

Attachment F –  
A RESOLUTION OF THE SAN DIEGO  
COUNTY BOARD OF SUPERVISORS  
APPROVING CONDITIONS FOR  
TENTATIVE MAP NO. 5203RPL1

**DECISIONS**



November 13, 2002

RESOLUTION OF SAN DIEGO COUNTY)  
BOARD OF SUPERVISORS )  
APPROVING CONDITIONS FOR )  
TENTATIVE MAP NO. 5203RPL<sup>1</sup> )

WHEREAS, Tentative Map No. 5203RPL<sup>1</sup> proposing the division of property located north and south of Mast Boulevard and west of Marjean Way and generally described as:

A portion of Tract "B" of the Rancho El Cajon, in the County of San Diego, State of California, according to portion of map of said Rancho

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on September 12, 2000; and

WHEREAS, on November 13, 2002, the Board of Supervisors of the County of San Diego pursuant to Section 81.307 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

WHEREAS, the 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, 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, with the (21) Specific Plan Land Use Designation of the Regional Land Use Element, with the RiverWay Specific Plan and the Lakeside Community Plan because it proposes a residential use type at a density of 4 dwelling units per acre and an industrial use type with appropriate lot sizes and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes residential and industrial use types with a minimum net lot size of 6,000 square feet in the S88, Specific Plan, Use Regulation;

3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Lakeside Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential and industrial type of development because it is relatively flat, suitable buffer and building areas are available for homes and Mast Boulevard is available to the development;
5. The site is physically suitable for the proposed density of development because all required public services are available to the site and homes and industrial uses can be developed on the lots without the need for zoning variances;
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 an Addendum (dated July 13, 2001) to the previously certified Environmental Impact Report (EIR) dated August 2000;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. 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

11. The "California Environmental Quality Act Guidelines Sections 15162, 15163, and 15164 Findings for Determining the Appropriate Environmental Documentation for Use on a Subsequent Project with a Previously Adopted EIR" dated September 13, 2002, on file with the Department of Planning and Land Use (DPLU) as Environmental Review Number 00-14-016, is hereby adopted.
12. It is hereby found that the Board of Supervisors has reviewed and considered the information contained in the final EIR dated August 2000, on file with DPLU as Environmental Review Number 98-10-014 and Addendum thereto dated September 13, 2002 on file with DPLU as Environmental Review Number 00-14-016 prior to making its decision on the project.
13. The "California Environmental Quality Act Guidelines Section 15091 Findings Regarding Significant Effects of the Project" dated July 26, 2000 on file with DPLU as Environmental Review Number 98-10-014 is hereby adopted.
14. The "Statement of Overriding Considerations" dated July 26, 2000 on file with DPLU as Environmental Review Number 98-10-014 is hereby adopted.
15. It is hereby found that the use or development permitted by the applications is consistent with the Resource Protection Ordinance.
16. The "Multiple Species Conservation Planning Conformance Findings", dated June 11, 2001 on file with DPLU as Environmental Review Number 00-14-016, is hereby adopted.
17. It is hereby found that the project proposed by the application has prepared plans and documentation demonstrating compliance with the provisions of the County of San Diego Watershed Protection Stormwater Management, and Discharge Control Ordinance.

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

- A. The approval of this Tentative Map expires on February 13, 2005, at 4:00 p.m., unless prior to that date an application for a Time Extension has been filed and subsequently approved as provided by Section 81.308 of the County Subdivision Ordinance. This Tentative Map may record in units. If the Director of the Department of Public Works can determine that TM 5203RPL meets the requirements of Section 66452.6(A) of the State Map Act, the expiration date shall be extended pursuant to that section.

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

- B. The "Standard Conditions for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk as Document No. 740858(a), shall be made conditions of this Tentative Map approval. Only those exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized.
- C. The following conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to issuance of grading or other permits as specified):

## PLANS AND SPECIFICATIONS

### (Street Improvements and Access)

- 1. Standard Conditions 1 through 10, and 12.
- 2. Specific Conditions:
  - a. Prior to recordation of the Final Map for any unit, improve or agree to improve and provide security for Mast Boulevard (SA 880.2), on-site, to a graded width of ninety-eight feet (98') with seventy-eight feet (78') of asphaltic concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalks with curb at thirty-nine feet (39') from centerline (Provide transitions, tapers, and A.C. dike to existing pavement), and a raised median with Portland cement concrete curbs, gutters at seven feet (7') from centerline; from the east subdivision boundary to the most southwesterly subdivision boundary. Note: There is an existing parking prohibition on both sides of Mast Blvd within the project boundary.
  - b. Prior to recordation of the Final Map for any unit, improve or agree to improve and provide security for Hillside Meadows Drive (SC 1775) from Mast Boulevard to El Nopal to a graded width of seventy-two feet (72') with fifty-two feet (52') of asphaltic concrete pavement over approved base with Portland cement concrete curb, gutter and side walks with the

curb twenty-six feet (26') from centerline. Provide tapers, transitions and asphaltic dike to existing pavement.

