

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

Resolution No.:
Meeting Date: April 22, 2026

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

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

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

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

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

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

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

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

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

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

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE BOARD OF SUPERVISORS AND FILED WITH THE COUNTY RECORDER OF SAN DIEGO COUNTY (AND, WHERE SPECIFICALLY, INDICATED, SHALL ALSO BE COMPLIED WITH PRIOR TO APPROVAL OF ANY PLANS, AND ISSUANCE OF ANY GRADING OR OTHER PERMITS AS SPECIFIED):

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of LED light fixtures per County of San Diego Street Lighting Specifications dated April 2019.
- (2) Standard Condition 12: Said conditions apply to riding and hiking trail system improvement. The project is not adjacent, nor near, any planned or proposed facilities in the County's Community Trails Master Plan
- (3) Standard Condition 22: Said conditions apply to a private subsurface sewage disposal system. The project proposes a public sewer system.
- (4) Standard Condition 23.3: Said condition applies to projects that are within the service boundaries of the California Department of Forestry and Fire Protection. This project will be served by the Rancho Santa Fe Fire Protection District.
- (5) Standard Conditions 24: Said condition pertains to subdivisions outside the boundaries of a fire protection agency. This project will be served by the Rancho Santa Fe Fire Protection District.
- (6) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this Tentative Map shall include the entire area on the Tentative Map and shall not be filled as units or groups of units.

1. **GEN#1–COST RECOVERY**

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

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

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

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

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

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

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

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

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

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

5. **ROADS#1–SIGHT DISTANCE**

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

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

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

c. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: “Said lines of sight fall within the existing right-of-way and a clear space easement is not required.”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- c. The proposed onsite private road easement, Alley 3 from Alley 652 to existing Alley (PVT) shall be graded and improved to a width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the Rancho Sante Fe Fire Protection District.
- d. The proposed onsite private road easement, Alley 652 from Country Living Way (Public) to existing Alley 652 shall be graded and improved to a width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1C of the San Diego County Standards for Private Roads (approved June 30, 1999) for one hundred and one (101) to seven hundred fifty (750) trips shall apply. Provide taper from the end of the private road easement to the existing public road pavement, to provide a smooth transition. Road improvements shall be to the satisfaction of the Rancho Sante Fe Fire Protection District.
- e. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote.
- f. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.
- g. All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the San Diego County Standards for Private Roads, the Land Development Improvement Plan Checking Manual, and the Rancho Sante Fe Fire Protection District requirements. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

DOCUMENTATION: The applicant shall complete the following:

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

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

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

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

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

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

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

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

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

DOCUMENTATION: The applicant shall complete the following:

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

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

12. **DRNG#2–DRAINAGE EASEMENT**

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

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

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

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

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

OR

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

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

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

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

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

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

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

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

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

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

16. **STRMWTR#3–EROSION CONTROL**

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

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

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

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

17. **ROADS#6–PAVEMENT CUT POLICY**

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

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Specific Plan Area Land Use Designation of the Harmony Grove Village Specific Plan within the Elfin Forest and Harmony Grove Subarea Plan because it proposes a subdivision of land and future development will be subject to comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes twenty-eight new lots that meet the minimum lot size requirements, ranging from 0.01 acres to 0.68 acres in the Village Center and Planning Area 1 Land Use designations;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Elfin Forest and Harmony Grove Subarea Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the subdivision because the lots are located in an existing undeveloped area, and the lots located in the Village Center and Planning Area 1 are appropriately sized to support residential and live/work development;
5. The site is physically suitable for the proposed subdivision because all public facilities are available to serve the subdivision. The project has received service availability forms for water, sewer, schools and fire.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of CEQA Section 15162 & 15164 addendum, dated October 16, 2025, to a previously certified Environmental Impact Report dated February 7, 2007;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

9. The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;
10. The discharge of sewage waste from the subdivision into the Harmony Grove Village Wastewater sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
11. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
12. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

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

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

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

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 10410](#) and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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

link below: <http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf>

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of [Section 87.201 of the County Code](#).

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

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. Linea Del Cielo (ME Route # SC 1524/S-8) is shown as a 2.2F Light Collector Road on the Mobility Element of the County General Plan. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

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

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#). The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the [PDS, LD Counter] and provide a copy of the receipt to the [PDS, BD] at time of permit issuance.

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

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

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

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

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

ATTACHMENT D

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

ON MOTION of Supervisor _____, seconded by Supervisor _____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this 22 day of April, in Board of Supervisors North Chamber Room 310, 1600 Pacific Highway, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM & LEGALITY
Damon M. Brown County Counsel

BY: Justin Crumley, Supervising Deputy County Counsel

EXHIBIT C - Grading Plan

GRADING QUANTITIES

CITY OF SAN DIEGO
 2115 LA JOLLA VILLAGE CENTER DRIVE
 SAN DIEGO, CA 92161
 (619) 234-4707
 www.sandiego.gov

DISTURBED AREA

EXISTING IMPERVIOUS AREA: 3,500 SF
 CREATED OR REPAIRED IMPERVIOUS AREA: 78,195 SF
 TOTAL DISTURBED AREA: 120,226 SF

EXISTING LEGAL DESCRIPTION

LOTS 14 AND 15 OF COUNTY OF SAN DIEGO TRACT NO. 5366-2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5888, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 18, 2015.

