



*The County of San Diego*

# Planning Commission Hearing Report

<b>Date:</b>	December 11, 2015	<b>Case/File No.:</b>	PDS2014-MUP-14-029; PDS2014-ER-14-08-010
<b>Place:</b>	County Conference Center 5520 Overland Avenue San Diego, CA 92123	<b>Project:</b>	Valley Center Cemetery
<b>Time:</b>	9:00 a.m.	<b>Location:</b>	28953 Miller Road
<b>Agenda Item:</b>	#1	<b>General Plan:</b>	Public/Semi-Public Facilities
<b>Appeal Status:</b>	Appealable to the Board of Supervisors	<b>Zoning:</b>	Rural Residential (RR)/Single Family (RS)
<b>Applicant/Owner:</b>	Valley Center Cemetery District	<b>Community:</b>	Valley Center Community Plan Area
<b>Environmental:</b>	Mitigated Negative Declaration	<b>APNs:</b>	188-230-02 & 47

## A. EXECUTIVE SUMMARY

### 1. Requested Actions

This is a request for the Planning Commission to evaluate a proposed Major Use Permit (MUP) to expand an existing and nonconforming cemetery, determine if the required findings can be made, and if so, take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which includes the adoption of a Mitigated Negative Declaration (MND) pursuant to the California Environmental Quality Act (CEQA) Guidelines.
- b. Grant the Major Use Permit (MUP), PDS2014-MUP-14-029, which includes the requirements and conditions set forth in the MUP Form of Decision in Attachment B.

### 2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the General Plan?
- b. Does the project comply with the policies set forth under the Valley Center Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the proposed project consistent with the County's Subdivision Ordinance?
- e. Is the project consistent with other applicable County regulations?
- f. Does the project comply with the California Environmental Quality Act (CEQA)?

**B. REPORT SUMMARY**

The applicant proposes a MUP to expand an existing nonconforming cemetery by adding one acre to the north of the current site boundary. The current action will also remove the nonconformity by securing the required permit. Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made. Therefore, staff recommends approval of the MUP, with the conditions noted in the attached Form of Decision (Attachment B).

**C. DEVELOPMENT PROPOSAL**

**1. Project Description**

The project is for a MUP for the expansion of an existing and nonconforming cemetery known as the Valley Center Cemetery originally established in 1883. Cemeteries are considered Major Impact Services and Utilities pursuant to Section 1350 of the Zoning Ordinance (ZO), and are allowed in Rural Residential (RR) and Single Family (RS) Zones upon the issuance of a MUP.

This MUP would authorize the expansion of the cemetery boundary to the north, on an approximately one-acre parcel, which would increase the area of the cemetery from 1.8 to 2.8 acres.

The existing structures on the current cemetery boundary include a 534-square foot office building, a nine-foot tall columbarium and two signs. One of the signs is located at the southern portion of the site, and another sign is located at the opening of the existing driveway that is proposed to be relocated to the northwest exit of the cemetery. As part of the cemetery expansion, additional burial sites, a total of ten temporary and four permanent parking spaces, an 800-square foot office building and additional landscaping would be added to the existing cemetery. The applicant also proposes the placement of a retaining wall along the side of the new entrance, which would measure four feet tall at its tallest point. Another retaining wall, that would measure five feet tall at its tallest point, would be placed along the opening of the existing driveway. Additional landscaping would be planted along the site periphery to provide screening. A ten-foot wide pathway would be placed within Miller Road right-of-way.

Grading would consist of approximately 977 cubic yards of excavation, 608 cubic yards of fill and 369 cubic yards of export. The project would also grant an easement to the County for road purposes to provide a one-half right-of-way width of 34 feet of Miller Road along project frontage.

In order to preserve the existing columbarium in its current location, this MUP would also establish a 45-foot rear yard setback for the columbarium pursuant to Section 4813 of the ZO.

The site is currently serviced by the Valley Center Municipal Water District for potable water and irrigation. The on-site septic system would be improved to expand its capacity to serve the expanded portion of the cemetery.

Please refer to Attachment A – Planning Documentation, to view the Plot Plan, Preliminary Landscape Plan and an aerial depicting the existing portion of the cemetery.

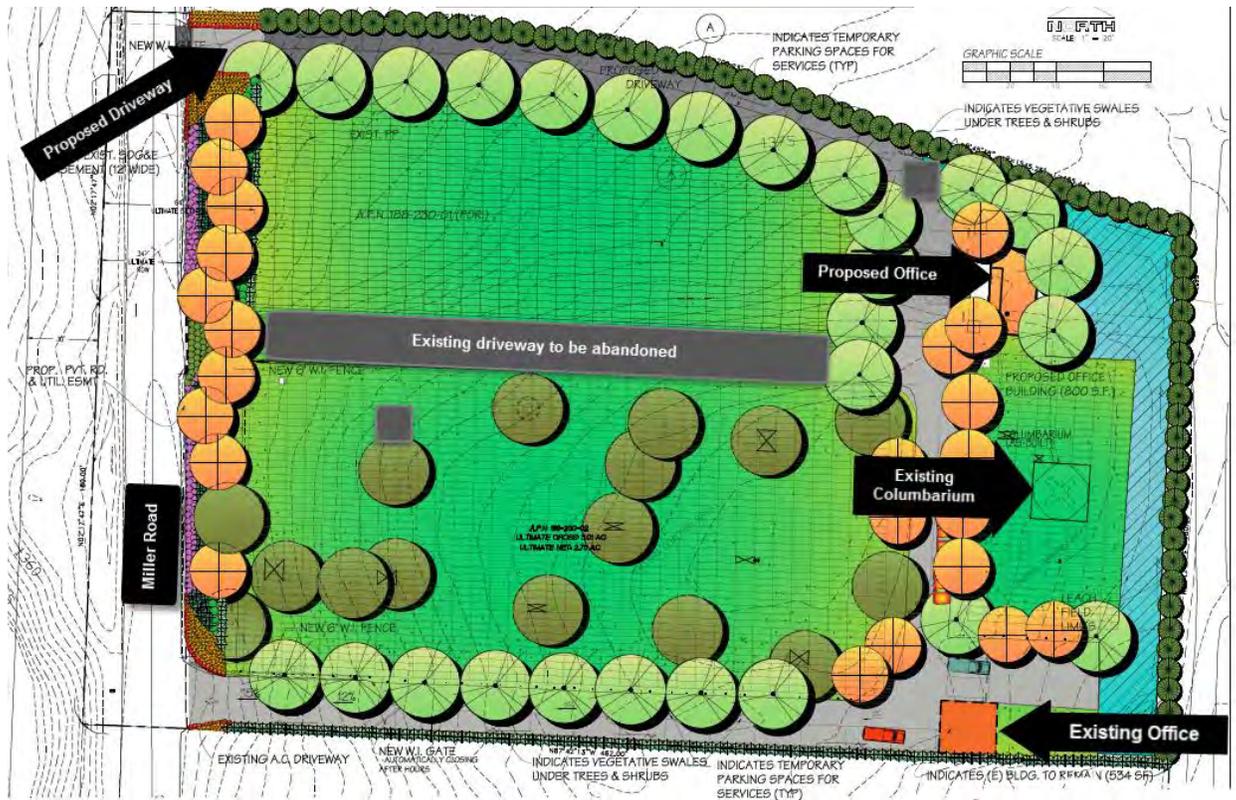


Figure 1– Site Plan

**2. Subject Property and Surrounding Land Uses**

The site is located on Miller Road and south of Misty Oak Road, in the Valley Center Community Plan Area (See Figure 2). The MUP area would cover both the existing cemetery boundary and the expanded boundary, totaling 2.8 acres. The topography of the site is generally flat to gently slope upward to the east. As shown on Figure 3, surrounding land uses primarily consist of residential and agricultural uses, which are located to the west, north and east of the project site.