- c. Prior to recordation of the Final Map for Unit #1 improve or agree to improve and provide security for Meadowhill Drive, Shady Meadow Loop, on-site to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphaltic concrete pavement over approved base with Portland cement concrete curb, gutter and side walks with the curb eighteen feet (18') from centerline.
- d. Prior to the recordation of the Final Map for Unit #1, improve or agree to improve and provide security for Quiet Meadow Court to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphaltic pavement over approved base with Portland cement concrete curb, gutter, and sidewalks with the curb at sixteen feet (16') from centerline.
- e. Prior to recordation of the Final Map for Unit #2, improve or agree to improve and provide security for Shady Meadow Loop to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter, and sidewalks and the curb at eighteen feet (18') from centerline.
- f. Prior to recordation of the Final Map for Unit #2, improve or agree to improve and provide security for Hill Meadow Court to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter and sidewalks and the curb at sixteen feet (16') from the centerline.
- g. Prior to recordation of the Final Map for Unit #3, improve or agree to improve and provide security for Meadowhill Drive and Riverhill Lane and Meadowfield Lane to a graded width of fifty-six feet (56') with thirty-six feet (36') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter and sidewalks and the curb at eighteen feet (18') from the centerline.
- h. Prior to recordation of the Final Map for Unit #3, improve or agree to improve and provide security for Brookfield Court to a graded width of fifty-two feet (52') with thirty-two feet (32') of asphaltic concrete pavement over approved base with Portland cement concrete curb and gutter and sidewalks and the curb at sixteen feet (16') from the centerline.
- i. The cul-de-sacs shall terminate with a graded radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphaltic concrete pavement over approved base with Portland cement concrete

curb, gutter and sidewalks with the curb thirty-eight feet (38') from the radius point.

- j. The knuckles on Shady Meadow Loop, Riverhill Lane, and Meadowfield Lane shall be in conformance with San Diego County Design Standards Number DS-15.
- k. Provide a left-turn lane (including striping) for left turning movements from El Nopal southbound to El Nopal; and from Hillside Meadows Drive southbound to Meadow Hill Drive and northbound to Meadow Hill Drive; and from Hillside Meadows Drive southbound to Mast Boulevard; and from Mast Boulevard northbound to Hillside Meadows Drive. All of the foregoing to the satisfaction of the Director of Public Works.
- l. Provide a temporary turn-around in conformance with San Diego County Design Standards Number DS-5 for the west end of Mast Boulevard (provide 8" high Type "C" A.C. Dike at this location) and east end of Riverhill Lane. All of the foregoing to the satisfaction of the Director of Public Works.
- m. Prior to recordation of the Final Map for Unit #3, improve or agree to improve and provide security for El Nopal to a one-half graded width of thirty feet (30') with twenty feet (20') of asphaltic concrete pavement over approved base with Portland cement concrete curb, gutter and side walk with the curb twenty feet (20') from centerline. Provide transitions, tapers and A.C. dike to existing pavement.
- n. Intersectional sight distance along Mast Boulevard in both directions from Meadowfield Lane and Hillside Meadows Drive shall be five hundred and fifty (550') to the satisfaction of the Director of Public Works.
- o. Intersectional sight distance along Hillside Meadows Drive in both directions from El Nopal and in both directions from Meadowhill Drive shall be four hundred and fifty (450') to the satisfaction of the Director of Public Works.
- p. Unless stated otherwise, improve roads or agree to improve and provide security for them, with the recordation of the unit the road is within, abuts or provides access to.
- q. Barricades, Standard Drawing M-9, shall be provided at the west end of Mast Boulevard, located adjacent to the DS-5 temporary turnaround. The foregoing shall all be to the satisfaction of the Director of Public Works.

## (Drainage and Flood Control)

3. Standard Conditions 13 through 18.

4. Specific Conditions:

- a. Construct facilities 5, 6, 7, and 11 (E. Santee Basin) shown on Plate 9 of the Zone 2 Flood Control Comprehensive Plan. The facilities shall be designed to convey a 100-year design flood without ponding, flooding, or diversion onto adjacent property. Facility 5 shall be constructed as an underground facility to a point southerly of Mast Boulevard. Facility 5 shall also be constructed to accommodate the Mast Boulevard road alignment and traffic loading. The alignment for facility 6 may be constructed off-site provided: a 15 foot off-site drainage easement is dedicated by separate document, and an adjacent on-site 15 foot flood control access easement is dedicated, and the drainage facilities are designed to capably support public road traffic loading. All the foregoing to the satisfaction of the Director of Public Works.
- b. The 100-year flood line of the natural channels crossing all lots with drainage watersheds in excess of twenty-five (25) acres shall be clearly delineated on the non-title information sheet of the Final Map.
- c. A Waiver and Release Agreement shall be obtained from each property owner who receives diverted runoff as a result of the subdivision, to the satisfaction of the Director of Public Works.
- d. 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. The drainage system shall be sized for future areas to be developed to the satisfaction of the Director of Public Works (DPW)

## (Grading Plans)

5. Standard Conditions 19 (a-d).

6. Specific Conditions:

- a. Obtain letters of permission for any off-site grading.

