As duly appointed Deputy for the Treasurer-Tax Collector of the County of San Diego, State of California; I certify that I have examined the records of my office as to delinquent taxes and assessments collected by the County of San Diego for the property within the subdivision or parcel map known as:

COUNTY OF SAN DIEGO TRACT NO. TM 5650-1

A final map is about to be filed with the appropriate legislative body in the County of San Diego for approval; and I hereby certify that according to the records of this office, there are **NO** liens against said subdivision or parcel map, or any part thereof, for unpaid State, County, Municipal or local taxes or special assessments collected as taxes for the lien date fiscal year **2026-27**, except taxes or special assessments not yet payable.

I further certify that there are against the parcel or parcels of real property within which the subdivision or parcel map is situated a lien for State, County, and local taxes, and special assessments collected as taxes which are not yet payable, and which I estimate as follows:

Tax Surety Bond Required **YES**

Bond Required for State, County, School and Special District Taxes: **\$130,700.00**

Located in **Unincorporated Area**

THIS CERTIFICATE VOID AFTER:

September 21, 2026

There are 1 Parcel Number(s):

404-032-73-00

IN WITNESS WHEREOF,
I have hereunto set my hand this date

February 18, 2026

SAN DIEGO COUNTY TREASURER-TAX COLLECTOR

By:
Deputy, CINDY BELTRAN

THE RECORDING OF THIS CERTIFICATE IS FOR THE BENEFIT OF THE TAX COLLECTOR AND SHOULD BE RECORDED FOR NO FEE UNDER THE PROVISION OF GOVERNMENT CODE, SECTION 6103-27383.

Government Code §66493

DT-21-22 Revised 2-18-2026/SubDivParMaps

WHITE (Original) – Recorder GREEN – Treasurer/Tax Collector

Attachment C

Director Approval



County of San Diego, Planning & Development Services

April 21, 2026

APPROVAL OF COUNTY OF SAN DIEGO TRACT NO. 5650-1:

APPROVAL OF FINAL MAP FOR HONEY HILL CONDO TENTATIVE MAP NO. 5650-1 LOCATED IN THE ALPINE COMMUNITY PLAN (DISTRICT: 2)

OVERVIEW: This is a request for the Director of Planning & Development Services to review and approve the Final Map for County of San Diego Tract No. 5650-1. The Honey Hill Condo, Tentative Map No. 5650-1 is a condominium conversion subdivision consisting of 17 residential units on 4.17 acres. The project is located on the south side of Honey Hill Ranch Road, east of Suncrest Vista Lane, within the Alpine Community Planning Area within the unincorporated San Diego County.

On September 20, 2024, the Planning Commissioners approved the condominium map subdivision with a vote of 4-0-2 (Yes, Noes, Absent).

RECOMMENDATION(S)

DEPUTY DIRECTOR, PLANNING & DEVELOPMENT SERVICES (PDS)

1. Find that the approval of the Final Map (Attachment A) for County of San Diego (County) Tract No. 5650-1 is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines because the proposed request is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. CEQA review was completed in connection with the approval of the Tentative Map. The proposed action does not change any improvement obligations imposed at the time of Tentative Map approval. Therefore, the request will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve the Final Map for County Tract No. 5650-1.
3. Authorize the Clerk to forward the Final Map to the County Recorder for recordation.

In accordance with the authority granted by Ordinance No. 10529 (N.S.), effective 5-18-18, I hereby approve the actions as recommended and certify that the foregoing is full, true and correct.

**VINCE NICOLETTI, DIRECTOR
PLANNING & DEVELOPMENT SERVICES**



VINCE NICOLETTI
DIRECTOR

PLANNING AND DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

April 21, 2026

COSD CLERK OF THE BOARD
2026 APR 20 PM 12:08

To: Board of Supervisors Communications Received

**NOTIFICATION OF REVIEW AND APPROVAL OF AMENDMENT TO AGREEMENT TO
IMPROVE SUBDIVISION**

County of San Diego Tract No. 5443-1

The Director of Planning & Development Services has reviewed, approved, and executed an Agreement to Assume improvement obligations identified in the joint improvement agreement. The Final Map, County Tract No. 5443-1 is in the North County Metro Community Plan Area.

Per San Diego County Code of Regulatory Ordinances Section 81.502, approval or disapproval of the Final Map will occur within ten (10) days, following the meeting of the Board of Supervisors. Approval or disapproval of the Final Map may be appealed to the Board within ten (10) days of the Director's decision.