BASIS OF GRID COORDINATES AND BEARINGS

THE BASIS OF COORDINATES AND BEARINGS FOR THIS PROJECT IS THE CALIFORNIA COORDINATE SYSTEM (CCS) ZONE 10N, WHICH IS DETERMINED BY NITN GPS-24 MEASUREMENTS TAKEN ON MAY 20, 2011 AT STA 100M/100S AND EGCS-101S, PER RECORD OF SURVEY MAP NO. 4236.

EXISTING LEGEND

- EXIST. IRRIGATION SERVICE (OIP)
- EXIST. SEWER SERVICE
- EXIST. WATER SERVICE (OIP)
- EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- EXIST. TRAFFIC SIGN

NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ACCURATE CONSTRUCTION OF THE PROJECT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT. THIS PLAN DOES NOT CONSTITUTE APPROVAL TO PERFORM AND CELEBRATE BEFORE COMMENCING SUCH ACTIVITY.

ASSESSOR PARCEL NUMBER

235-510-56, 235-511-17

EXISTING EASMENTS

- 1) EASEMENT GRANTED OVER A PORTION OF LOT 74 PER RECORD MAP 5888-2, 2015-01-18, AS SHOWN ON RECORD MAP 5888-2.
- 2) COUNTY VISIBILITY EASEMENT PER MAP 15889
- 3) EASEMENT FOR PEDESTRIAN AND EQUINE TRAIL PER MAP 15889
- 4) SIDE BLANKET EASEMENT PER DOCUMENT # 2014-0339934 (NON-PLOTTABLE)
- 5) SIDE BLANKET EASEMENT PER DOCUMENT # 2014-0362249 (NON-PLOTTABLE)
- 6) SIDE BLANKET EASEMENT PER DOCUMENT # 2014-0519255 (NON-PLOTTABLE)

LEGEND

PROPOSED

- SEWER MANHOLE
- SEWER
- SEWER SERVICE
- ELECTRICAL LINE
- WATER MAIN
- GATE VALVES
- WATER BQ/ARY
- WATER SERVICE
- STORM DRAIN (PVT.)
- GRADED INLET (PVT.)
- TYPE A CLEANOUT (PVT.)
- ROCK PROTECTION/ENERGY DISSIPATOR (PVT.)
- HEADBALL (PVT.)
- RETAINING WALL (PVT.)
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- FISHED CONTOUR
- DATUM LINE
- TYPE "B" CURB & GUTTER PER G-4 (PVT.)
- 4" PCC SIDEWALK (PVT.)
- VEHICULAR CONCRETE
- SPECIAL PAVERS PER LANDSCAPE PLANS
- PROPOSED ASPHALT CONCRETE (PVT.)
- 10' DG PATH (PUBLIC)
- TURF BLOCK PAVERS (PVT.)
- SLOPE (% UNLESS OTHERWISE NOTED)

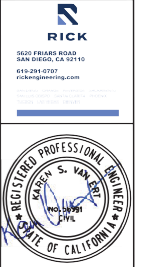
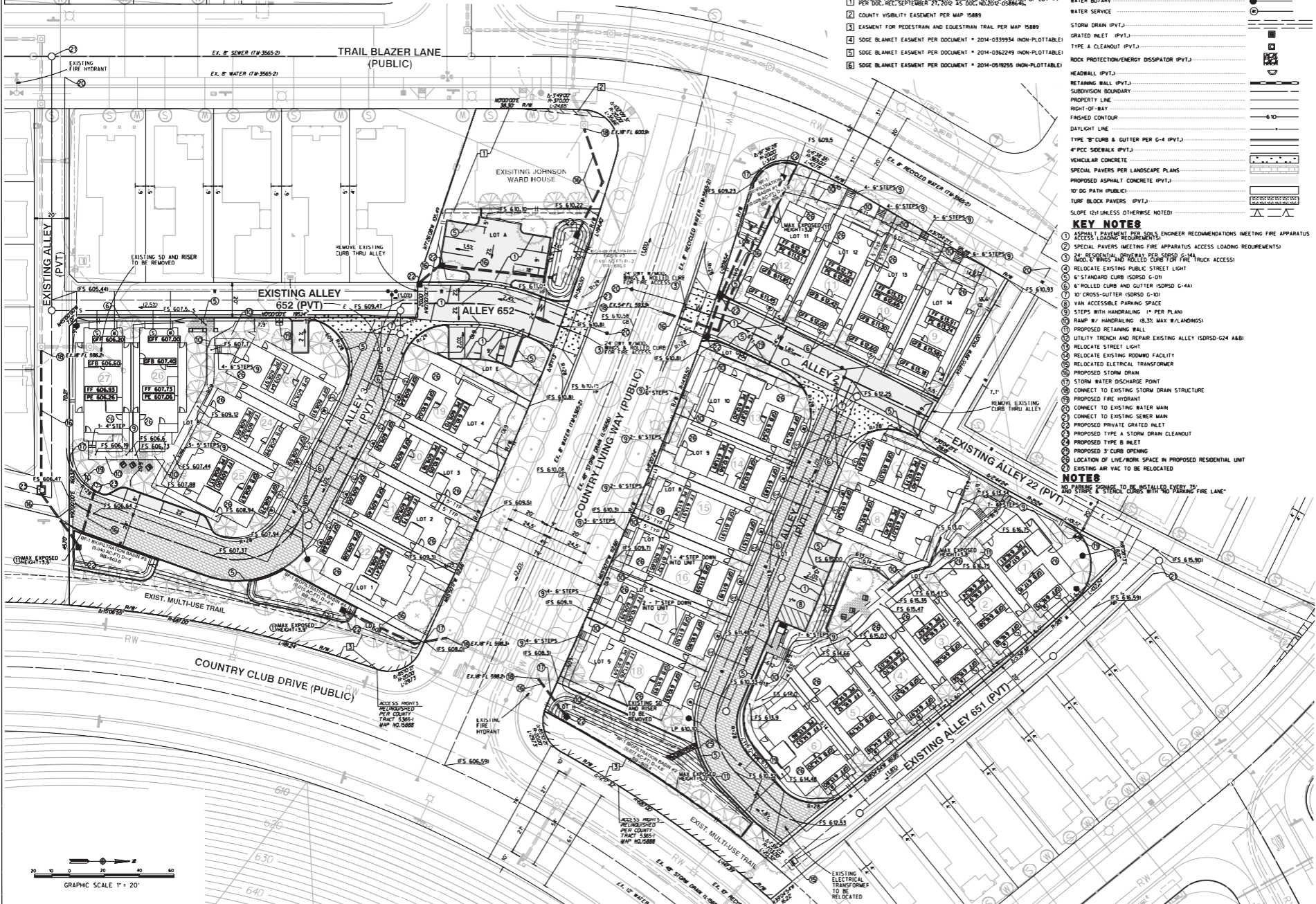
KEY NOTES

