



**LAKE RANCHO VIEJO – UNIT 3 SUBDIVISION  
INITIAL CONSULTATION CLARIFICATION LETTER**

**DATE:** 11/8/23

**TO:** Annica Ly, County of San Diego  
Angelica Truong, County of San Diego  
Janalee Gonzaga, County of San Diego

**FROM:** Chris Barrett, Q Technologies Direct  
Steve McPartland, TSAC Engineering  
Jeff Koloski, TSAC Engineering

**PROJECT:** Lake Rancho Viejo – Unit 3 Subdivision

**RECORD ID:** PDS2022-IC-22-102

Pursuant to our Teams call on Monday at 10:00 AM on 11.6.2023, attended by Annica, Angelica, Janalee, Steve and I – the consensus was our most efficient Option is to pursue an adaptation of Option C, and eliminate the reference to the Density Bonus analysis and application process, and any review of such, and proceed to finalize the Project Scoping Document by adapting Option C, and using Manufactured Residential Housing, in accordance with the approved Specific Plan, and recorded Subdivision Map for the Property.

Additionally, we have proposed to “restore” any Encroachments (vs “Vacating”) into the Passive Open Space Parcels, that may be necessary to support the approved roadways, and certain Storm Water facilities, consistent with the intent in the recorded Subdivision Final Map referencing “restoration” of such areas necessarily disturbed in these Open Space Parcels during construction. We will perform the requisite Biological Study to determine if there are any mitigation steps recommended during construction and restoration of these areas.

We are also proposing to modify the currently approved Secondary Access, San Rey Lane from a Public Road design standards, to meet and adopt the Emergency Access Road Standards set forth by the Fallbrook Fire Department pursuant to their review and comments on such. This will also help us to reduce the overall grading and site improvement impact of the Project, by minimizing the short term and long-term impact from the corner of San Rey Lane, in the vicinity of Lot 327, to the connection with Old 395.

We’ve also discussed and agree with the County and the Fallbrook Fire Department, that we may defer the construction of the Secondary Emergency Road Access until commencement of Phase 2, as the length of the proposed temporary cul-de-sac ending on Lot 307 in Phase 1, is short enough for the Fire Department to adequately service Phase 1, and does not require the Secondary Emergency Road Access to service these Phase 1, 29 Lots.



We have also clarified that the Open Space Parcels with specific uses intended for “active use” may be developed for a variety of community recreational uses, according to the approved Subdivision Final Map. And that these proposed uses may be referenced generally in the next phase of architectural and engineering work, together with the overall Site Plan, which will be prepared by the Developer as soon as the County can return the revised Scoping Document being prepared over the next two weeks.

The Count will revise the estimated Fee Schedule according to the above DRAFT upon completion by Annica et al and revise the projected timeline accordingly.

It is our desire and intent to pursue this Project diligently and ask that the County try to turn this around as quickly as possible so we can begin producing the submission documents and perform the list of standardized studies asap.

Best regards and thank you all again for your continued support for our Project – your prompt turnaround time is VERY helpful and appreciated.

Sincerely,

Chris Barrett, Steve McPartland, and Jeff Koloski