PROJECT DESCRIPTION

This is a request for the Director of Planning & Development Services to approve, authorize, and execute the Agreement to Assume Agreement to Improve Major Subdivision for public and private improvements required by County of San Diego Tract No. 5443-1 (Final Map No. 16532).

County of San Diego Tract No. 5443-1 (Final Map No. 16532), York Drive Tentative Map is a subdivision consisting of five (5) single-family residential lots on 2.82 acres. The project is located at 1505 York Drive, south of Monte Vista Drive and east of South Santa Fe Avenue, in the North County Metro Community Plan Area within the unincorporated San Diego County.

For any additional information, please contact Jacob Armstrong, Land Development Chief, in Planning & Development Services, at 619-756-2463 and/or by e-mail at Jacob.Armstrong@sdcounty.ca.gov.

Attachment A

Subdivision Agreement to Improve Major Subdivision

**AMENDMENT TO THE AGREEMENT TO IMPROVE MAJOR SUBDIVISION,
SUBSTITUTION OF PARTIES, SUBSTITUTE, AND INCREASE IN AMOUNT
OF SECURITY
(COUNTY OF SAN DIEGO TRACT NO. 5443-1, FINAL MAP 16532)
(PDS2017-LDMJIP-50036)**

This Amendment to the Agreement to Improve Major Subdivision, is made and entered into this 21 day of APRIL, 2026, between the County of San Diego, a political subdivision of the State of California ("County"), and VISTA PANTHER PARTNERS LLC, a California limited liability company, ("Former Owner"), and Richard Woolsey, a married man as his sole and separate property ("New Owner"), with respect to the following:

RECITALS

A. On October 25, 2022, the Director of Planning and Development Services Department for the County ("Director") approved the Final Map for County of San Diego Tract No. 5443-1 (Final Map No. 16532) consisting of five single family residential lots on a total of 2.82 acres.

B. As a condition of approval of the aforementioned Subdivision in compliance with the Subdivision Map Act, Gov. Code § 66410, et seq., and Section 81.404 of the San Diego County Code of Regulatory Ordinances ("County Code"), the original Owner of the Subdivision agreed to construct certain public improvements pursuant to the "Agreement to Improve Major Subdivision County of San Diego Tract No. 5443-1", ("Improvement Agreement") approved by the County Board of Supervisors on October 25, 2022.

C. Pursuant to Section 81.405(c) of the San Diego County Subdivision Ordinance, on November 25, 2025, Director extended the time to complete the improvements pursuant to the Improvement Agreement to October 25, 2026.

D. New Owner has acquired ownership of the subdivision per Document No. 2023-0036852 recorded February 13, 2023, and desires to fully assume all obligations of the Former Owner relating to the Improvement Agreement.

AGREEMENT

WHEREFORE, it is agreed by and between the County, District, Former Owner, and New Owner as follows:

1. New Owner fully and unconditionally assumes all obligations of Former Owner as stated in the Improvement Agreement, including but not limited to the obligations to furnish, at their own cost and expense, all labor,

equipment, and material to complete the subdivision improvements specified in the Improvement Agreement.

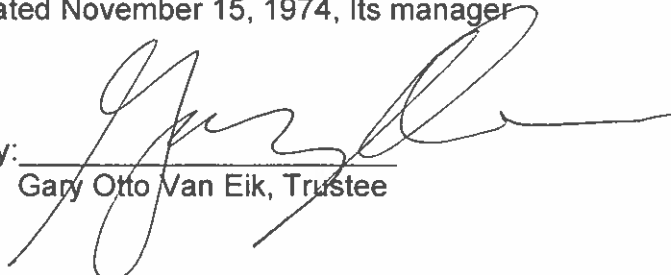
2. Former Owner is hereby released from all obligations stated in the Improvement Agreement.
3. The Improvement Agreement is hereby amended by substituting New Owner in place of Former Owner in all places.
4. New Owner provides to County the attached "Improvement Security Agreement Faithful Performance Bond" and "Improvement Security Agreement Labor and Material Bond", as required by the Improvement Agreement, to guarantee the performance of all acts, duties and obligations set forth in the Improvement Agreement.
5. Except as herein amended, the Improvement Agreement and all provisions, terms and conditions thereof shall remain in full force and effect.
6. Notwithstanding any provisions in this Amendment to the Improvement Agreement to the contrary, no release, termination or substitution of parties authorized herein shall relieve a party of liability for any loss, claim or damage sustained by another party as a result of any breach of the terms and conditions of the Improvement Agreement.
7. This Amendment to the Improvement Agreement may be executed in counterparts, each of which shall be fully effective as an original, and all of which together shall constitute one and the same instrument.
8. This Assumption Agreement and the Improvement Agreement shall be governed by and construed according to the laws of the State of California without regard to choice of law principles. Venue for any litigation shall be brought only in the state courts of California or in the federal courts located in San Diego County, California. New Owner consents to personal jurisdiction in such courts and hereby waives any defense of lack of personal jurisdiction.