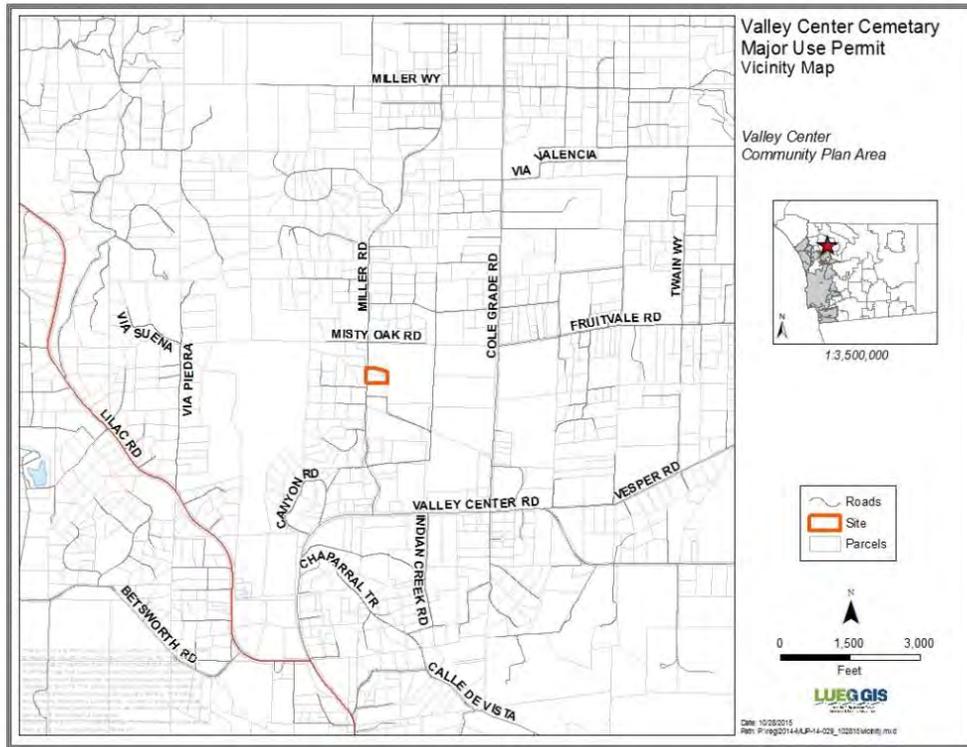


Figure 2: Vicinity Map

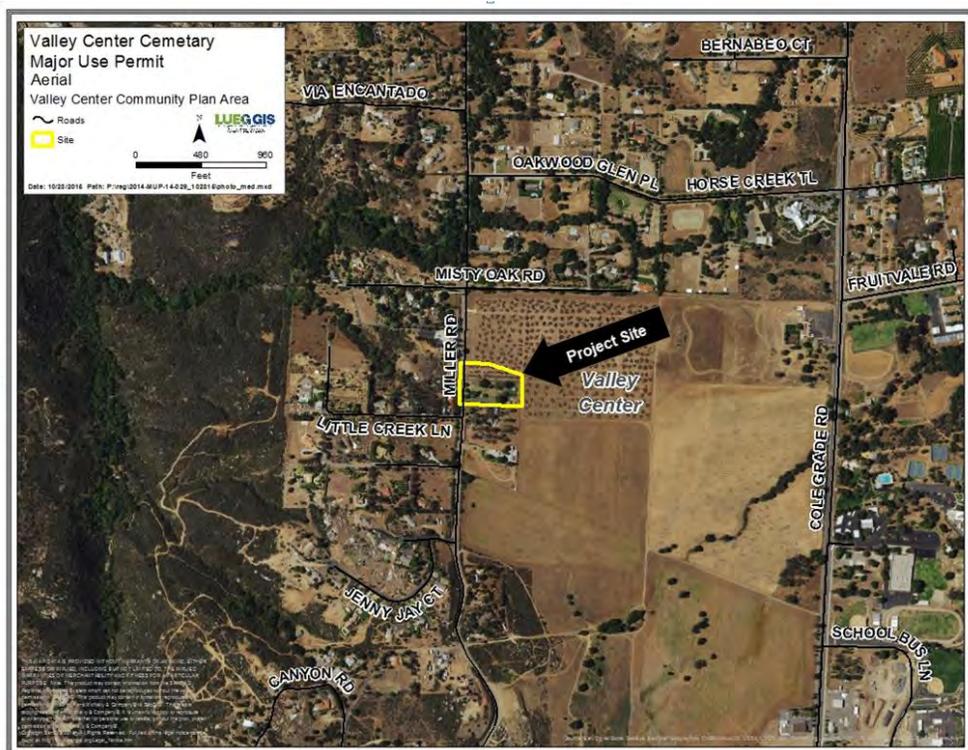


Figure 3: Aerial Vicinity Map



Figure 4 – Aerial Photo

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Semi-Rural Residential (SR-2)	RR	N/A	Single family residential
East	Public/Semi; Village Residential (VR-2, VR-2.9, VR-4.3)	RR and RS	N/A	Agricultural use (Citrus Grove), single family residential, and schools

Location	General Plan	Zoning	Adjacent Streets	Description
South	Village Residential (VR-2, VR-2.9, VR-7.3, VR-10.9)	RV, RS, C30, C36, C34	N/A	Single family residential, agricultural use, commercial use
West	Semi-Rural Residential (SR-2)	RR, A70	Miller Road	Single family residential and vacant lands

**D. ANALYSIS AND DISCUSSION**

The project has been reviewed to ensure it conforms to all of the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, Valley Center Community Plan, the Zoning Ordinance and CEQA Guidelines. In addition, no opposition letters were received during the review of the application and CEQA public review period. A detailed discussion of the project analysis and consistency with applicable codes, policies and ordinances is as follows.

**1. Project Site History**

The existing footprint of the cemetery was established in 1883 and it is currently owned and maintained by the Valley Center Cemetery District. It has been determined to be a legal nonconforming use pursuant to Section 6901 of the ZO because it was established in 1883, prior to the existence of any Zoning Regulations. The site is subject to Rural Residential (RR) and Single Family Residential (RS) zoning regulations, which require a MUP for cemeteries based on current zoning codes. Due to the fact that the nonconformity is attributable to the absence of a use permit, the current action will remove the nonconformity by securing the required permit.

**2. Project Analysis**

Neighborhood Character

The proposed project is an expansion to an existing cemetery to increase the number of burial sites. The size of the cemetery would increase from 1.8 to 2.8 acres, and an 800 square foot office building would also be constructed within the expanded portion. The proposed project would retain all structures within the existing boundary.

The cemetery is located in a rural residential area and would be compatible with the community character because the cemetery has been in the neighborhood since 1883 and the expansion would not contribute to any changes to the existing operation or character. The new office building would have a rustic style featuring a low pitched roof and exterior panel sidings with cedar mill texture to match the character of the existing buildings.

Furthermore, additional landscaping would be planted to provide additional screening of the site from the surrounding area. Screening trees, shade trees and fall-color trees would be planted along the periphery of the site, and these trees would grow up to 40 to 60 feet in height. The property owner would maintain the landscaping on-site and within the public right of way.

Therefore, the cemetery expansion would remain harmonious with the surroundings and would not detract from the existing character because the proposed structures would be consistent with the architectural style of the existing building and landscaping would be provided to provide additional screening.

Agricultural Resources

The expanded portion of the cemetery was originally a portion of the existing agricultural operation, which also contains Farmland of Local Importance and Unique Farmland as defined by the State Farmland Mapping and Monitoring Program. The one-acre expanded area historically consisted of dry farming from 1946 to 1964, then operated as a citrus grove from 1964 to present. Due to the presence of onsite agricultural resources, a Local Agricultural Resources Assessment (LARA) was conducted. The site contains less than 30 percent of prime soils and received a low score for soils quality. Therefore, the agricultural resources contained within the expanded portion are considered insignificant and the impact is less than significant. Further, the expansion of the cemetery would not result in conflicts with the neighboring citrus grove because the project does not include any residential component.

Access

To enhance traffic safety, the applicant is proposing to remove the existing driveway access and redesign the circulation road within the cemetery by placing in a new 20-foot wide driveway within the expanded portion of the cemetery to provide a circular one-way in and out access driveway. The existing driveway would be removed and used as burial sites.

A Design Exception for driveway spacing was approved to allow the driveway separation between the existing one-way out driveway and the proposed one-way in driveway of the project to reduce from the required 300 feet per Public Road Standards to 275 feet.

Setbacks for Nonconforming Structures

The existing columbarium and office building are unpermitted. It appears from aerial photographs that the office building was built between 1964 and 1968, and the columbarium was built between 2000 and 2003. The office building is located partially within the side yard setback and the columbarium is located partially within the rear yard setback.

Because the office building was built prior to the ZO, it is allowed to remain within the side yard setback but cannot be expanded per Section 6869 of the ZO. In order to retain the columbarium in its current location, the applicant proposes a reduced rear yard setback as part of the MUP, as allowed by ZO Section 4813.

**3. General Plan Consistency**

The existing cemetery lot is subject to the General Plan Land Use Designation Public/Semi-Public Facilities, and the proposed expansion site is subject to the General Plan Regional Category Village and Land Use Designation VR-4.3. The proposed project is consistent with the following relevant General Plan goals, policies and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU-7.1 – Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.</p>	<p>The site is located adjacent to an existing agricultural operation. The cemetery has been in existence since 1883 and there is no indication that the cemetery would result in any impacts to the agricultural operation. Further, the project is a cemetery; therefore, no density would be created to hinder any existing or future agricultural operations.</p>
<p>LU-12.3 – Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.</p>	<p>The project would remove the nonconformity of the cemetery and also expand the cemetery from 1.8 to 2.8 acres. The current boundary of the cemetery is near capacity, and the expansion would allow the cemetery to accommodate future demand. The expansion would not detract from the rural character of the neighborhood as the only built structure proposed is the office building, which would employ a rustic architectural style to match the surroundings.</p>
<p>LU-12.4 – Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.</p>	<p>The only structure proposed is the office building, which would employ a rustic architectural style, featuring a low pitched roof and exterior panel sidings with cedar mill texture, to match character of the surrounding buildings. The proposed one-story office is approximately 800 square feet, and would be compatible with the surroundings structure in terms of scale and bulk. It would also visually blend in with the neighborhood’s rural character because the architectural style and size of the proposed building would be consistent with the existing structures in the neighborhood. The proposed expansion is not located within any preserve area. As a safety improvement, the project would also include construction of a new driveway and road dedication/improvement on Miller Road along project frontage. The project would not add any travel lanes on Miller Road to detract the neighborhood from its rural character. In addition, Miller Road is categorized as a Mobility Element road, but it is not one of the Mobility Element roads roadways that the County has determined that the addition of travel lanes do not justify the resulting benefit of increase traffic capacity as identified in Table M-4.</p>

General Plan Policy	Explanation of Project Conformance
COS-6.2 – Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses.	The cemetery has been in operation since 1883, and it is considered a compatible use. In addition, the proposed project would not introduce any new uses that may be incompatible with the operation.

**4. Community Plan Consistency**

The proposed project is consistent with the following relevant Valley Center Community Plan goals, policies, and actions as described in Table D-2.

*Table D-2: Community Plan Conformance*

Community Plan Policy	Explanation of Project Conformance
LU General Goal – A pattern of development that conserves Valley Center’s natural beauty and resources, and retains Valley Center’s rural character. Development that maintains Valley Center’s rural character through appropriate location and suitable site design.	The subject cemetery has been serving Valley Center since 1883, its park-like setting is considered a contributor to the neighborhood’s rural character. The only new structure proposed as part of this application is the 800-sqaure foot office building. The building would have a rustic look, featuring a low pitched roof and exterior panel sidings with cedar mill texture, so that it would not detract from the exiting neighborhood character.
Agricultural Goal – Preserve and enhance existing and future agricultural uses in the Valley Center Community Plan.	There is no indication that the cemetery has caused any impacts to the existing agricultural operation located adjacent to the site.

**5. Zoning Ordinance Consistency**

The existing cemetery lot is subject to RR zoning regulations with two-acre minimum lot size, and the proposed expansion site is subject to the RS zoning regulations with 6,000 square foot minimum lot size. Cemeteries are considered Major Impact Services and Utilities and a MUP is required for such use in both residential zones. The proposed project complies with all applicable zoning requirements of the RR and RS zones with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS			CONSISTENT?
	Existing Boundary	Expanded Portion	
Use Regulation:	RR	RR/RS	Yes, with the approval of a MUP
Animal Regulation:	V	V	Yes
Density:	N/A	N/A	N/A
Lot Size:	2 Acres	2 Acres/6,000 sq.ft.	Yes
Building Type:	C	C	Yes
Height:	G	G	Yes
Lot Coverage:	N/A	N/A	N/A
Setback:	B/J	B/J	Yes, with the approval of a MUP
Open Space:	N/A	N/A	N/A
Special Area Regulations:	N/A	N/A	N/A

Development Standard	Proposed/Provided	Complies?
Sections 2105(a) and 2185(b) of the ZO allow for Major Impact Services and Utilities upon issuance of a MUP.	Cemeteries are considered Major Impact Service and Utility.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Upon approval of MUP)
Section 4813 of the ZO allows exception to the Setback Regulations and establish requirements when a MUP is granted.	In order to retain the columbarium in its current location, the applicant proposes a reduced rear yard setback as part of the MUP, as allowed by ZO Section 4813.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Upon approval of MUP)

Development Standard	Proposed/Provided	Complies?
Section 6869(a) of the ZO prohibits expansion of structure containing nonconformity.	The existing columbarium and office building are unpermitted. The office building is located partially within the side yard setback and the columbarium is located partially within the rear yard setback. Because the office building was built prior to the ZO, it is allowed to remain within the side yard setback but cannot be expanded per section 6869 of the ZO.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6851 of the ZO states that any nonconformity attributable only to the absence of a Major or Minor Use Permit may be removed by securing for such permit, the application for which is allowed.	The existing cemetery is a nonconforming use due to lack of a use permit. The nonconformity will be removed upon the approval of this MUP.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6901(b) of the ZO requires proof from the applicant that the cemetery will be established, cared for, and maintained in such manner as to prevent it from becoming a public nuisance.	The subject cemetery was established in 1883, and has been in operation since then. It is owned, maintained, and operated by the Valley Center Cemetery District. No complaints regarding the maintenance of the cemetery has been received during the MUP review process.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**6. Applicable County Regulations**