- 1) SPECIAL PAVEMENT PER SOILS ENGINEER RECOMMENDATIONS (MEETING FIRE APPARATUS)
- 2) SPECIAL PAVERS MEETING FIRE APPARATUS ACCESS LOADING REQUIREMENTS!
- 3) 24" RESIDENTIAL OPENWAY PER ISORSO G-24
- 4) 16" W/8" WINGS AND ROLLED CURB FOR FIRE TRUCK ACCESS!
- 5) RELOCATE EXISTING PUBLIC STREET LIGHT
- 6) 6" STANDARD CURB ISORSO G-01
- 7) 6" ROLLED CURB AND GUTTER ISORSO G-441
- 8) 10' CROSS-GUTTER ISORSO G-101
- 9) VAN ACCESSIBLE PARKING SPACE
- 10) STEPS WITH HANDRAILING: 1" PER PLAND
- 11) RAMP W/ HANDRAILING: 18.33" MAX W/LANDINGS!
- 12) PROPOSED RETAINING WALL
- 13) UTILITY TRENCH AND REPAIR EXISTING ALLEY ISORSO-G24 A&B!
- 14) RELOCATE STREET LIGHT
- 15) RELOCATE EXISTING ROOMDOW FACILITY
- 16) RELOCATED ELECTRICAL TRANSFORMER
- 17) PROPOSED STORM DRAIN
- 18) STORM WATER DISCHARGE POINT
- 19) CONNECT TO EXISTING STORM DRAIN STRUCTURE
- 20) PROPOSED FIRE HYDRANT
- 21) CONNECT TO EXISTING WATER MAIN
- 22) CONNECT TO EXISTING SEWER MAIN
- 23) PROPOSED PRIVATE GRADED INLET
- 24) PROPOSED TYPE A STORM DRAIN CLEANOUT
- 25) PROPOSED TYPE B INLET
- 26) PROPOSED 3" CURB OPENING
- 27) LOCATION OF LIVE-WORK SPACE IN PROPOSED RESIDENTIAL UNIT
- 28) EXISTING AIR VAC TO BE RELOCATED

NOTES

NO PAVING SHOULD BE INSTALLED OVERBY

2" x 4" STEEL WITH 10" ABOVE "B" FIRE LANE"



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

OWNER:
 HARMONY GROVE HK
 INVESTORS LLC
 BY: NUNO GARCIA, INC.
 2120 COLORADO AVENUE #160
 SANTA MONICA, CA 90404
 Contact: Glenn Cardozo
 (619) 450-1100

ENGINEER:
 RICK
 8501 FRIARS ROAD
 SAN DIEGO, CA 92110
 KAREN V. SUT
 619.281.4707
 kvsut@rckengineering.com

COUNTY SUBMITTAL 1-
 2/23/2024
 COUNTY SUBMITTAL 2-
 2/23/2024
 COUNTY SUBMITTAL 3-
 2/23/2024
 COUNTY SUBMITTAL 4-
 11/7/2023

SHEET TITLE:
 CIVIL GRADING &
 UTILITY PLAN
 DATE: 8/4/2025
 SCALE: 1"=20'
 SHEET:
C-101