- b. The activities proposed under this application is subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the San Diego County Stormwater Ordinance. On all such operations, the property owner must ensure compliance with all applicable stormwater regulations at all times. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- c. Implement and maintain Best Management Practices (BMPs) to effectively prevent potentially negative impact on stormwater quality by the proposed operations. Information on BMPs is available at the DPW Land Development counter. The property owner shall repair, restore and/or replace with acceptable alternates, all or portions of the installed BMPs that fail. Failure to properly install and maintain the BMPs will result in enforcement action by the County of San Diego or other agencies. The minimum performance goals for the post-construction BMPs to control pollution from the project are no net increase in pollutants above pre-construction levels. The developer shall install grease/oil traps or other filtration systems to collect pollutants in all the storm drain inlets. Sources of potentially significant post-construction pollutant loading shall be identified and the introduction of pollutants from these sources into stormwater and non-stormwater discharges shall be prevented or reduced to the maximum extent practicable. Post-construction pollutant loads in stormwater and non-stormwater discharges shall not cause or contribute to the degradation of receiving waters or other environmentally sensitive areas. Post-construction peak runoff flow rates and velocities from the project site shall be maintained at levels which will not cause or contribute to the scouring or erosion of receiving waters or other environmentally sensitive areas (wetlands, vernal pools, etc.) above pre-development rates. Post-construction minimum runoff flow rates, velocities, and volumes from the project site shall be maintained as necessary to prevent the degradation of receiving waters, other environmentally sensitive areas, or flow-dependent BMPs (e.g., constructed wetlands, etc.). BMPs which incorporate natural systems or approaches (e.g., constructed wetlands, retention of existing habitat, inclusion of natural buffer zones, etc.) shall be considered and shall be utilized to the maximum extent practicable. Post-construction structural BMPs shall be operated and maintained to ensure their long-term functioning as designed.

**FAIR HOUSING**

7. Standard Condition 20.

**SANITATION**

8. Standard Condition 21.

9. Specific Conditions

- a. The public sewer system shall be stubbed out approximately in the vicinity of the northerly lot lines of lots 135 to 138 and sized to accommodate further development to the satisfaction of the Padre Dam Municipal Water District and the County of San Diego Director of Public Works. (DPW)
- b. Prior to approval of the Final Map:
  - (1) The septic tank serving the single-family residence in the vicinity of Lot 145 shall be pumped by a licensed septic tank pumper contractor and backfilled with earthen material in compliance with the Uniform Plumbing Code. [DEH]
  - (2) The well on proposed Lot 15 shall be certified by a licensed C57-contractor or destroyed under permit and inspection by DEH, Land and Water Quality Division. [DEH]

**FIRE PROTECTION AND WATER SUPPLY**

10. Standard Conditions 23.1 and 23.2.

**PLANNING AND ZONING ADMINISTRATION**

11. Specific Conditions:

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

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

- (1) The proposed project design incorporates a noise attenuation wall along Mast Boulevard and Hillside Meadows Drive a median in Mast Boulevard, and a screening wall along lots 54 through 67, 103, and 135 through 146. Grading or improvement plans for any unit must include a requirement that the noise wall and screening walls for lots within that unit be installed as part of the grading or improvement plans for that unit.. The Landscape Plan must show the minimum five foot landscape buffer in front of the required noise attenuation walls and the median landscaping.
- b. Prior to approval of the final map for any unit, enter into an agreement with the San Diego County Redevelopment Agency which requires:
  - (1) Fifteen percent (15%) of the residential lots created by this subdivision map shall be developed to include dwelling units to be available at affordable housing costs to persons and/or families of low or moderate income pursuant to the Community Redevelopment law;
  - (2) The dwelling units referred to in subparagraph (1) above shall be restricted and shall remain available at affordable housing costs pursuant to the Community Redevelopment Law; and
  - (3) Not less than 40% of the dwelling units required to be available at affordable housing costs shall be available for very low income households pursuant to the Community Redevelopment Law.
- c. In lieu of entering into the agreement described in paragraph b. above, pay to the Upper San Diego River Improvement Project Housing Fund the sum of \$1,644 for each residential lot created by this subdivision map. This payment may be made in installments, with an installment being due prior to the approval of the final map for each unit, and with the amount of each installment being equal to \$1,644 multiplied by the number of residential lots created by the approval of that unit.

## DEVELOPMENT IMPACT FEES

### 12. Specific Conditions:

- a. Deposit with the County Department of Public Works \$220.00. 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.

- b. Participate in the cost of road improvements for a portion of Riverford Road by paying a construction fee of \$33,709.00. The Board of Supervisors hereby determines that:
  - (1) The fee is to assist in financing the improvement for Riverford Road located in the vicinity of Riverside Drive to State Route 67.
  - (2) The fee will be used to contribute toward the construction of street facilities such as pavements, realignments of horizontal and vertical curves, storm drains, grading, etc., for Riverford Road.
  - (3) The road improvements will help mitigate the additional traffic impact on Riverford Road caused by the residential subdivision.
  - (4) This residential subdivision will contribute additional traffic to Riverford Road.
  - (5) The fee of \$33,709.00 is based on an estimate of the percentage of traffic this project will contribute to Riverford Road.

#### FINAL MAP RECORDATION

Final Map requirements shall be shown on the Final Map or otherwise accomplished to the satisfaction of the Director of Public Works prior to submittal for approval by the Board of Supervisors:

(Streets and Dedication)

13. Specific Conditions:

- a. With the recordation of the Final Map for any unit, dedicate Mast Boulevard (SA 880.2) from the east subdivision boundary to the most southwesterly subdivision boundary, along the ultimate alignment, to a right-of-way width of ninety-eight feet (98').
- b. With the recordation of the Final Map of any Unit, dedicate Hillside Meadows Drive from Mast Boulevard to El Nopal to a right of way width of seventy-two feet (72').