*Table D-4: Applicable Regulations*

County Regulation Policy	Explanation of Project Conformance
1 Board Policy I-132 Valley Center Mitigation	Noise: Condition for temporary noise impacts has been added to the project to reduce the sound level generated from project construction so it would not exceed 75 A-weighted decibels (dBA) at property line.  Hazards: Staff has reviewed the Phase I Environmental Site Assessment (ESA) and Limited Phase II Environmental Site Assessment submitted on December 15, 2014. An evaluation of the

County Regulation Policy	Explanation of Project Conformance
	<p>Assessments indicates that the site shows no evidence of hazardous materials contamination.</p> <p>Cultural Resources: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any archaeological resources. The expansion area has been surveyed twice which were both negative. Because of the presence of resources in the surrounding area, the project has been conditioned with an Archaeological Monitoring Program.</p>
<p>2 Board Policy I-18 : Right of way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits</p>	<p>The project is conditioned to grant an easement to the County for road purposes to provide a one-half right-of-way width of 24 feet for Miller Road along the frontage of the project site.</p>
<p>3 Resource Protection Ordinance (RPO)</p>	<p>Project complies with RPO because there are no wetlands, steep slopes, floodplains, significant prehistoric or historic sites or sensitive habitat lands on-site.</p>
<p>4 Fire Code</p>	<p>A Fire Protection Plan (FPP) Letter Form dated November 26, 2014, was accepted by both the County Fire Marshal and Valley Center Fire Protection District. Conformance with the FPP would ensure that the project remains in compliance with the San Diego County Consolidated Fire Code.</p>
<p>5 Watershed Protection Ordinance (WPO)</p>	<p>A Major Stormwater Management Plan has been prepared for the project, and the project is conditioned to remain in compliance with the WPO.</p>
<p>6 Noise Ordinance</p>	<p>A noise condition has been added to the project to require a temporary sound barrier to ensure the construction noise level would not exceed 70 dBA at property line.</p>

**7. California Environmental Quality Act (CEQA) Compliance**

The project has been reviewed in compliance with CEQA because a MND was prepared and was available for comments during Public Review from July 9, 2015 to August 9, 2015, on file under PDS2014-MUP-14-029 and PDS2014-ER-14-08-010. The project, as designed, would not cause any significant effects on the environment, the project requires minimal grading which would not significantly affect stormwater or air quality, and the project complies with the County Noise Ordinance. Mitigation measures for Cultural Resources, Paleontology, and Noise include:

Cultural Resources: The project is conditioned with an Archaeological Monitoring Program due to the presence of the resources in the surrounding area.

Paleontology: The project is conditioned with a Paleontological Monitoring Program because review of the County's Paleontological Resources Map and data indicates that the project is located on geological formations that potentially contain unique paleontological resources.

Noise: As required by Board Policy I-132, the project is conditioned with temporary noise mitigation measure (a six-foot tall temporary noise construction barrier) to ensure the construction generated noise would be in compliance with the noise limit as set forth in the County Noise Ordinance.

Comments from the San Luis Rey Band of Mission Indians and San Diego County Archaeological Society were received during the MND public review period. As a result, the project conditions have been expanded to include the requirement to provide the San Luis Rey Band of Mission Indians a copy of all cultural reports; and the requirement that the use of fill soils, whether from on-site or off-site sources, be clean of cultural resources.

Details of these mitigation measures can be found in the Form of Decision (Attachment B).

## **E. COMMUNITY PLANNING GROUP**

On March 9, 2015, the Valley Center Community Planning Group discussed the project and voted unanimously to recommend approval of the project (Ayes -14, Noes – 0, Abstain/Absent – 0).

## **F. PUBLIC INPUT**

The project was noticed to the surrounding neighbors upon submittal. During the public review period of the MND, a total of two letters were received raising issues concerning the mitigation measures for archaeological resources. Please see Attachment C for staff's responses. No new significant impacts were identified. Responses to these comments can be found in the Environmental Documentation in Attachment C.

## **G. RECOMMENDATIONS**

Staff recommends that the Planning Commission:

- a. Adopt the Environmental Findings included in Attachment D, which includes the adoption of the attached MND.
- b. Grant PDS2014-MUP-14-029, which includes the requirements and conditions set forth in the MUP Form of Decision in Attachment B.

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**Report Prepared By:**

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**Report Approved By:**

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**AUTHORIZED REPRESENTATIVE:**



MARK WARDLAW, DIRECTOR

**ATTACHMENTS:**

Attachment A – Planning Documentation

Attachment B – Form of Decision Approving PDS2014-MUP-14-029

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F – Ownership Disclosure

## **Attachment A – Planning Documentation**





Valley Center Cemetary  
Major Use Permit  
Aerial  
Valley Center Community Plan Area

~ Roads  
□ Site



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Valley  
Center

LITTLE CREEK LN

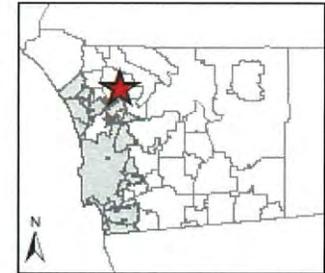
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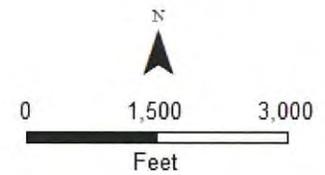
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aero, Calmap, AeroMap, IGN, IGR, Swiremap, and the GIS User Community

# Valley Center Cemetary Major Use Permit Vicinity Map

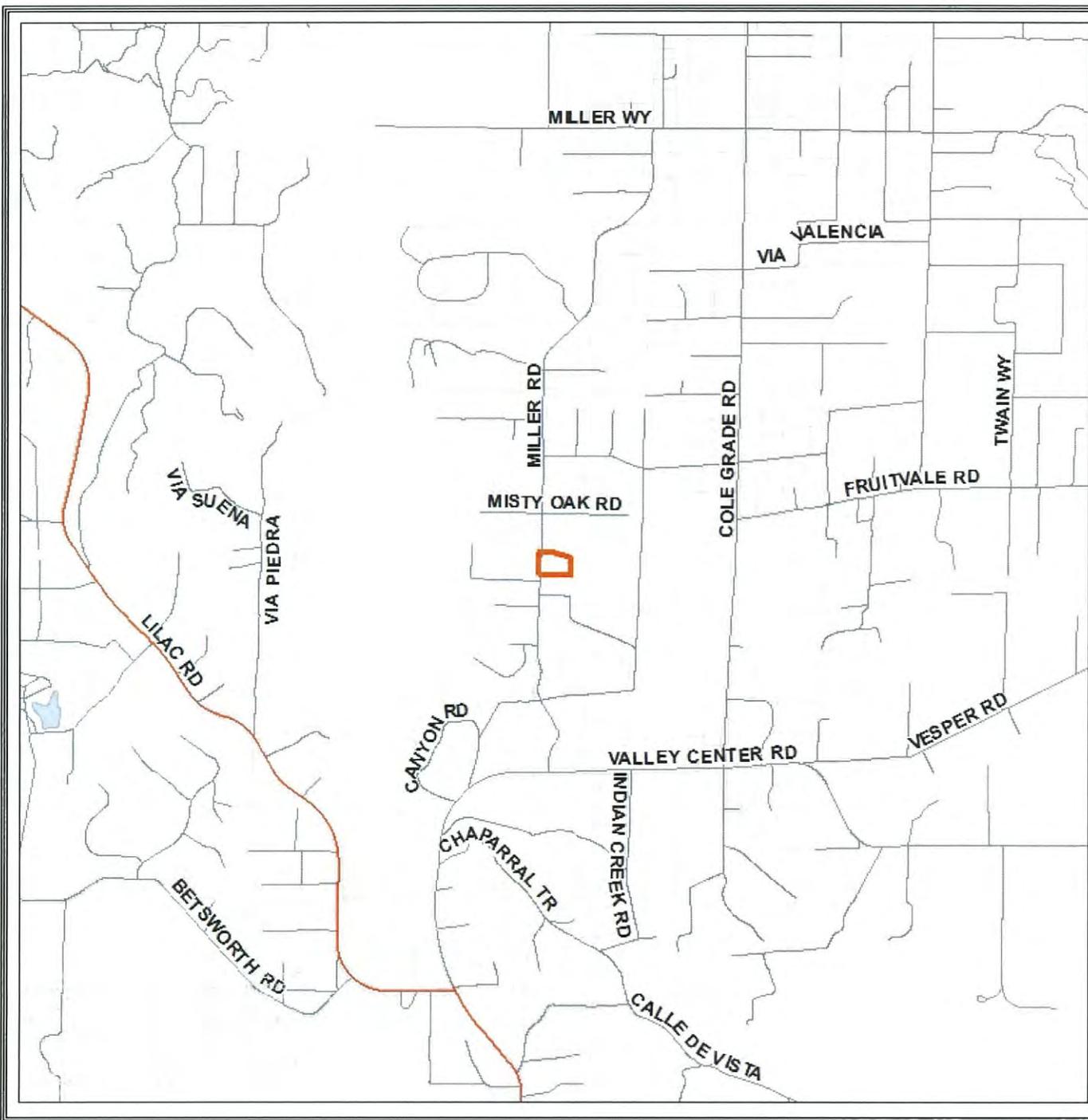
Valley Center  
Community Plan Area



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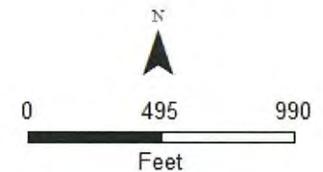