IN WITNESS WHEREOF, the parties have caused this Assumption Agreement to be executed as of the date first written above.

FORMER OWNER

VISTA PANTHER PARTNERS LLC, a California limited liability company, as owner

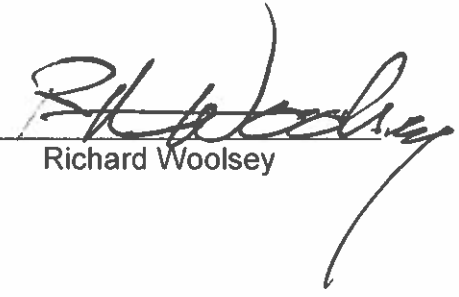
By: GARY OTTO VAN EIK AND KAREN VAN EIK, TRUSTEES OF THE
GARY OTTO VAN EIK AND KAREN VAN EIK DECLARATION OF TRUST
dated November 15, 1974, Its manager

By: 

Gary Otto Van Eik, Trustee

NEW OWNER

Richard Woolsey, a married man as his sole and separate property

By: 

Richard Woolsey

COUNTY OF SAN DIEGO

APPROVED AS TO FORM AND LEGALITY
COUNTY COUNSEL

By: 
Clerk of the Board of Supervisors

By: 
Jerod Markley
Supervising Deputy Counsel

Note: Notary acknowledgements required for signatures

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On January 26, 2026 before me, Priscila Campos Garcia, Notary Public
(insert name and title of the officer)

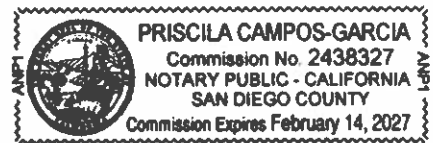
personally appeared Gary Otto Van Eik,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On February 2, 2026 before me, Priscila Campos-Garcia, Notary Public
(insert name and title of the officer)

personally appeared Richard A. Woodsey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

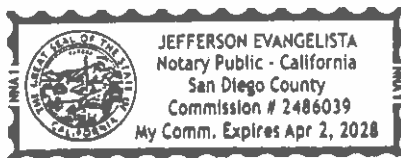
On 04/23/2026 before me, Jefferson Evangelista Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Andrew James Potter
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Attachment B

Faithful Performance Bond

This bond is issued to replace
and void Bond Number 0832188

BOND NUMBER: 3004375

PREMIUM: \$11,161.00

2 year term, renews annually
until released or exonerated.

**IMPROVEMENT SECURITY AGREEMENT
FAITHFUL PERFORMANCE BOND**
(PDS2017-LDMJIP-50036)

WHEREAS, the Board of Supervisors of the County of San Diego, State of California, and Richard Woolsey ("Owner") have entered into the attached agreement whereby Owner agrees to perform certain acts and construct certain designated public improvements in connection with the approval of the subdivision **COUNTY OF SAN DIEGO TRACT NO. 5443-1**, which said agreement, identified as "Agreement to Improve Major Subdivision County of San Diego Tract No. 5443-1" ("Agreement to Improve") is hereby incorporated into this surety bond by reference; and

WHEREAS, Owner is required under the terms of the Agreement to Improve to furnish security in accordance with Section 66499 of the Subdivision Map Act.

NOW THEREFORE, We, Owner, and HARCO NATIONAL INSURANCE COMPANY, organized and existing under the laws of the State of Illinois, and authorized to act as surety in the State of California, as surety, are held and firmly bound unto the County of San Diego ("County") in the penal sum **Six Hundred Eleven Thousand Five Hundred Dollars and No/100 (\$611,900.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bounded Owner, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the Agreement to Improve and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless County, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect, subject to the following:

1. As the work required under the Agreement to Improve proceeds, Owner may submit written requests to the Director of Public Works of the County ("Director") for a reduction in the penal amount of this surety bond. If the Director is satisfied that the amount of the surety bond may be reduced, then, upon inspecting the work performed and verifying the percentage and value of the work remaining to be completed, the Director may authorize the reduction, subject to the restrictions in the section entitled "Amounts of Security" of the Agreement to Improve.

When the Director approves a reduction in the surety bond, the Director shall notify Owner in writing of the acceptable amount of reduction. When substitute security in the

reduced amount has been approved by the County Counsel as to form and legality and has been delivered by the Director to the Clerk of the Board of Supervisors, the Clerk is authorized to return the original security to the surety.