- c. With the recordation of the Final Map for Unit #1, dedicate Meadow Hill Drive and Shady Meadow Loop on-site to a width of fifty-six feet (56').
- d. With the recordation of the Final Map for Unit #1, dedicate Quiet Meadow Court on-site to a width of fifty-two feet (52').
- e. With the recordation of the Final Map for Unit #2, dedicate Shady Meadow Loop on-site to a width of fifty-six feet (56').
- f. With the recordation of the Final Map for Unit #2, dedicate Hill Meadow Court on-site to a width of fifty-two feet (52').
- g. With the recordation of the Final Map for Unit #3, dedicate Meadowhill Drive, Riverhill Lane and Meadowfield Lane on-site to a width of fifty-six feet (56').
- h. Provide a one foot (1') wide strip placed at the end of Riverhill Lane and Mast Boulevard at the subdivision boundary; the one foot (1') wide strip is to be made a portion of the adjacent lots and designated as "reserved for future streets" on the face of the map; access rights in and to Riverhill Lane and Mast Boulevard shall be granted to the County.
- i. The cul-de-sacs shall terminate with a forty-eight foot radius.
- j. Relinquish access rights into El Nopal, Mast Boulevard and Hillside Meadows Drive to the satisfaction of the Director of Public Works, except for: Meadowfield Lane, Meadowhill Drive, and two (2) thirty foot (30') openings on the south side of Mast Boulevard, as shown on the tentative map, and a thirty foot (30') opening for the off-site private road adjacent to Lot 30.
- k. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.
- l. With the recordation of the Final Map for Unit #3, dedicate Brookfield Court to a width of fifty-two feet (52').
- m. With the recordation of the Final Maps, dedicate on-site and off-site drainage easements to the satisfaction of the Director of Public Works.

- n. Contact Public Works to determine the desired location of the centerline for Mast Boulevard and Hillside Meadows Drive which are shown on the Circulation Element of the County General Plan as a Major road (plus bike lanes) and Light Collector road, respectively. The following shall be shown on the Final Map:
  - (1) The centerline location as approved by the Department of Public Works.
- o. Road widths less than thirty-six feet (36') improved widths may require posting and red striping to the satisfaction of the Lakeside Fire Protection District. This information shall be shown on the Final Maps on "Non-Title Information."
- p. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control stations with first order accuracy to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811).
- q. The Subdivision Map shall be prepared to show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of first order accuracy as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.811 and 81.506(j)).
- r. With the recordation of the Final Map for Unit 2, dedicate a 20 foot wide Riding and Hiking Trail to the County of San Diego along the rear of Lots 54 through 69.

(Miscellaneous)

- 14. Standard Conditions 25, 26, 27.1, 28 and 29.
- 15. Specific Conditions:
  - a. No lot shall contain a net area of less than 6,000 square feet. [DPLU - Current Planning Division]

- b. Lots 142 through 145 shall be combined and labeled 'Public Park' on the Final Map for the unit containing the Public Park site.
- c. Prior to or concurrently with recordation of the Final Map containing the Public Park, the applicant shall convey the Park site to the County of San Diego Department of Parks and Recreation (DPR), in fee title, subject to the approval of the Director of the DPR. Approval by the DPR includes, but is not limited to, review of a Phase I and/or Phase II Environmental Site Assessment Report.

Fee title to the park site shall be conveyed by grant deed to the County free of encumbrances, as evidenced by a California Land Title Association Policy (policy) and a Phase I and/or II Environmental Site Study (study), provided by the subdivider and subject to the approval of the Director of the DPR. The policy and study shall be submitted prior to approval of the Final Map containing the park site. If the site is acceptable to the Director of the DPR, the grant deed will be recorded concurrently with or immediately following recordation of the Final Map.

- d. Prior to recordation of the Final Map containing the Public Park, the subdivider shall submit the grading and improvement plans for the Park site to the Director of the DPR for review and approval. The grading and improvement plans shall conform to the Park Concept Plan dated September 10, 2002 on file with the DPLU.
- e. Prior to approval of the first Final Map, the subdivider shall enter into an agreement with the Department of Parks and Recreation regarding the dedication and improvement of the Public Park. The agreement shall provide for the phasing of improvements, contributions and plans. The agreement shall conform to the Park Concept Plan dated September, 2002 on file with the DPLU.
- f. Prior to recordation of the first Final Map, the applicant shall form a district for maintenance of the Public Park.
- g. Prior to recordation of any Final Map and prior to approval of grading or improvement plans which affect Lots 52, 53, or 54, the applicant shall complete a Boundary Adjustment with the County of San Diego and provide evidence that a Boundary Adjustment has been approved by the City of Santee so that no portion of the Tentative Map is within the jurisdiction of the City of Santee or provide evidence satisfactory to the Director of Planning and Land Use that no portion of the Tentative Map is within the City of Santee. [DPLU - Current Planning Division]

h. Prior to approval of grading plans, clearing permits or improvement plans, and prior to recordation of any Final Map for any unit, the applicant shall:

- (1) Provide evidence that 17.75 acres of non-native grassland habitat credit has been secured in a County approved mitigation bank within or adjacent to the Lakeside area. This will constitute acceptable off-site mitigation for the impacts to 35.5 acres of non-native grassland (0.5:1 mitigation). Provide an accounting of the status of the Mitigation Bank, land trust or conservancy lands. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project. This shall also identify the entity responsible for the maintenance and management of this bank and must include information regarding how the land will be protected in perpetuity.
- (2) Provide evidence that 1.53 acres of wetland habitat credit has been secured in a County approved location within the San Diego River floodplain, as required by the Upper San Diego River Improvement Project Final Programmatic EIR certified August 9, 2000. This will constitute acceptable off-site mitigation for the impacts to Southern willow scrub/Mulefat scrub and Freshwater Marsh (3:1 mitigation). These credits shall consist of at least 0.51 acres of creation or restoration credits. The remaining 1.02 acre credits shall be either creation/restoration credits or wetland enhancement credits. Provide an accounting of the status of the Mitigation Bank, land trust, conservancy lands or other approved mitigation site. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project. This shall also identify the entity responsible for the maintenance and management of this bank and must include information regarding how the land will be protected in perpetuity.
- (3) Provide evidence that 0.75 acres of wetland habitat credit has been secured in a County approved location within the San Diego River floodplain, as required by the Upper San Diego River Improvement Project Final Programmatic EIR certified August 9, 2000. This will constitute acceptable off-site mitigation for the impacts to Wet Meadow (1:1 mitigation). These credits shall consist of 0.75 acres of creation or restoration credits. Provide an accounting of the status of the Mitigation Bank, land trust, conservancy lands or other approved mitigation site. This shall include the total amount of

credits available at the bank, the amount required by this project and the amount remaining after utilization by this project. This shall also identify the entity responsible for the maintenance and management of this bank and must include information regarding how the land will be protected in perpetuity.

- (4) Provide the Director of Planning and Land Use with a copy of a Clean Water Act, Section 404 permit issued by the U.S. Army Corps of Engineers for all project related disturbances of wetlands or provide evidence satisfactory to the Director of Planning and Land Use that such permit is not required.
- (5) Provide the Director of Planning and Land Use with a copy of a Streambed Alteration Agreement issued by the California Department of Fish and Game for all project related disturbances of any streambed or provide evidence satisfactory to the Director of Planning and Land Use that such an agreement is not required.
- (6) Provide written verification to the Director of Planning and Land Use that a County certified archaeologist has been retained to implement the monitoring program. All persons involved in the monitoring program shall be approved by the Director prior to any pre-construction meeting.

The archaeological monitor(s) shall attend pre-construction meetings to consult with grading and excavation contractors. The requirement for archaeological monitoring shall be noted in the final grading plan.

During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be onsite full-time to perform periodic inspections of the excavations. The frequency of inspections will depend on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features.

In the event that artifacts and/or features are found, the archaeological monitor(s) shall have the authority to divert, direct or temporarily halt grading activities in the area of discovery to allow recovery and analysis of exposed artifacts and/or features in a timely manner. At the time of discovery, the archaeological monitor(s) shall immediately notify the County archaeologist of such finding.

Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

All cultural material collected during the grading monitoring program shall be processed and curated according to current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation.

(7) Submit to the satisfaction of the Director of Public Works a Traffic Management Plan. The plan should address construction traffic associated with the import of material to the property. The plan should limit the import operations to off peak traffic hours (9:00 a.m. to 3:00 p.m.), and provide standard traffic control measures such as flagmen, warning signs, etc., as necessary to create a safe work zone. The plan should also address measures to ensure that all public roadways are kept clear of construction debris.

i. On the Final Map for Unit 1, the applicant shall grant to the County of San Diego a Noise Protection Easement over the entire area of Lots 1, 2, 3, 4, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, and 50. This easement is for the protection of "noise sensitive" residential land uses from traffic noise. The Noise Protection Easement shall be shown on the Final Map.

No residential uses are allowed within the Noise Protection Easement until evidence is provided by the applicant's acoustical consultant that traffic noise levels in outdoor and indoor "noise sensitive" areas would comply with current noise level limits of the County of San Diego. The evidence should be provided to the satisfaction of the Director of Planning and Land Use prior to issuance of a Building Permit for residences on Lots 1-4, and 30-50.

j. On the Final Map for Unit 2, the applicant shall grant to the County of San Diego a Noise Protection Ordinance over the entire area of Lots 51, 52, 53, 54, 55, and 90. This easement is for the protection of "noise sensitive" residential land uses from traffic noise. The Noise Protection Easement shall be shown on the Final Map.

No residential uses are allowed within the Noise Protection Easement until evidence is provided by the applicant's acoustical consultant that traffic noise levels in outdoor and indoor "noise sensitive" areas would comply with current noise level limits of the County of San Diego. The evidence shall be provided to the satisfaction of the Director of Planning and Land Use prior to issuance of a Building Permit from residences on Lots 51-55 and 90.

- k. On the Final Map for Unit 3, the applicant shall grant to the County of San Diego a Noise Protection Ordinance over the entire area of Lots 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, and 120. This easement is for the protection of "noise sensitive" residential land uses from traffic noise. The Noise Protection Easement shall be shown on the Final Map.

No residential uses are allowed within the Noise Protection Easement until evidence is provided by the applicant's acoustical consultant that traffic noise levels in outdoor and indoor "noise sensitive" areas would comply with current noise level limits of the County of San Diego. The evidence shall be provided to the satisfaction of the Director of Planning and Land Use prior to issuance of a Building Permit from residences on Lots 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, and 120.

