APPENDIX G

- **Design Exception Letter (DPW) – Request for modification to road standards and modification to project conditions**
- **Letter from MWD approving Tentative Map Design**

County of San Diego

DEPARTMENT OF PUBLIC WORKS

JOHN L. SNYDER
DIRECTOR

5201 RUFFIN ROAD, SUITE D
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(858) 694-2055 FAX: (858) 694-8928
Web Site: sdcdpw.org

RICHARD E. CROMPTON
ASSISTANT DIRECTOR

September 30, 2008

Cabrillo Medical, LLC
Mark Rael
1010 University Ave. #372
San Diego, CA 92103

REQUEST FOR MODIFICATION TO A ROAD STANDARD AND/OR MODIFICATION TO PROJECT CONDITIONS - TM 5449

Dear Mr. Rael:

Department of Public Works (DPW) received your application for Modification to Road Standard dated August 13, 2008, submitted to DPLU on August 18, 2008. The request is for modification along the following public roads:

1. Ranger Road:
   Eliminate curb, gutter, and sidewalk along Westside of the road.

2. Valley Oaks Boulevard West:
   Eliminate curb, gutter, and sidewalk along the project frontage.

3. Reche Road
   a. Eliminate curb, gutter, and sidewalk.
   b. Allow 10 foot trail/pathway be within the currently-required right-of-way width.
   c. Allow dry utilities to be located under or behind the 10 foot DG trail.
   d. Allow 8 foot bike/emergency parking lane.
   e. Eliminate off-site taper.
   f. Eliminate the replacement of the existing culvert.

DPW is able to support your request for modification exception to the above mentioned requests.

1. Ranger Road:
   The installation of curb, gutter, and sidewalk along Westside of the road would be spot improvements and the engineer certifies that: "Adequate drainage can be accommodated without a curb"; therefore, curb, gutter, and sidewalk requirements will be waived.

2. Valley Oaks Boulevard West:
The project includes a Rezone and General Plan Amendment; the project proposed zoning (A 70) and General Plan designation (1) would not require Valley Oaks Boulevard West to be public. Therefore, curb, gutter, and sidewalks will not be required.

3. Reche Road:
   a. The engineer certifies that: "Adequate drainage can be accommodated without a curb." In addition, the existing rural character of the community will not be maintained. Concrete sidewalk will not be consistent with the nature of the existing neighborhood. Therefore, curb, gutter, and sidewalk requirements will be waived.
   b. The road classification is Rural Collector and the placement of the DG pathway within the right-of-way will not impact the ultimate improvement of the road. Therefore, 10 foot trail/pathway can be placed within the currently-required right-of-way width.
   c. The dry utilities shall be located under or behind the 10 foot DG pathway.
   d. There is a bike route "Share the Road Corridor" on the Bike Master Plan from Old Highway 395 easterly to Gird Road. In addition, ~~the project has~~ approved parking prohibition along Reche Road/~~project~~ frontage. Therefore, 8 foot bike route/emergency parking ~~shoulder is~~ acceptable. CANE
   e. Bill Darnell rational: "Off-site taper would impact off-site property and would require acquisition of additional off-site easement. It would cause excessive fills, which will impact existing off-site ~~72" CMP culvert~~ and a small finger canyon." Therefore, off-site taper requirements will be waived.
   f. The original submittal for the project condition modification concludes the conclusion that the existing culverts had over 150 years of service life remaining and there is no need to replace them based on service life. Therefore, the requirement to replace of the existing culvert will be waived.

If you have any questions or need additional information related to this request, please contact Nael Areigat, Project Manager at (858) 495-5747.

Sincerely,

Richard E. Crompton

RICHARD E. CROMPTON, Assistant Director
Department of Public Works

REC:NA:yl

cc: Mark Slovick – DPLU planner

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PROJECT ISSUE RESOLUTION CONFERENCE RESULTS

CONFERENCE DATE: JULY 24, 2008

PROJECT: FALLBROOK OAKS; GPA 05-006, REZ 05-015, STP 07-009, TM 5449, ER 05-02-029, KIVA 05-0037251

APPLICANT POINT OF CONTACT: MARK RAEL

PROJECT ISSUE RESOLUTION PANEL:

GLENN RUSSELL, INTERIM DEPUTY DIRECTOR DPLU
TROY BANKSTON, LUEG PROGRAM MANAGER, DPW

PROJECT STAFF: CHRISTINE STEVENSON, DPLU
NAEL AREIGAT, DPW

ISSUE: On May 12, 2008, the applicant submitted requests for three exceptions to County road standards:

1. Eliminate curb, gutter and sidewalks (Ranger Road, Valley Oaks Boulevard West)
2. Allow intersection to deviate from 90 degree angle (Reche Road and Valley Oaks Boulevard West)
3. Eliminate curb, gutter and sidewalks (Reche Road), allow 10' trail behind curb, allow dry utilities to be located under bike lane, allow for extension of existing storm drains under Reche Road, eliminate offsite taper.

In a June 30, 2008 letter, DPW requested additional information to determine whether to support the exception requests. The applicant's Project Issue Resolution Request Form includes responses to the DPW letter. The applicant requests that the additional information be reviewed and that the County support their requests for design exceptions.

RESOLUTION:

1. Ranger Road – DPW to review additional information from applicant before making determination about curb, gutter and sidewalks. DPW to evaluate and make determination.

   Valley Oaks Boulevard West – Since project includes a Rezone and General Plan Amendment, the proposed zoning (A70) and General Plan designation (1)

would not require this road to be public. Therefore, curb, gutter and sidewalks would not be required on a private road. County to discuss with the North County FPD to ensure they understand that Valley Oaks Boulevard West will be a private road. The County requires an updated FPD letter acknowledging that private road standards apply.

2. Since Valley Oaks Boulevard West will be a private road, a 200-foot radius and 10-foot parkway will be required. The proposed project design complies with this requirement.

3. Reche Road, curb, gutter and sidewalks. Applicant to provide additional information, as requested in DPW's June 30, 2008 letter. DPW to evaluate and make determination.

   Reche Road, Trail behind curb. Applicant must formally request that the 10-foot trail/pathway be within the right of way. Applicant must provide rationale to support request. Discuss how construction of the trail/pathway outside of the right of way would impact RPO wetlands, and all other reasons why the County should agree to support the request. DPW to evaluate and make determination.

   Reche Road, Utilities and bike lane. DPW confirmed that utilities may be installed under the bike lane.

   Reche Road, storm drains. Applicant to provide information to DPW regarding the need to replace the existing storm drains. DPW to evaluate and make determination.

   Reche Road, offsite taper. Applicant to provide a striping plan for review by DPW Traffic Engineer. DPW to evaluate and make determination.

RATIONALE: DPW staff did not have the opportunity to review the recently submitted additional information provide with the Issue Resolution Request. The panel directed the applicant to provide further information listed above for DPW review and determination. The Panel reminded the applicant that if they do not concur with the final determination, they should request another Issue Resolution meeting to resolve.

RECOMMENDED DPLU/DPW PROCEDURAL CHANGES: None

LIMITATIONS: The decisions resulting from this Issue Resolution Conference are not binding on any County decision-making body including the Directors of DPLU/DPW. The decisions do not limit, or convey any additional appeal rights. These decisions are

not to be considered precedent setting because they take into consideration project specific facts and have not been affirmed by either the Director of the associated department or any County Decision-Making body.

Attachment: DPLU/DPW Project Issue Resolution Form and Backup Information

cc: √Mark Rael, Keystone Communities, Inc., 2535 Kettner Blvd. Suite 2A4, San Diego, CA 92101
Guy Winton III, Winton Engineering, 340 16th Street, Suite 200, San Diego, CA 92101-7606
Joel Morrison, 1927 Frankfort Street, Suite A, San Diego, CA 92110
Glenn Russell, Interim Deputy Director, DPLU, M.S. O650
Troy Bankston, LUEG Program MANAGER, DPW, M.S. O336
Rich Grunow, Land Use/Environmental Planning Manager
Mark Slovick, Land Use/Environmental Planner, DPLU, M.S. O650
Nael Areigat, Project Manager, DPW, M.S. O336

County of San Diego

JOHN L. SNYDER
DIRECTOR

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RICHARD E. CROMPTON
ASSISTANT DIRECTOR

June 30, 2008

Cabrillo Medical, LLC
Attn: Mark Rael
1010 University Ave. #372
San Diego, CA 92103