**Valley Center Cemetary  
Major Use Permit  
General Plan Map**

*Valley Center  
Community Plan Area*

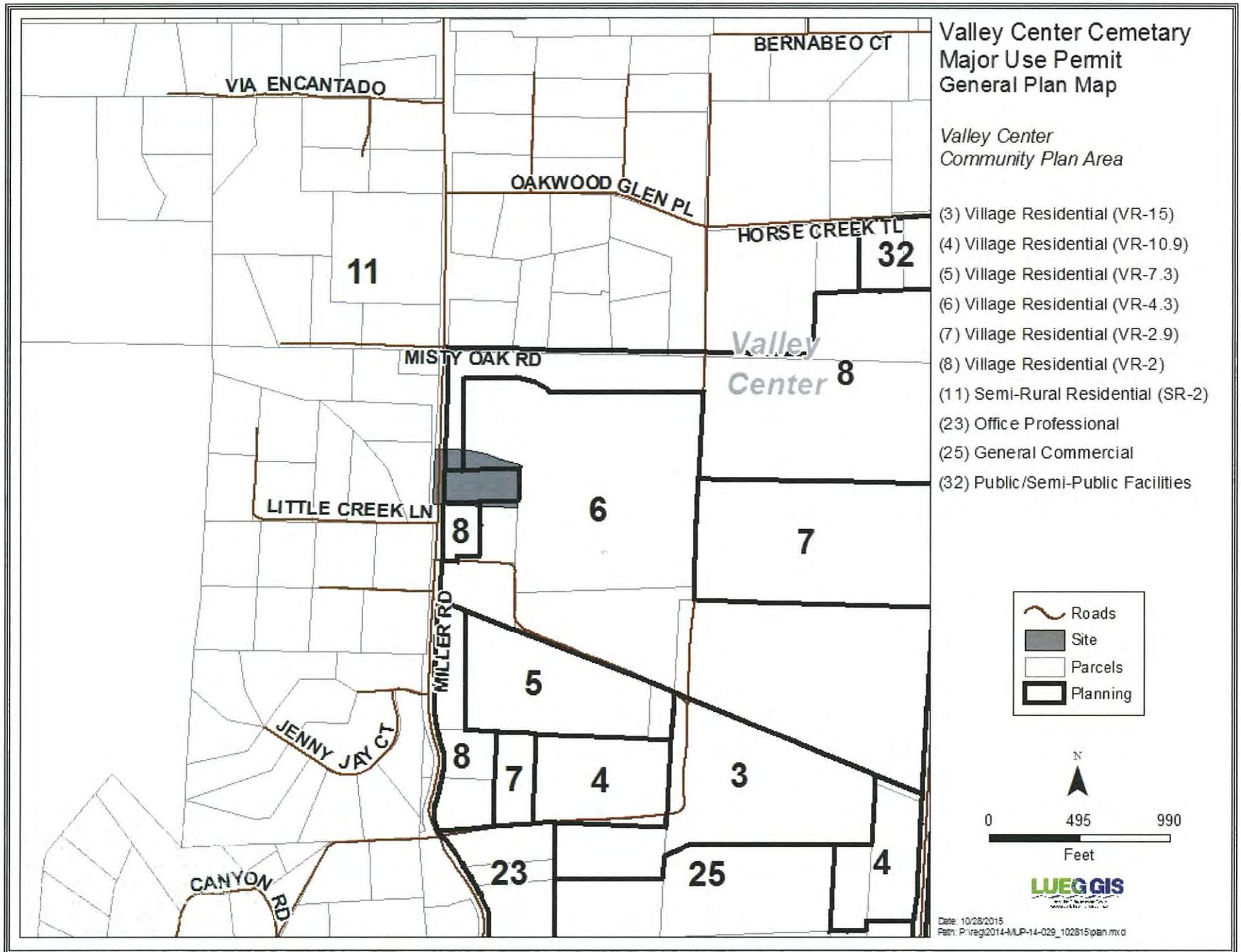
- (3) Village Residential (VR-15)
- (4) Village Residential (VR-10.9)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (11) Semi-Rural Residential (SR-2)
- (23) Office Professional
- (25) General Commercial
- (32) Public/Semi-Public Facilities

	Roads
	Site
	Parcels
	Planning



**LUEGGIS**  
LAND USE & ENVIRONMENTAL CONSULTANTS

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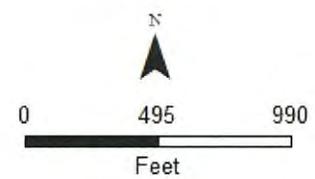


**Valley Center Cemetary  
Major Use Permit  
Zoning Map**

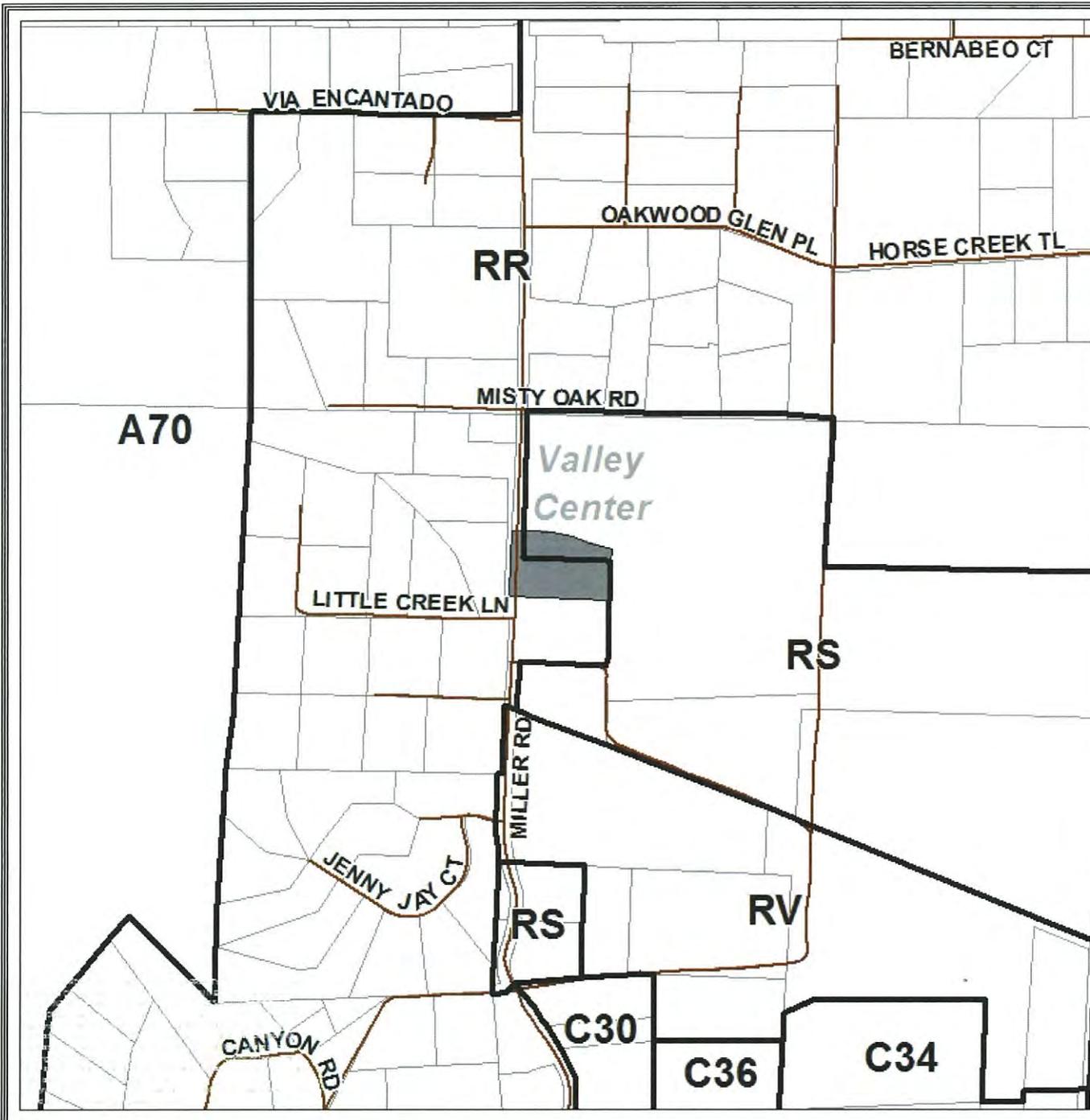
*Valley Center  
Community Plan Area*

- A70 - Limited Agricultural
- C30 - Office Professional
- C34 - General Commercial/Residential
- C36 - General Commercial
- RR - Rural Residential
- RS - Single Family Residential
- RV - Variable Family Residential

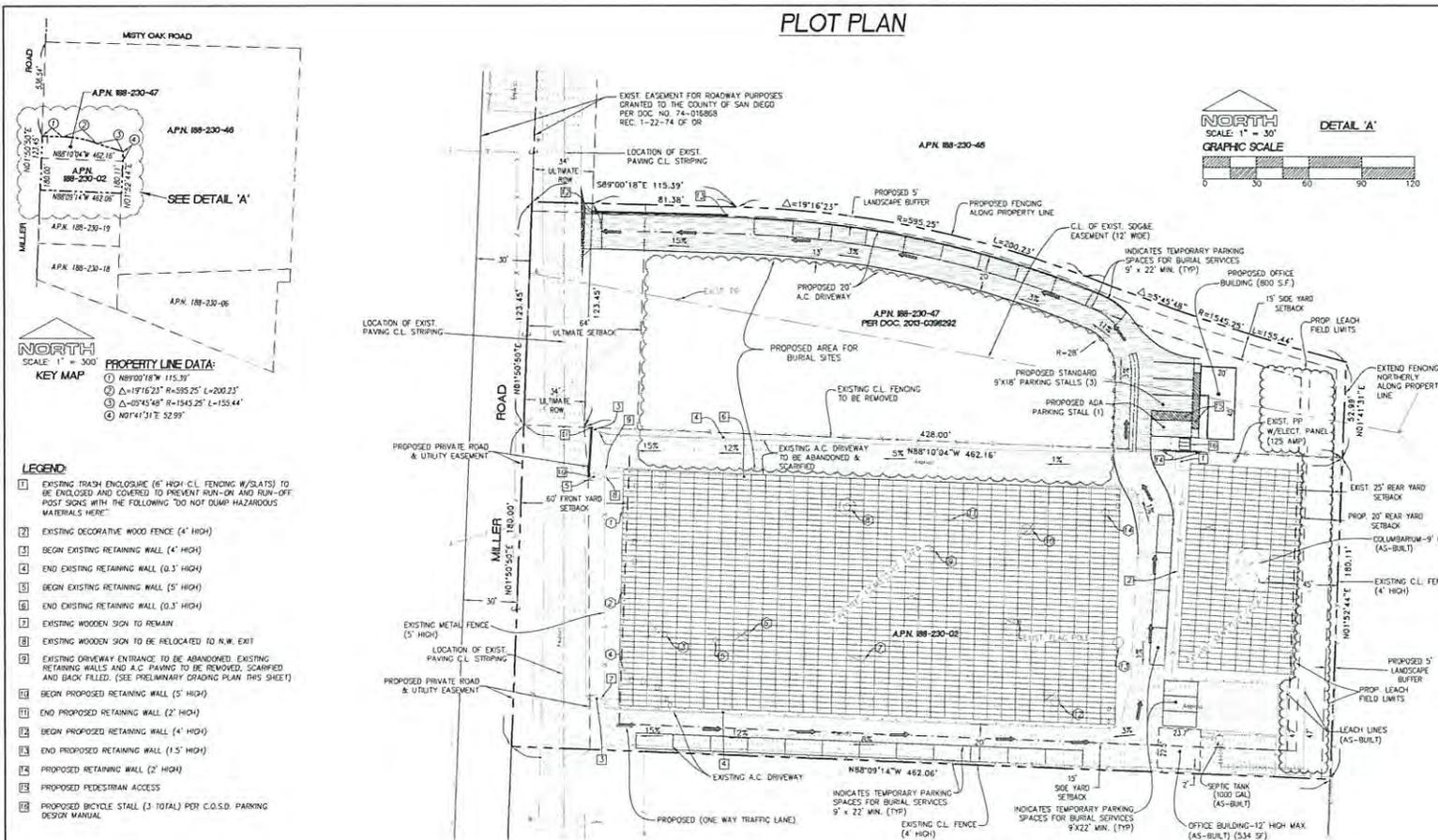
	Roads
	Site
	Parcels
	Zoning



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# PLOT PLAN



**PROPERTY LINE DATA:**

- ① NB89°04'W 115.3'
- ② Δ=19°16'23" R=595.25' L=200.23'
- ③ Δ=02°45'48" R=1343.25' L=155.44'
- ④ N07°41'31"E 52.99'