2. In the event that performance is not completed within the time period specified in the Agreement to Improve, or within any time extension granted pursuant to the term of the Agreement to Improve, then, upon receipt of notification and demand by the Director, the surety may promptly remedy the default, or shall promptly:

a. Complete the Agreement to Improve in accordance with its terms and conditions, or

b. Pay such portion of the proceeds of the surety bond to County as the Director determines is necessary for County to complete the required performance and to reimburse County for reasonable costs incident thereto. Any proceeds of the surety bond remaining after the County's completion of performance and reimbursement of actual County costs shall be refunded to the surety.

3. In the event that the performance required under the Agreement to Improve is completed and accepted by the Board of Supervisors, pursuant to Section 81.408 of the San Diego County Code, Owner is entitled to a ninety-five percent (95%) reduction in the penal amount of the original surety bond. Security for the remaining five percent (5%) of the original surety bond shall continue in effect for one year following completion and acceptance of the required performance in order to secure the warranty.

4. As part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by County in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

5. Surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement to Improve or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations under this surety bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement to Improve or to the work or to the specifications.

6. Surety hereby agrees to bind itself to, and to perform in strict accordance with, the provisions of the surety bond and the provisions of the Agreement to Improve which pertain to security and security obligations.

7. The parties acknowledge that the Agreement to Improve is appended to this surety bond.

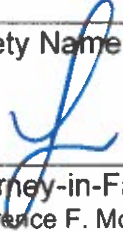
IN WITNESS WHEREOF, this instrument has been duly executed by Owner and surety above named, on March 2, 2026.

Richard Woolsey, a married man as his sole and separate property

By: 
Richard Woolsey, Owner

HARCO NATIONAL INSURANCE COMPANY
4200 SIX FORKS ROAD, SUITE 1400
RALEIGH, NC 27609

Surety Name and Address


Attorney-in-Fact
Lawrence F. McMahon



Notes: (1) Acknowledgment of execution by Principals and surety must be attached.
(2) Bond must be attached to Agreement, plans and specifications.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of San Diego)On MAR 02 2026 before me, Maria Guise, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Lawrence F. McMahon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maria Guise
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☒ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____Signer Is Representing: Surety Company

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 3004375

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

**SARAH MYERS, NATASSIA SMITH, JAMES D. CASTLE, TARA BACON, LAWRENCE F. MCMAHON,
GEOFFREY SHELTON, MARIA HALLMARK**

San Diego, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

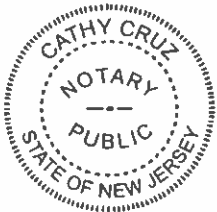
STATE OF ILLINOIS
County of Cook



Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, March 2, 2026

A00392



Irene Martins, Assistant Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On March 27, 2026 before me, Priscila Campos-Garcia, Notary Public
(insert name and title of the officer)

personally appeared Richard A. Woolsey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



Attachment C

Labor and Material Bond

**IMPROVEMENT SECURITY AGREEMENT
LABOR AND MATERIAL BOND**
(PDS2017-LDMJIP-50036)

WHEREAS, the Board of Supervisors of the County of San Diego, State of California and Richard Woolsey ("Owner") have entered into the attached agreement whereby Owner agrees to perform certain acts and construct certain designated public improvements in connection with the approval of the subdivision **COUNTY OF SAN DIEGO TRACT NO. 5443-1**, which said agreement, identified as "Agreement to Improve Major Subdivision County of San Diego Tract No. 5443-1" ("Agreement to Improve") is hereby incorporated into this surety bond by reference; and

WHEREAS, under the terms of the Agreement to Improve, Owner is required before entering upon the performance of the work, to file a good and sufficient payment bond with the County of San Diego ("County") to secure the claims to which reference is made in Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code of the State of California.

NOW THEREFORE, Owner and the undersigned, as corporate surety, are held firmly bound unto the County and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the Agreement to Improve and referred to in the aforesaid Civil Code in the sum of **Three Hundred Ninety Five Thousand Nine Hundred Fifty Dollars and No/100 (\$305,950.00)**, for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees incurred by County in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 3 (commencing with Section 9000) of Part 6 of Division 4 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect, subject to the following:

1. Six months after completion and acceptance of the work by the Board of Supervisors, when no claim of lien and no suit has been filed within the time for filing claims of liens to enforce a claim, the Clerk of the Board of Supervisors is authorized to return this surety bond to Owner; provided, however, the written consent of Owner, Director of Public Works and the Contractor shall first be obtained. The Director of Public Works shall furnish written consent upon certification from the title company that there are no claims of liens or suits filed to enforce a claim of lien of record.