REQUEST FOR EXCEPTION TO A ROAD STANDARD AND/OR MODIFICATION TO PROJECT CONDITIONS – TM 5449

Dear Mr. Rael;

Department of Public Works (DPW) has reviewed design modification requests dated March 20, 2008 and submitted to DPLU on May 12, 2008 for:

RANGER ROAD and VALLEY OAKS BOULEVARD WEST
Eliminate curb, gutter and sidewalk along Ranger Road and Valley Oaks Boulevard West. Our comments as follows:

1. Verification should be provided that adequate drainage can be accommodated without the curb.

2. Pathway/improvements to accommodate pedestrians along side the roadway should be provided.

INTERSECTION OF VALLEY OAKS BOULEVARD WEST WITH RECHE ROAD
Allow intersection of Valley Oaks Blvd West with Reche Road to deviate from 90° degree angle. Our comments as follows:

1. The public road standards state that "the centerlines of intersecting roads shall be nearly a right angle as possible, but in no case less than 70 degrees or more than 110 degrees."

2. The hardships, costs and/or constraints that preclude the construction of the intersection at 90 degrees are not discussed/provided in the design modification requests. Hardships for the proposed deviation from a right angle should be provided.

3. The amount of deviation from a right angle that is proposed should be specified. Efforts should be made to minimize any proposed deviation.

RECHE ROAD

Eliminate curb, gutter and sidewalk along Reche Road and allow 10 foot trail immediately behind curb. Allow dry utilities to be located underground a long 7 foot bike lane. Allow for extension of existing storm drains under Reche Road and eliminate offsite taper. Our comments as follows:

3. Verification should be provided that adequate drainage can be accommodated without the curb.

4. Pathway/improvements to accommodate pedestrians along side the roadway should be provided.

5. Conceptual improvement plans should be provided for the frontage improvements and proposed bike trail. The bike trail must be constructed according to Caltrans specifications. If it is intended to accommodate two-way bicycle traffic a 7 foot width will be too narrow.

6. The modification request should identify whether or not existing right-of-way exists to construct the off-site taper or if right-of-way would need to be acquired. If right-of-way does not need to be acquired, then the off-site taper should be provided. If right-of-way does need to be acquired, then it should be identified as a hardship. Efforts should be made to acquire the right-of-way and an evaluation of the hardship should be made.

7. The storm drain culverts should be upgrade to the current standard. Geo Soils, Inc only tested the culverts for corrosion due to corrosive soils. Please address the following in the Geo Soils report: analyze bed load; what is the culvert carrying beside water during runoff, if the off-site flow contains sand, gravel and rocks, the service life will be significantly reduced; analyze the velocity of sand, gravel and rocks flows through the culvert.

If you have any questions or need additional information related to this request, please contact Susan Hoang at (858) 505-6327.

Nael Areigat
Project Manager

NA: SH

cc: TM 5449 File
Christine Stevenson, DPLU (O650)
Bob Goralka/Nick Ortiz (O334)

MWD
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

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Executive Office

MWD San Diego Pipeline No. 3
Sta. 2005+00 to 2019+00
Substr. Job No. 2029-05-006

June 9, 2008

Mr. Mark Rael, P.E.
Vice President, Forward Planning
Keystone Communities
No. 372
1010 University Avenue
San Diego, CA 92103

Dear Mr. Rael:

Fallbrook Oaks – Tentative Tract Map 5449

Thank you for your email dated June 5, 2008, requesting Metropolitan's approval for the proposed division and development of Tentative Tract Map 5449 located at the northwest corner of Reche Road and Ranger Road in San Diego County.

Provided all of Metropolitan's final engineering requirements, as stated in our letter dated April 30, 2008 (copy enclosed), are incorporated into the final tract map and final engineering plans for the project, and prints of the final tract map and final engineering plans are submitted for our review and written approval, when available, the division and development of the property in the manner set forth on Tentative Tract Map 5449 will not unreasonably interfere with Metropolitan's facilities and right-of-way.

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number located in the upper right-hand corner of this letter. Should you require any additional information, please contact Shoreh Zareh at (213) 217-6534.

Very truly yours,

Kieran M. Callanan, P.E.
Manager, Substructures Team

SZ/ly
DOC 2029-05-006-4

Enclosure