- LEGEND:**
- 1 EXISTING TRASH ENCLOSURE (6' HIGH C.L. FENCING W/ SLATS) TO BE ENCLOSED AND COVERED TO PREVENT RUN-ON AND RUN-OFF POST SIGNS WITH THE FOLLOWING "DO NOT DUMP HAZARDOUS MATERIALS HERE"
  - 2 EXISTING DECORATIVE WOOD FENCE (4' HIGH)
  - 3 BEGIN EXISTING RETAINING WALL (4' HIGH)
  - 4 END EXISTING RETAINING WALL (0.3' HIGH)
  - 5 BEGIN EXISTING RETAINING WALL (5' HIGH)
  - 6 END EXISTING RETAINING WALL (0.3' HIGH)
  - 7 EXISTING WOODEN SIGN TO REMAIN
  - 8 EXISTING WOODEN SIGN TO BE RELOCATED TO N.W. EXIT
  - 9 EXISTING DRIVEWAY ENTRANCE TO BE ABANDONED. EXISTING RETAINING WALLS AND A.C. PAVING TO BE REMOVED, SCARIFIED AND BACK FILLED. (SEE PRELIMINARY GRADING PLAN THIS SHEET)
  - 10 BEGIN PROPOSED RETAINING WALL (5' HIGH)
  - 11 END PROPOSED RETAINING WALL (2' HIGH)
  - 12 BEGIN PROPOSED RETAINING WALL (4' HIGH)
  - 13 END PROPOSED RETAINING WALL (1.5' HIGH)
  - 14 PROPOSED RETAINING WALL (2' HIGH)
  - 15 PROPOSED PEDESTRIAN ACCESS
  - 16 PROPOSED BICYCLE STALL (3 TOTAL) PER C.O.S.D. PARKING DESIGN MANUAL

**PARKING SUMMARY:**

- A. TOTAL PARKING SPACES REQUIRED PER LAND USE: 3
- B. TOTAL PARKING SPACES PROVIDED: 3 STANDARD "PERMANENT" TOTAL PARKING SPACES PROVIDED: 29 STANDARD "TEMPORARY"
- C. TOTAL ACCESSIBLE SPACES REQUIRED: 1 TOTAL ACCESSIBLE SPACES PROVIDED: 1
- D. TOTAL BICYCLE SPACES REQUIRED: 1 TOTAL BICYCLE SPACES PROVIDED: 1
- E. TOTAL AREA DEVOTED TO LANDSCAPING: 380.50 SF.

**NOTES:**

1. CEMETERY PARKING TOTALS:  
- PERMANENT SPACES: 3 STANDARD (9' x 22')  
- HANDICAPPED (9' x 22'), PER S.D. 93.0, M-274, M-284 AND M-288  
- TEMPORARY SPACES: 29 STANDARD (9' x 22')
2. PROPOSED USE OF EXISTING AS-BUILT OFFICE (534 SF) WILL BE FOR MAINTENANCE PURPOSES ONLY FOLLOWING CONSTRUCTION OF NEW OFFICE BUILDING.
3. TRAILS/PATHWAYS: THE VALLEY CENTER COMMUNITY TRAILS AND PATHWAY PLAN HAS DESIGNATED A PROPOSED PATHWAY ALONG MILLER ROAD. A PROPOSED 10' WIDE PATHWAY IS TO BE LOCATED WITHIN THE MILLER ROAD RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF THE PATHWAY WILL BE DETERMINED UNTIL THE COUNTY PROCEEDS WITH MILLER ROAD, PUBLIC ROAD IMPROVEMENTS.

**SHEET INDEX**

SHEET 1: PLOT PLAN-TITLE SHEET, KEY MAP  
 SHEET 2: PLOT PLAN-PRELIMINARY GRADING PLAN  
 SHEET 3: PLOT PLAN-STORMWATER MANAGEMENT PLAN  
 SIGNS-KEY MAP  
 SIGNS-PHOTOS  
 ELEVATIONS-KEY MAP  
 ELEVATIONS-PHOTOS  
 SHEET A-1 ARCHITECTURAL FLOOR PLAN  
 SHEET A-2 ARCHITECTURAL ELEVATIONS  
 SHEET L-1 CONCEPTUAL LANDSCAPE PLAN

**LEGEND**

**ITEM**      **SYMBOL**

PROPERTY LINE  
 EASEMENT LINE  
 CENTERLINE LINE  
 BUILDING SETBACK  
 DIRECTION OF DRAINAGE  
 FENCE LINE  
 PROPOSED RETAINING WALL  
 MISC. WALL  
 PROPOSED DIRECTION OF TRAVEL  
 CHAIN LINK  
 C.L.

**BMP / SWMP**

REFER TO SHEET 3 FOR BMP/SWMP EXHIBIT

A.P.N.: 188-230-47  
 General Plan Designation: VILLAGE RESIDENTIAL (VR-2)

Regional Category	VILLAGE
USE REGULATIONS	RS
NEIGHBORHOOD REGS.	V
Density	5 AC
Lot Size	2 AC
Building Type	C
Max. P.F. Area	-
Fir Area Ratio	-
Height	6
Coverage	0
Setback	0
Open Space	0
SPECIAL AREA REGS.	-

A.P.N.: 188-230-47  
 General Plan Designation: VILLAGE RESIDENTIAL (VR-4.3)

Regional Category	VILLAGE
USE REGULATIONS	RS
NEIGHBORHOOD REGS.	V
Density	5 AC
Lot Size	6000 SF
Building Type	C
Max. P.F. Area	-
Fir Area Ratio	-
Height	6
Coverage	0
Setback	0
Open Space	0
SPECIAL AREA REGS.	-

A.P.N.: 188-230-02  
 General Plan Designation: PUBLIC/SEMI-PUBLIC REGIONAL CATEGORY SEMI-RURAL/VILLAGE

USE REGULATIONS	RR
NEIGHBORHOOD REGS.	V
Density	-
Lot Size	2 AC
Building Type	C
Max. P.F. Area	-
Fir Area Ratio	-
Height	6
Coverage	0
Setback	0
Open Space	0
SPECIAL AREA REGS.	-



**APN: 188-230-02 and 47**  
**OWNER & CONTACT INFORMATION**

OWNER: VALLEY CENTER CEMETERY DISTRICT  
 ADDRESS: P.O. BOX 645  
 CITY: VALLEY CENTER, CA 92082  
 TELEPHONE NUMBER: (760) 749-1186

CONTACT: LOUISE KELLY  
 ADDRESS: P.O. BOX 645  
 CITY: VALLEY CENTER, CA 92082  
 TELEPHONE NUMBER: (760) 749-1186

**PARCEL INFORMATION**

SITE ADDRESS: 28853 MILLER ROAD  
 VALLEY CENTER, CA 92082

LEGAL DESCRIPTION: POR. OF NW 1/4 OF SEC. 7, T. 11 S., R. 1 W., S.R.M., COUNTY OF SAN DIEGO, CA  
 GROSS AREA: 3.01 ACRES  
 ULTIMATE NET AREA: 2.75 ACRES

**EXISTING TREES (trunk diameter)**

① 15"	⑩ 48" WITH 10' DIA. CONC. PILEDR
② 14"	⑪ 24"
③ 30"	⑫ 72"
④ 20"	⑬ 20"
⑤ 40"	⑭ 60"
⑥ 40"	⑮ 72"
⑦ 14"	⑯ 48"

**PROJECT INFORMATION**

EXISTING:  
 A.P.N. 188-230-02  
 EXISTING CEMETERY

A.P.N. 188-230-47  
 EXISTING AGRICULTURAL USE

PROPOSED:  
 PROCESS A MAJOR USE PERMIT TO INCREASE THE CEMETERY INTERMAY AREA, REMOVE ON-SITE ACCESS DRIVEWAY, UPGRADE SEPTIC SYSTEM AND CONSTRUCTION OF AN 800 SF OFFICE BUILDING. PROPOSED EXPANSION AREA LOCATED ON THE NORTH SIDE OF THE ORIGINAL CEMETERY DISTRICT PROPERTY.

**PLOT PLAN INFORMATION**

BUILDING SUMMARY:  
 AREAS SHOWN IN SQUARE FEET (SF)

EXISTING (AS-BUILT):  
 BUILDING USE: OFFICE BUILDING 534 SF  
 BUILDING USE: COLUMBARIUM 79 SF (288 NICHES)

PROPOSED:  
 BUILDING USE: OFFICE BUILDING 800 SF (1 STORY)



ALL SEALS, STAMPS, AND SIGNED INSTRUMENTS MUST BE FILED WITH THE COUNTY CLERK'S OFFICE AND MUST BE DRAWN AND SIGNED BY THE ENGINEER OR ARCHITECT. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE COUNTY CLERK'S OFFICE AND FOR THE COMPLETION OF THE INSTRUMENT. THE ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE INSTRUMENT.