- l. Prior to the recordation of any Final Map for any unit, the applicant shall provide evidence satisfactory to the Director of the Department of Planning and Land Use that an application for a Final Public Report has been submitted to the State of California, Department of Real Estate that discloses that there will be hazards or unusual conditions in or near this subdivision related to surrounding agricultural uses. The application must fully disclose to potential purchasers of the property all inconveniences and irritations arising from agricultural operations. The following statement must be included: "The subdivision lots are located within a quarter mile radius of a commercial poultry ranch. Occupants of each lot may be exposed to inconveniences or irritation arising from agricultural activities in the form of intermittent odor, insects, dust, rodents, and the use of agricultural chemicals." The information to be included in the application for the Final Public Report shall be submitted to and approved by the Director of Planning and Land Use prior to submittal to the State of California, Department of Real Estate.

m. The property owner shall grant an open space easement over lots 92, 135, 136, 137, 138, 139, 140, 141, and 146 to the County for such period of time as the adjacent Hilliker property shall be used for agricultural purposes.

*JK*

In lieu of granting said easement on the Final Map over lots 92, 135 through 141 and 146, the subdivider may provide evidence satisfactory to the Director of Planning and Land Use that the subdivider has entered into an agreement with the Hilliker Egg Ranch regarding installation of concrete floors in the existing chicken houses at the Hilliker Egg Ranch. The agreement shall ensure the installation of the floors prior to approval of the Final Map. The subdivider's financial responsibility under this option is limited to a maximum of \$100,000.

#### WAIVER AND EXCEPTIONS

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

a. Standard Conditions for Tentative Maps:

Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

Standard Condition 22: Said condition pertains to subdivisions that rely on private subsurface sewage disposal systems. This subdivision will receive sewer service from the Padre Dam Municipal Water District.

Standard Condition 23.3: Said condition pertains to subdivisions that will receive fire protection services from the California Department of Forestry and Fire Protection. This subdivision will receive fire protection services from the Lakeside Fire Protection District.

Standard Condition 24: Said condition pertains to subdivisions that are outside the boundaries of a fire protection agency. This subdivision is within the boundaries of the Lakeside Fire Protection District.

Standard Condition 27: Said condition states that the Final Map shall include the entire area shown on the Tentative Map and shall not be filed as units or groups of units. The Final Map for this Tentative Map may be filed in units.

b. County Subdivision Ordinance design requirements:

Section 81.401(h): This section requires that side lot lines be at right angles or radial to the street upon which the lots front with a maximum deviation of up to 10 degrees allowed. This section is waived for lot lines 4/5, 7/8, 28/29, 32/33, 42/43, 46/47, 51/52, 55/56, 67/68, 69/70, 70/71, 71/72, 92/93, 96/97, 107/108, 112/113, 116/117, 119/120, 121/122, 131/132, 136/137 in order to provide for the street pattern.

The following shall be the Mitigation Monitoring or Reporting Program for TM 5203RPL<sup>1</sup> - Hillside Meadows.

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

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

A. Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied: 15h through l.

**NOTICE** - The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on November 13, 2002.

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

**NOTICE:** Fish and Game Fees have been paid in the amount of \$875 for the review of the EIR, Receipt number 88625, date paid June 15, 2001.

**DEFENSE OF LAWSUITS AND INDEMNITY:** The applicant shall: (1) defend, indemnify and hold harmless the County, its agents, officers and employees from any claim, action or proceeding against the County, its agents, officers and employees to attack, set aside, void or annul this approval or any of the proceedings, acts or determinations taken, done or made prior to this approval if the action is brought within the time period specified in Government Code Section 66499.37; and (2) reimburse the County, its agents, officers or employees for any court costs and attorney's fees which the County, its agents, officers or employees may be required by a court to pay as a result of such approval. At its sole discretion, the County may participate at its own expense in the defense of any such action, but such participation shall not relieve the applicant of any obligation imposed by this condition. The County shall notify the applicant promptly of any claim or action and cooperate fully in the defense.

BOARD11-13\TM5203-RES;tf

APPROVED AS TO FORM AND LEGALITY  
COUNTY COUNSEL

By   
SPECIAL ASSISTANT COUNTY COUNSEL

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the foregoing Resolution was passed and adopted by the Board of Supervisors, San Diego County, State of California, on this 13<sup>th</sup> day of November, 2002, by the following vote:

AYES: Cox, Jacob, Slater, Roberts, Horn

STATE OF CALIFORNIA)  
County of San Diego)<sup>ss</sup>

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.

THOMAS J. PASTUSZKA  
Clerk of the Board of Supervisors

By: Denise McClendon  
Denise McClendon, Deputy



No. 02-351  
11/13/02 (3)

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS  
WEDNESDAY, NOVEMBER 13, 2002**

**MINUTE ORDER NO. 3**

**SUBJECT: CONTINUED NOTICED PUBLIC HEARING:  
HILLSIDE MEADOWS; TENTATIVE MAP - TM 5203RPL;  
LAKESIDE COMMUNITY PLAN (DISTRICT: 2)**

**OVERVIEW:**

On February 13, 2002 (3) the Board directed the applicant to redesign the project to move proposed homes at least 50 feet from the project boundary with the adjacent Egg Ranch, to limit the homes along that boundary to a single story, to incorporate an equestrian trail and public park on the project site and concrete floors in the adjacent chicken houses. The Board further directed that a report be prepared on the requirement for concrete floors and that a cost estimate for the floors be provided and continued the hearing to April 17, 2002. On April 17, 2002 (1) and July 17, 2002 (2), the Board of Supervisors continued the hearing to allow the applicant time to prepare supporting documentation and to design a revised project to bring back to the Board of Supervisors for consideration.