2. The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement to Improve or to the work be performed thereunder or to the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration or addition to the terms of the Agreement to Improve or to the work or to the specifications.

3. Surety hereby agrees to bind itself to, and to perform in strict accordance with, the provisions of this surety bond and the provisions of the Agreement to Improve which pertain to security and security obligation.

4. The parties acknowledge that the Agreement to Improve is appended to this surety bond.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on March 2, 2026.

Richard Woolsey, a married man as his sole and separate property

By: 
Richard Woolsey, Owner

HARCO NATIONAL INSURANCE COMPANY
4200 SIX FORKS ROAD, SUITE 1400
RALEIGH, NC 27609

Surety Name and Address


Attorney-in-Fact
Lawrence F. McMahon



Notes: (1) Acknowledgment of execution by Principals and Surety must be attached; and
(2) Bonds must be attached to Agreement, plans and specifications.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Diego)
 On MAR 02 2026 before me, Maria Guise, Notary Public,
Date Here Insert Name and Title of the Officer
 personally appeared Lawrence F. McMahon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *Maria Guise*
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☒ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Surety Company

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Bond # 3004375

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY
Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That HARCO NATIONAL INSURANCE COMPANY, a corporation organized and existing under the laws of the State of Illinois, and INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

SARAH MYERS, NATASSIA SMITH, JAMES D. CASTLE, TARA BACON, LAWRENCE F. MCMAHON,
GEOFFREY SHELTON, MARIA HALLMARK

San Diego, CA

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of HARCO NATIONAL INSURANCE COMPANY at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

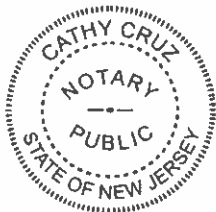
STATE OF ILLINOIS
County of Cook



Michael F. Zurcher

Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of HARCO NATIONAL INSURANCE COMPANY and INTERNATIONAL FIDELITY INSURANCE COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, March 2, 2026

A00392



Irene Martins, Assistant Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On March 27, 2026 before me, Priscila Campos-Garcia, Notary Public
(insert name and title of the officer)

personally appeared Richard A. Woolsey,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Attachment D

Director Approval



VINCE NICOLETTI
DIRECTOR

PLANNING AND DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Code Compliance
(858) 565-5920 Building Services

TYLER FARMER
ASSISTANT DIRECTOR

April 21, 2026

COUNTY OF SAN DIEGO TRACT NO. 5443-1 (FINAL MAP NO. 16532): APPROVAL OF ASSUMPTION AND AMENDMENT TO THE AGREEMENT TO IMPROVE MAJOR SUBDIVISION, SUBSTITUTION OF PARTIES, SUBSTITUTE, AND INCREASE IN AMOUNT OF SECURITY

OVERVIEW: This is a request for the Director of Planning & Development Services to approve, authorize, and execute the Public Improvement Security to Improve Major Subdivision for public and private improvements. The York Drive Tentative Map No. 5443 RPL3 is a subdivision consisting of five (5) single-family residential lots on 2.82 acres. The project is located at 1505 York Drive, south of Monte Vista Drive and east of South Santa Fe Avenue, in the North County Metro Community Plan Area within the unincorporated San Diego County.

On July 17, 2009, the San Diego County Planning Commission voted 6-0-1 to adopt the Environmental Findings and the Resolution approving TM 5443 RPL3.

RECOMMENDATION(S)

DEPUTY DIRECTOR, PLANNING & DEVELOPMENT SERVICES (PDS)

1. Find that the approval the Amendment to the Agreement to Improve Major Subdivision (Attachment A) and associated actions for County of San Diego (County) Tract No. 5443-1 is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) of the CEQA Guidelines because the proposed request is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. CEQA review was completed in connection with the approval of the Tentative Map. The proposed action does not change any improvement obligations imposed at the time of Tentative Map approval. Therefore, the request will not result in a direct or reasonably foreseeable indirect physical change in the environment.
2. Approve and authorize the Clerk of the Board of Supervisors (Clerk) to execute the Amendment to the Agreement to Improve Major Subdivision, which includes substitution of parties and increase in security for street improvements, drainage facilities, water facilities, and final monumentation.

In accordance with the authority granted by Ordinance No. 10529 (N.S.), effective 5-18-18, I hereby approve the actions as recommended and certify that the foregoing is full, true and correct.

**VINCE NICOLETTI, DIRECTOR
PLANNING & DEVELOPMENT SERVICES**