**PROJECT DESCRIPTION:**  
 PLOT PLAN  
 MAJOR USE PERMIT

**VALLEY CENTER CEMETERY DISTRICT**  
 28853 MILLER ROAD  
 VALLEY CENTER, CA 92082

PROJECT NO. 2014-001

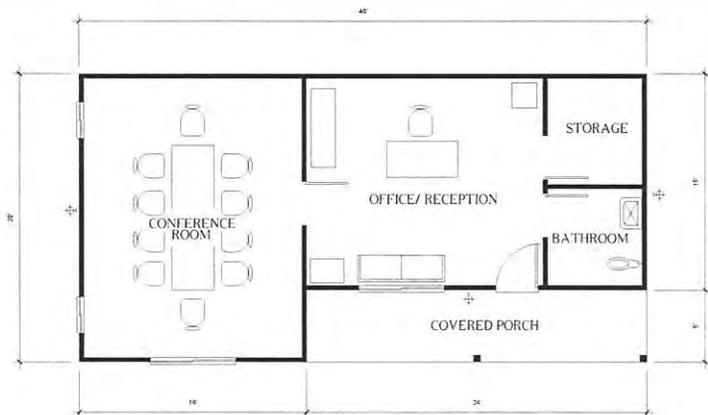
DATE: 12-11-2014  
 SCALE: SEE PLAN  
 DRAWING: GW  
 DRAFTER: IV & BB  
 CHECKER: 11-058  
 JOB NO.: BL-260

**PLOT PLAN KEY MAP**  
 SHEET 1 OF 3 SHEETS

1-22

Date Plotted: Dec 12, 2014 - 1:25pm

Plotted By: BRVANS



PROPOSED FLOOR PLAN  
SCALE 1/4" = 1'-0"

- ### ELECTRICAL LEGEND
- ☐ 4FT SURFACE MOUNTED LIGHT FIXTURE 2x48 FLUORESCENT 90WHS
  - ☐ 4FT RECESSED FLUORESCENT LIGHT FIXTURE WITH ZERO CLEARANCE TO INSULATION
  - ☐ WALL MOUNTED LOW EFFICACY INDOOR LIGHT FIXTURE
  - ☐ WALL MOUNTED LOW EFFICACY OUTDOOR LIGHT FIXTURE IN MOTION & PHOTO CONTROL
  - ☐ 2x2x40 MOUNTED LIGHT FIXTURE - SWITCHED AND INSTALLED WITH FAN BOX
  - ☐ 229240 GROUNDED OUTLET
  - ☐ 119120 DUPLEX GROUNDED OUTLET
  - ☐ WEATHER PROOF COVER - GROUND FAULT INTERRUPTER 119120
  - ☐ GROUND FAULT INTERRUPTER 119120
  - ☐ SINGLE POLE SWITCH
  - ☐ 3WAY SWITCH
  - ☐ VACUUM REATOR
  - ☐ MECHANICAL EXHAUST SYSTEM
- SEE PLAN NOTES
- ☐ SMOKE DETECTOR INTERCONNECTED AND HARD WIRE W/ BATTERY BACKUP
  - ☐ CARBON MONOXIDE ALARM INTERCONNECTED AND HARD WIRE W/ BATTERY BACKUP

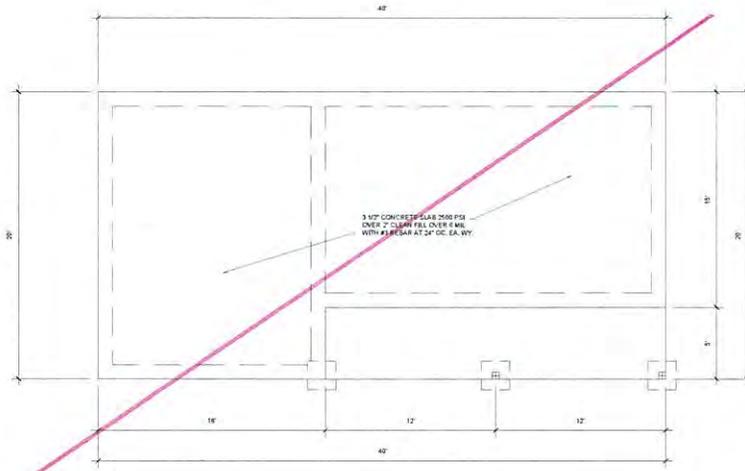
### AREA CALCULATIONS

OFFICE AREA	650 SQ FT
COVERED PORCH	120 SQ FT
TOTAL AREA	770 SQ FT

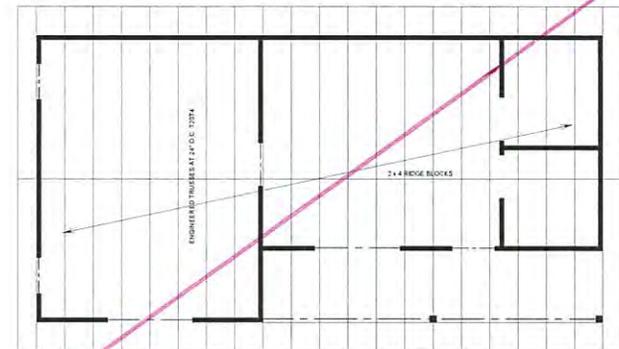
- ### PLANS NOTES
- EXTERIOR WINDOWS TO BE ALUMINUM WITH DUAL PANE GLASS AND ONE TEMPERED PANE
  - EXTERIOR DOOR TO BE 1-3/4" THICK WITH MET. CLAD
  - GALE END VENTS TO BE PROTECTED BY LOUVERS AND BE NONCOMBUSTIBLE, CORROSION RESISTANT MESH
  - ATTIC AREA 800 SQ FT 1/16" - 5.3 SQ FT VENTILATION
  - INSTALL CARBON MONOXIDE ALARMS OUTSIDE ALL SLEEPING AREAS BEDROOMS

- ### FOUNDATION NOTES
- ALL HOLDINGS TO BE TIED IN PLACE PRIOR TO FOUNDATION REJECTION.
  - INSPECTOR TO RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT FIRST INSPECTION
  - 4"x6" 1" ANCHOR BOLTS TO BE PLACED AT 8'-0" O.C. WALL WITH MIN. 7" EMBEDMENT INTO CONCRETE, MIN. 2 INCHES PER PIECE. LOCATED NOT MORE THAN 1/2" OF LESS THAN 4" FROM ENDS.
  - STEEL PLATE WASHERS 3/4"x3/4" 220# AT BOLT
  - SLOTTED PLATE WASHERS UP TO 3/4" LARGER THAN BOLT DIA. AND 1/4" LONG SLOTS WITH STANDARD CUT WASHER BETWEEN THE PLATE WASHER AND THE NUT.

- ### FRAMING NOTES
- 3/4" STRUCT 1 OSB SHEAR PANEL EXTENDS TO ROOF SHEATHING IN COMMON AT 4" O.C. EDGES & 12" O.C. FIELD.
  - 3/4" R42 R15 ANCHOR BOLTS AT 48" O.C. MIN. 2 PER PANEL. ALUMINUM POST AT EACH END AND 50# POUND HOLDDOWN.
  - ALL FASTENERS FOR PRESERVATIVE TREATED WOOD IN ALL APPLICATIONS AND FIRE RETARDANT TREATED WOOD IN EXTERIOR APPLICATIONS SHALL BE OF HOT DIP GALVANIZED OR ALUMINIZED STEEL. STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC #517.3)



PROPOSED FOUNDATION PLAN  
SCALE 1/4" = 1'-0"  
**N.A.P.**



PROPOSED ROOF FRAMING PLAN  
SCALE 1/4" = 1'-0"  
**N.A.P.**

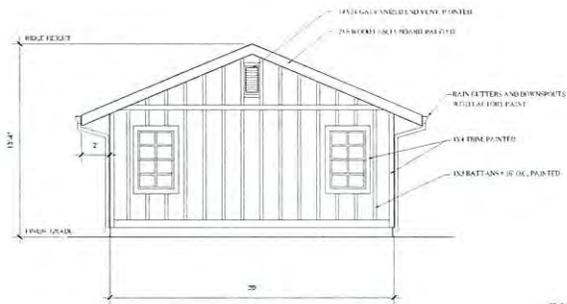
Rev.	
Rev.	
Rev.	

**DANIEL BRIAN**  
 COMPANY, Inc.  
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 Garages  
 Barns  
 Metal buildings  
 Homes  
 Additions  
 760-749-4458  
 www.Danielbrianco.com  
 28358 Aerie Road  
 Valley Center, Ca. 92082

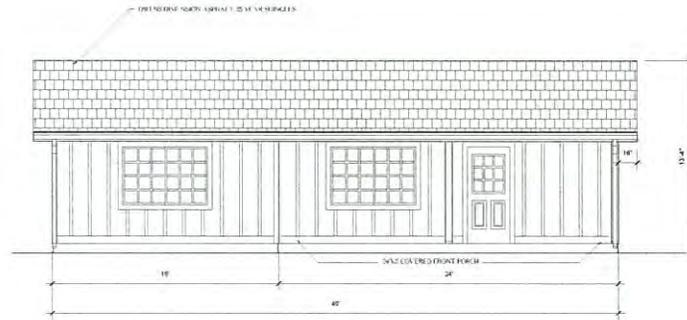
**VALLEY CENTER CEMETERY**  
 28953 MILLER ROAD, VALLEY CENTER, CA. 92082  
 FLOOR PLAN, FOUNDATION PLAN  
 AND ROOF FRAMING PLAN

Scale 1/4" = 1'-0"
Drawn By DBP
Date SEPT. 25, 2013
Sheet
<b>A-1</b>
of

**1 - 23**



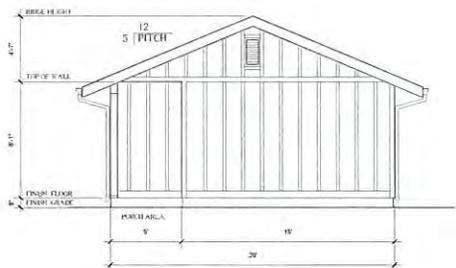
PROPOSED NORTH ELEVATION  
SCALE 1/4" = 1'-0"



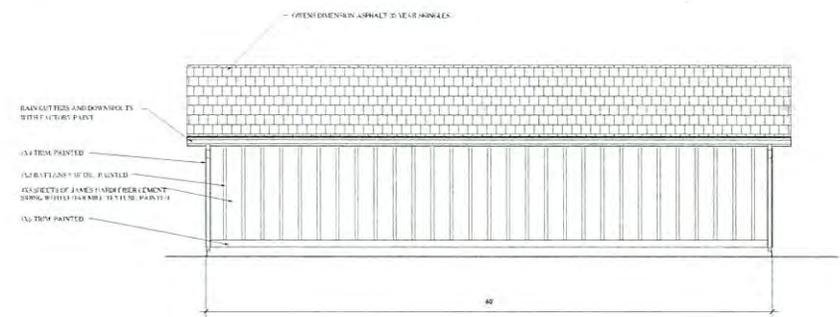
PROPOSED WEST ELEVATION  
SCALE 1/4" = 1'-0"

**PLANS NOTES**

- EXTERIOR SIDING, JAMES HARDI CONCRETE FIBER CEMENT, 4X8 PANELS WITH CEDAR MILL TEXTURE.
- ALL TRIM TO BE JAMES HARDI FIBER CEMENT FIBER TRIM WITH CEDAR MILLS TEXTURE.
- 1X6 AT BASE OF EXTERIOR
- 1X4 AT CORNERS, WINDOWS, DOORS AND AT HORIZONTAL SEAMS.
- 1X3 BATTENS AT 16" ON CENTER, PLACED VERTICALLY OVER SIDING.



PROPOSED SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE 1/4" = 1'-0"

Rev.
Rev.
Rev.