The applicant has incorporated a public park and an equestrian trail into the revised project design. The applicant has also prepared a Wind Shade Analysis to determine if the revised project design will cause a reduction in prevailing wind speeds ("wind shade effect") and reduce the available natural ventilation at the location of the Egg Ranch. The Analysis concludes that any potential wind shade effect of the revised project will not cause a negative impact at the Egg Ranch. Therefore, in the revised project design, the homes that remain along the project boundary with the Egg Ranch have not been limited to a single story and installation of concrete floors in the adjacent Egg Ranch chicken houses is not included in the project conditions.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER:**

Adopt the Resolution approving TM 5203RPL, which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State Law. (Attachment B)

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board of Supervisors closed the hearing and took action approving the Chief Administrative Officers recommendations, and adopting Resolution No. 02-351, entitled: RESOLUTION OF SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING CONDITIONS FOR TENTATIVE MAP NO. 5203RPL<sup>1</sup>, with the following conditions:

To remove lots 92, 146, 141, 140, 139, 138, 137, 136 and 135 to provide an open space buffer between the agriculture operation and the residential lots, or

Require the applicant provide concrete floors for the chicken houses, done to the satisfaction of the Department of Planning and Land Use (DPLU), in an amount not to exceed \$100,000.

Additionally, direct county staff to work with San Diego Gas and Electric (SDG&E) and adjacent property owners to extend the trail easement north into Eucalyptus Hills and south to connect up to the San Diego River Trail.

AYES: Cox, Jacob, Slater, Horn

NOES: Roberts

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State of California)  
County of San Diego)SS

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

THOMAS J. PASTUSZKA  
Clerk of the Board of Supervisors

By   
Harold R. Randolph, Deputy



COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS  
WEDNESDAY, APRIL 17, 2002

MINUTE ORDER NO. 1

**SUBJECT:** **CONTINUED NOTICED PUBLIC HEARING:  
HILLSIDE MEADOWS; TENTATIVE MAP - TM 5203RPL;  
LAKESIDE COMMUNITY PLAN (DISTRICT: 2)**

**OVERVIEW:**

On February 13, 2002 (3), the Board of Supervisors continued the hearing on TM 5203RPL. The reason for the continuance was to allow staff and the applicant an opportunity to meet and determine the time and processing requirements necessary to bring back to the Board of Supervisors a revised project for approval. The Board directed the applicant to redesign the project to move proposed homes at least 50 feet from the project boundary with the adjacent egg ranch, to limit the homes along that boundary to a single story, to incorporate an equestrian trail and public park on the project site and concrete floors in the adjacent chicken houses. The Board further directed that a report be prepared on the requirement for concrete floors and that a cost estimate for the floors be provided. County staff have met with the applicant to discuss processing of the revised project and associated environmental documentation.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER:**

Continue the hearing to July 17, 2002 in order to receive a status report from the Chief Administrative Office which would update the applicant's progress in revising the project.

**ACTION:**

ON MOTION of Supervisor Slater, seconded by Supervisor Jacob, the Board of Supervisors took action as recommended, continued this Hearing to July 17, 2002, 9:00 a.m., on Consent.

AYES: Cox, Jacob, Slater, Roberts, Horn

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**ACTION:**

ON MOTION of Supervisor Slater, seconded by Supervisor Jacob, the Board of Supervisors took action as recommended, on Consent, continuing the Hearing to November 13, 2002, 9:00 a.m.

AYES: Jacob, Slater, Roberts, Horn

ABSENT: Cox

3.

**SUBJECT: ADOPT A RESOLUTION ASSERTING COUNTY RIGHTS ON ROADS CREATED UNDER UNITED STATES REVISED STATUTE 2477 (DISTRICT: ALL)**

**OVERVIEW:**

On May 15, 2002 (7), the Board of Supervisors received a report on Revised Statute 2477, and directed the Chief Administrative Officer to prepare a Resolution of Assertion regarding rights-of-way created under this federal statute. Revised Statute (RS) 2477, passed by the U.S. Congress in 1866, states: "The right-of-way for the construction of highways over public lands, not reserved for public uses, is hereby granted." The statute applies to federal land, and was enacted by Congress to facilitate travel for settlement of the western United States. Although repealed in 1976, existing rights-of-way already established under RS 2477 were exempt from the repeal.

At the request of Supervisor Jacob, on December 11, 2001 (31) the Board directed the Chief Administrative Officer to investigate actions taken by other counties. Staff assessed benefits and detriments to the County of making an assertion to utilize RS 2477 for protection of historic routes of travel. Such an assertion may persuade federal agencies to weigh the County's desire to preserve these routes when considering road or trail closure.

This is a recommendation to adopt a Resolution Asserting Road Rights-of-Way Created Under United States Revised Statute 2477 Throughout San Diego County.