  
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**VALLEY CENTER CEMETERY**  
 28953 MILLER ROAD, VALLEY CENTER, CA. 92082  
 EXTERIOR ELEVATIONS

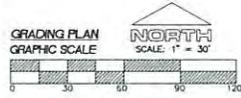
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Drawn By DBP
Date SEPT. 25, 2013
Sheet
<b>A-2</b>
Of

1 - 24

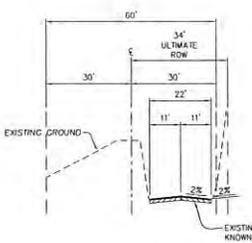


# PRELIMINARY GRADING PLAN

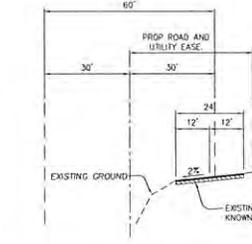
AN ARCHEOLOGIST / LUSENO NATIVE AMERICAN WILL BE NOTIFIED IF ANY ARTIFACTS ARE DISCOVERED DURING GRADING.



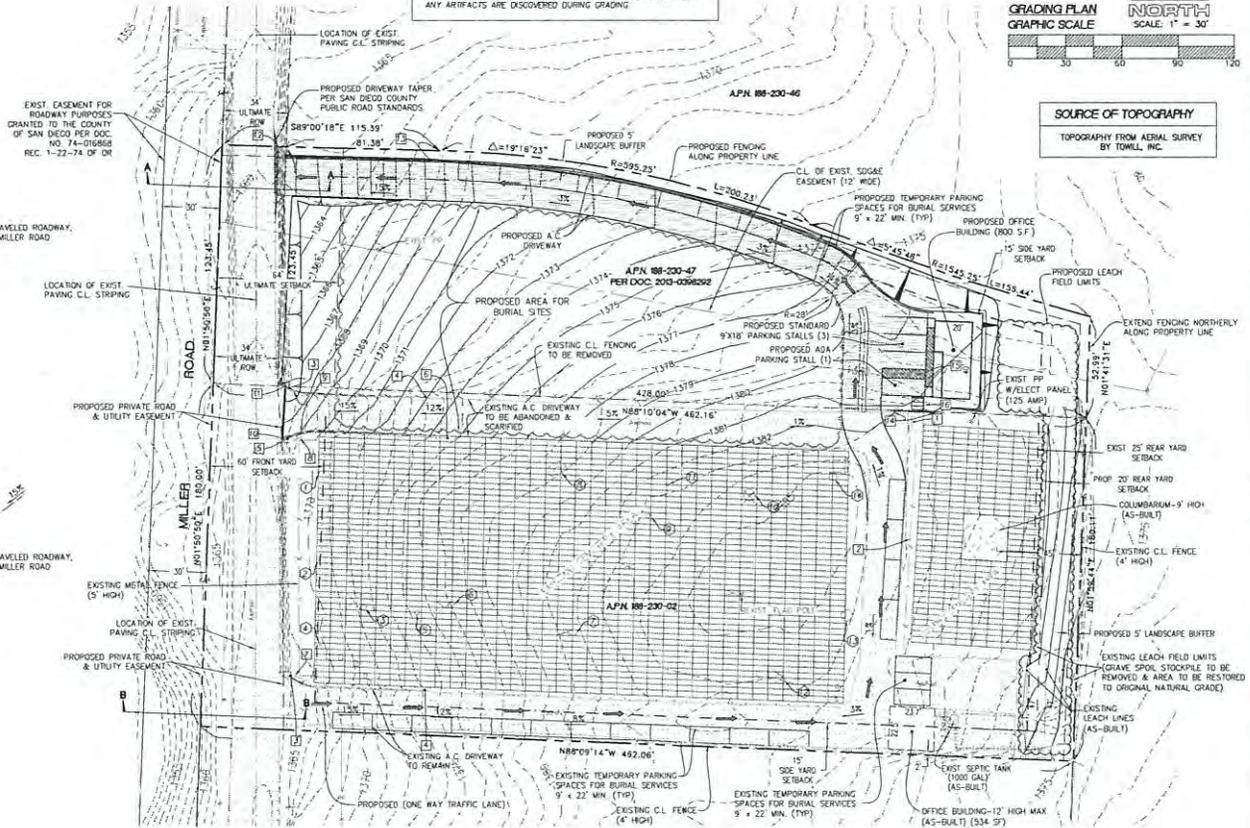
SOURCE OF TOPOGRAPHY  
TOPOGRAPHY FROM AERIAL SURVEY BY TOMILL, INC.



TYPICAL CROSS SECTION A-A  
MILLER ROAD - EXIT ONLY  
SCALE: N.T.S.



TYPICAL CROSS SECTION B-B  
MILLER ROAD - ENTRANCE ONLY  
SCALE: N.T.S.



### PARKING SUMMARY:

- A. TOTAL PARKING SPACES REQUIRED PER LAND USE: 3
- B. TOTAL PARKING SPACES REQUIRED: 3 STANDARD "PERMANENT" TOTAL PARKING SPACES PROVIDED: 3 STANDARD "PERMANENT" 29 STANDARD "TEMPORARY"
- C. TOTAL ACCESSIBLE SPACES REQUIRED: 1 TOTAL ACCESSIBLE SPACES PROVIDED: 1
- D. TOTAL BICYCLE SPACES REQUIRED: 1 TOTAL BICYCLE SPACES PROVIDED: 1
- E. TOTAL AREA DEVOTED TO LANDSCAPING: 801 SQ. FT.

### LEGEND:

- 1 EXISTING TRASH ENCLOSURE (8' HIGH C.L. FENCING W/ASPLT) TO BE ENCLOSED AND COVERED TO PREVENT RUN-ON AND RUN-OFF. POST SIGNS WITH THE FOLLOWING "DO NOT DUMP HAZARDOUS MATERIALS HERE".
- 2 EXISTING DECORATIVE WOOD FENCE (4' HIGH)
- 3 BEGON EXISTING RETAINING WALL (4' HIGH)
- 4 END EXISTING RETAINING WALL (0.3' HIGH)
- 5 BEGON EXISTING RETAINING WALL (5' HIGH)
- 6 END EXISTING RETAINING WALL (0.3' HIGH)
- 7 EXISTING WOODEN SIGN TO REMAIN
- 8 EXISTING WOODEN SIGN TO BE RELOCATED TO N.W. EXT
- 9 EXISTING DRIVEWAY ENTRANCE TO BE ABANDONED EXISTING RETAINING WALLS AND A.C. PAVING TO BE REMOVED, SCARIFIED AND BACK FILLED (SEE PRELIMINARY GRADING PLAN THIS SHEET)
- 10 BEGON PROPOSED RETAINING WALL (5' HIGH)
- 11 END PROPOSED RETAINING WALL (2' HIGH)
- 12 END PROPOSED RETAINING WALL (4' HIGH)
- 13 END PROPOSED RETAINING WALL (1.5' HIGH)
- 14 PROPOSED RETAINING WALL (2' HIGH)
- 15 PROPOSED PEDESTRIAN ACCESS
- 16 PROPOSED BICYCLE STALL (3 TOTAL) PER C.O.S.D. PARKING DESIGN MANUAL

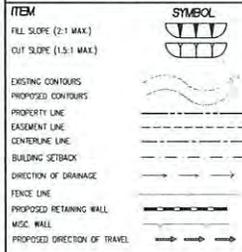
### NOTES:

- 1 CEMETERY PARKING TOTALS:  
- PERMANENT SPACES: 3 STANDARD (9' x 22')  
- HANDICAPPED (9' x 22') FOR 1 HANDICAPPED (9' x 22'), PER S.C.D.S.D. M-27A, M-28A AND M-28B  
- TEMPORARY SPACES: 29 STANDARD (9' x 22')
- 2 PROPOSED USE OF EXISTING "AS-BUILT" OFFICE (534 SF) WILL BE FOR MAINTENANCE PURPOSES ONLY FOLLOWING CONSTRUCTION OF NEW OFFICE BUILDING.
- 3 TRAILS/PATHWAYS: THE VALLEY CENTER COMMUNITY TRAILS AND PATHWAY PLAN HAS DESIGNATED A PROPOSED PATHWAY ALONG MILLER ROAD. A PROPOSED 10' WIDE PATHWAY IS TO BE LOCATED WITHIN THE MILLER ROAD RIGHT-OF-WAY DEDICATION AND CONSTRUCTION OF THE PATHWAY WILL BE DEFERRED INTO THE COUNTY PROCESS WITH MILLER ROAD PUBLIC ROAD IMPROVEMENTS.

### SHEET INDEX

- SHEET 1: PLOT PLAN-TITLE SHEET, KEY MAP
- SHEET 2: PRELIMINARY GRADING PLAN
- SHEET 3: STORMWATER MANAGEMENT PLAN

### LEGEND



### GRADING QUANTITIES:

EXCAVATION: 977 CUBIC YARDS MAX.  
FILL: 977 CUBIC YARDS MAX.  
IMPORT: 0 CUBIC YARDS  
EXPORT: 0 CUBIC YARDS

### BMP / SWMP

REFER TO SHEET 3 FOR BMP/SWMP EXHIBIT

A.P.N.: 188-230-47  
General Plan Designation: VILLAGE RESIDENTIAL (VR-2)

USE REGULATIONS	RR
NEIGHBORHOOD REGS.	V
Density	5 AC
Lot Size	2 AC
Building Type	C
Max. Flr. Area	-
Flr. Area Ratio	-
Height	G
Coverage	B
Setback	J
Open Space	-
SPECIAL AREA REGS.	-

A.P.N.: 188-230-47  
General Plan Designation: VILLAGE RESIDENTIAL (VR-4.3)

USE REGULATIONS	RRS
NEIGHBORHOOD REGS.	V
Density	5 AC
Lot Size	2 AC
Building Type	6000 SF
Max. Flr. Area	-
Flr. Area Ratio	-
Height	G
Coverage	B
Setback	J
Open Space	-
SPECIAL AREA REGS.	-

A.P.N.: 188-230-02  
General Plan Designation: PUBLIC/SEMI PUBLIC

USE REGULATIONS	RR
NEIGHBORHOOD REGS.	V
Density	5 AC
Lot Size	2 AC
Building Type	6000 SF
Max. Flr. Area	-
Flr. Area Ratio	-
Height	G
Coverage	B
Setback	J
Open Space	-
SPECIAL AREA REGS.	-

THIS PLAN IS TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON AND AGREES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.