**FISCAL IMPACT:**

This request will have no fiscal impact.

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find proposed activity is exempt from California Environmental Quality Act (CEQA) as specified in Section 15061(b)(1) of CEQA Guidelines because the activity has no effect on the environment and is not a project as defined in Section 15378.
2. Adopt a resolution entitled Resolution Asserting County Rights on Roads Created Under United States Revised Statute 2477.

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Horn, the Board of Supervisors took action as recommended, continuing the Hearing to November 13, 2002, 9:00 a.m.

**AYES:** Jacob, Slater, Roberts, Horn

**ABSENT:** Cox

2. **SUBJECT:** **CONTINUED NOTICED PUBLIC HEARING:  
HILLSIDE MEADOWS; TENTATIVE MAP - TM 5203RPL;  
LAKESIDE COMMUNITY PLAN (DISTRICT: 2)  
(CARRYOVER FROM 4/17/02, AGENDA NO. 1)**

**OVERVIEW:**

On February 13, 2002 (3) the Board directed the applicant to redesign the project to move proposed homes at least 50 feet from the project boundary with the adjacent egg ranch, to limit the homes along that boundary to a single story, to incorporate an equestrian trail and public park on the project site and concrete floors in the adjacent chicken houses. The Board further directed that a report be prepared on the requirement for concrete floors and that a cost estimate for the floors be provided and continued the hearing to April 17, 2002. On April 17, 2002 (1), the Board of Supervisors continued the hearing to allow the applicant time to prepare supporting documentation and to design a revised project to bring back to the Board of Supervisors for consideration. The hearing was continued to July 17, 2002, for a status report on the applicant's progress.

County staff have met with the applicant to discuss a revised project and associated environmental documentation. On May 30, 2002, the applicant submitted an Air Flow Analysis, a Park Concept Plan, documents from SDG&E regarding trail use of the SDG&E easement, and a Stormwater Management Plan in support of a redesigned project. Those documents were being reviewed at the time this report was prepared.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

**CHIEF ADMINISTRATIVE OFFICER:**

Continue the hearing to November 13, 2002, in order to allow time to complete review of the applicant's new proposal and, if appropriate, prepare a Resolution of Approval for the Board's consideration. Should all required documents be completed earlier to the satisfaction of the Department of Planning and Land Use, the item may be brought back to the Board at an earlier meeting date which would be re-advertised.

**COUNTY OF SAN DIEGO  
BOARD OF SUPERVISORS  
WEDNESDAY FEBRUARY 13, 2002**

**MINUTE ORDER NO. 3**

**SUBJECT: NOTICED PUBLIC HEARING:  
HILLSIDE MEADOWS; TENTATIVE MAP – TM 5203RPL;  
LAKESIDE COMMUNITY PLAN (DISTRICT: 2)**

**OVERVIEW:**

This is an appeal by the applicant of the Planning Commission denial of a Tentative Map to subdivide 37 acres into 146 single-family residential lots and 2 industrial lots. Proposed residential lots are a minimum of 6,000 square feet in size. The two industrial lots are 25,400 and 45,900 square feet in size. The site is in the Current Urban Development Area (CUDA) Regional Category, the (21) Specific Plan Land Use Designation, and Planning Areas I (7.3 dwelling units per acre) and VIII (industrial) of the adopted RiverWay (Upper

San Diego River Improvement Plan – USDRIP) Specific Plan. The site is subject to the S88, Specific Plan, Use Regulations with residential and industrial minimum lot sizes of 6,000 square feet. The site is north and south of Mast Boulevard, east of the City of Santee, south of El Nopal and west of Marjean Way. Proposed residential lots are north of Mast Boulevard, proposed industrial lots are south of Mast Boulevard, in the Lakeside Community Plan area.

**FISCAL IMPACT:**

N/A

**RECOMMENDATION:**

**PLANNING COMMISSION:**

Deny the Tentative Map for the reasons included in the staff report and the Resolution of Denial (Attachment B).

**DEPARTMENT OF PLANNING AND LAND USE:**

Adopt the Resolution approving TM 5203RPL, which makes the appropriate findings and includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State Law. (Attachment C).

**ACTION:**

ON MOTION of Supervisor Jacob, seconded by Supervisor Cox, the Board of Supervisors continued this Hearing to April 17, 2002, 9:00 a.m.; directed the Chief Administrative Officer to work with the applicant to redesign the project to satisfy the requests of the Hillikers' as set forth in Board of Supervisors Exhibit A; the Lakeside Planning Group's recommendation that the developer provide a north-south equestrian trail through the project site in order to connect the Riverway Regional Trail that will run east-west along the San Diego River with areas to the north of the project site; and the Department of Public Works with regard to improvement on Mast Blvd; directed that the project redesign should include a neighborhood park of an appropriate size to be determined by Parks and Recreation in lieu of park fees consistent with adopted ordinance requirements; further

directed Chief Administrative Officer to return to the Board with a report on concrete floors to determine if that is something that will normally through evolution be required, or if it is necessitated because of the residential development, and to provide a cost estimate for the concrete flooring.

AYES: Cox, Jacob, Roberts, Horn

ABSENT: Slater

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State of California)  
County of San Diego)<sup>ss</sup>

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

THOMAS J. PASTUSZKA  
Clerk of the Board of Supervisors



By \_\_\_\_\_

Grace Andoh, Deputy