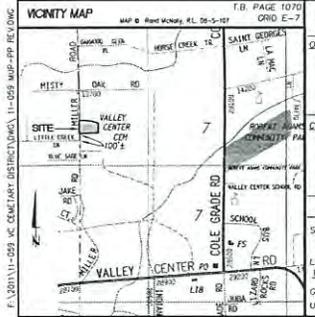
WYNN ENGINEERING, INC.  
2741 Valley Center Road  
Valley Center, CA 92082  
Phone: 760-749-1122  
Fax: 760-749-1195

PRELIMINARY GRADING PLAN  
MAJOR USE PERMIT

VALLEY CENTER CEMETERY DISTRICT  
28853 MILLER ROAD  
VALLEY CENTER, CA 92082

REVISIONS	DATE	BY	DESCRIPTION
	12-11-2014		

DATE: 12-11-2014  
SCALE: SEE PLAN  
ENGINEER: GW  
DRAWN: IV & BB  
JOB NO.: 11-028  
SHEET NO.: B-260  
PROJECT: VALLEY CENTER CEMETERY DISTRICT  
SHEET 2 OF 3 SHEETS

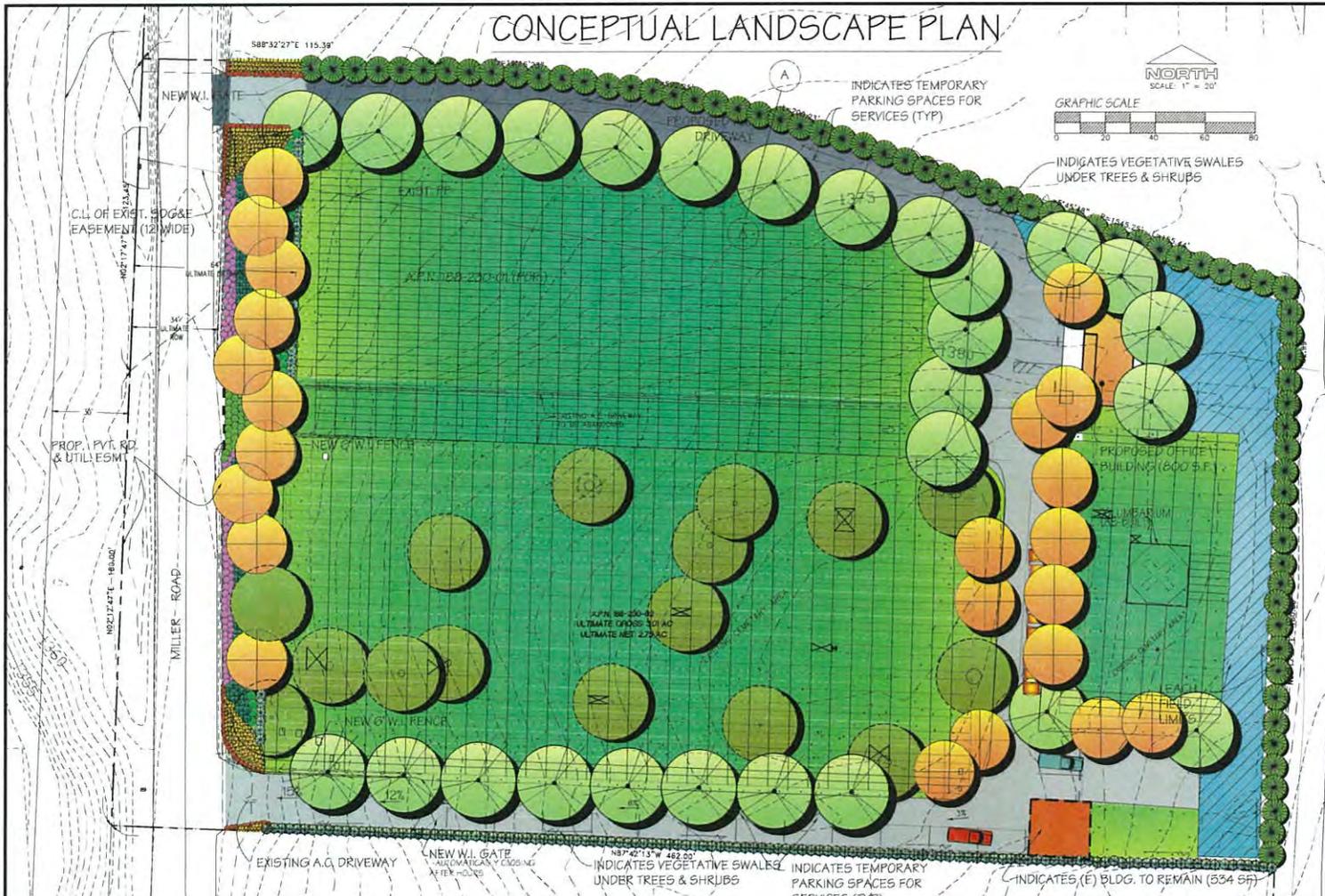


**APN: 188-230-02 and 47**  
**OWNER & CONTACT INFORMATION**  
NAME: VALLEY CENTER CEMETERY DISTRICT  
ADDRESS: P.O. BOX 645  
CITY: VALLEY CENTER, CA 92082  
CITY: VALLEY CENTER, CA 92082  
TELEPHONE NUMBER: (760) 749-1186  
CONTACT: LOUISE KELLY  
ADDRESS: P.O. BOX 645  
CITY: VALLEY CENTER, CA 92082  
TELEPHONE NUMBER: (760) 749-1186  
**PARCEL INFORMATION**  
SITE ADDRESS: 28253 MILLER ROAD  
VALLEY CENTER, CA 92082  
LEGAL DESCRIPTION: POR. OF NW 1/4 OF SEC. 7, T. 11 S., R. 1 W., S.B.M., COUNTY OF SAN DIEGO, CA  
GROSS AREA: 3.01 ACRES  
ULTIMATE NET AREA: 2.75 ACRES

**EXISTING TREES (trunk diameter):**  
1 12"  
2 14"  
3 14"  
4 14"  
5 30"  
6 40"  
7 14"  
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98 14"  
99 14"  
100 14"

**PROJECT INFORMATION**  
EXISTING:  
A.P.N. 188-230-02  
EXISTING CEMETERY  
A.P.N. 188-230-47  
EXISTING AGRICULTURAL USE  
PROPOSED:  
PROCESS A MAJOR USE PERMIT TO INCREASE THE CEMETERY INTENT AREA, REMOVE ON-SITE ACCESS DRIVEWAY, UPGRADE SEPTIC SYSTEM AND CONSTRUCTION OF AN 800 SF OFFICE BUILDING. PROPOSED EXPANSION AREA LOCATED ON THE NORTH SIDE OF THE ORIGINAL CEMETERY DISTRICT PROPERTY.

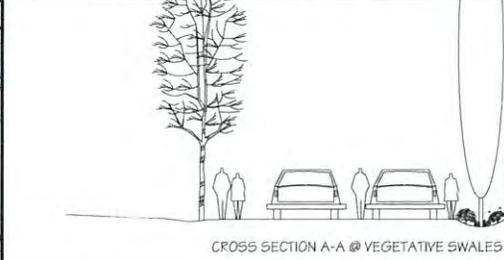
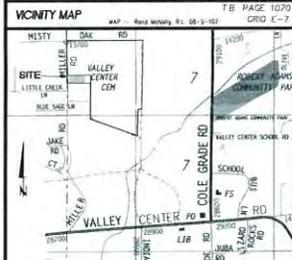
**PLOT PLAN INFORMATION**  
BUILDING SUMMARY:  
AREAS SHOWN IN SQUARE FEET (SF)  
EXISTING (AS-BUILT):  
BUILDING USE: OFFICE BUILDING 534 SF  
BUILDING USE: COLUMBARIUM 79 SF (288 NICHES)  
PROPOSED:  
BUILDING USE: OFFICE BUILDING 800 SF



- ### SITE LEGEND
- Property Line
  - Parcel Lines
  - Topographic Lines
  - New Block Wall
  - Flow Line of Veg Swales (diagramatic)
  - New Wrought Iron Fence 6"
  - Existing Chain Link Fence

- ### NOTES:
- All shrub areas shall receive drip irrigation and all lawn areas shall receive rotor and mini rotor heads consistent with the Water Conservation Landscape Ordinance.
  - Maintenance in the Public Right of Way shall be by the Owners of the VC Cemetery.
  - All trees near grave sites, walkways, driveways & walls shall have deep root barriers per mfg. specs.

- ### CONCEPTUAL LANDSCAPE LEGEND
- Existing Tree to Remain
  - Screening Tree in Vegetative swale such as Cupressus sempervirens
  - Shade Tree such as Cupaniopsis anacardioides
  - Fall Color Tree such as Liquidambar styraciflua
  - Medium Low Growing Shrubs such as Rosmarinus officinalis "Prostratus"
  - Fine Textured Vertical Shrubs such as Podocarpus macrophyllus
  - Medium Screening Shrubs such as Plumbago capensis
  - Medium Flowering Fan Shrubs such as Dietes vegeta
  - Small Flowering Shrubs such as Lantana prostrata purple
  - Small Accent Shrubs such as Hymerocallis falva
  - Small Perennial Shrubs such as Agapanthus africanus
  - Sod Turf such as Marathon
  - Flowering Ground Covers such as Lonicera j. Halliana
  - Vegetative Swale such as Carex subfusca, Leymus condensatus
  - Driveway & Parking



#### PROPERTY OWNER INFORMATION

NAME: VALLEY CENTER CEMETERY DISTRICT

ADDRESS: 28953 MILLER ROAD  
VALLEY CENTER, CA 92082

TELEPHONE NUMBER: (760) 749-1185  
(24 HOUR CONTACT NUMBER)

SITE A.P.N. NUMBER: 188-230-02

SITE ADDRESS 28953 MILLER ROAD, VALLEY CENTER, CA 92082

2750 Valley Center Road  
Suite 101  
Valley Center, CA 92082  
WRA.F.A.C.O.M.

**760-703-9946**  
(24 HOUR CONTACT NUMBER)

THESE DRAWINGS ARE THE PROPERTY OF WRA AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF WRA. PLEASE CALL THE NUMBER LISTED IF YOU HAVE ANY QUESTIONS.

"I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND ARCHITECTURE PLANS CONTAINED IN THE CITY OF VALLEY CENTER WATER CONSERVATION REGULATIONS IN FILE # 2008-001 AND I HAVE REVIEWED THIS PLAN IN COMPLIANCE WITH THESE REGULATIONS. I CERTIFY THAT THE PLAN REPRESENTS THOSE REGULATIONS TO PROVIDE EXPERT USE OF WRA."

#### CERTIFICATE OF COMPLETION:

PLANS TO BE SUBMITTED FOR APPROVAL FOR THE COMPLETION OF THIS PROJECT. THE APPLICANT SHALL SUBMIT A SIGNED CERTIFICATE OF COMPLETION AND SOIL AMENDMENT REPORT WITHIN 30 DAYS OF THE INSTALLATION OF THE CITY OF VALLEY CENTER'S COMPLETION TASK. VERIFICATION THAT THE LANDSCAPE AND REGULATIONS INSTALLED AS APPROVED BY THE CITY INCLUDING SOIL AMENDMENTS AND A FULLY TESTED IRRIGATION SYSTEM INCLUDING PROGRAMMING AND TRAINING FOR THE OWNER OF THE PROPERTY OR THEIR MAINTENANCE PERSONNEL. THE CERTIFICATE ON COMPLETION SHALL BE SIGNED BY THE LANDSCAPE ARCHITECT.

WILL NUMBER: # 2745 RENEWAL DATE: 3/31/2015 DATED:

WYNN ENGINEERING, INC.  
22315 VALLEY CENTER ROAD  
VALLEY CENTER, CA 92082  
(760) 749-8722 (310) 306-9728  
FAX (760) 749-9412

WEI JOB NO: 11-059 5/15/14 B-260

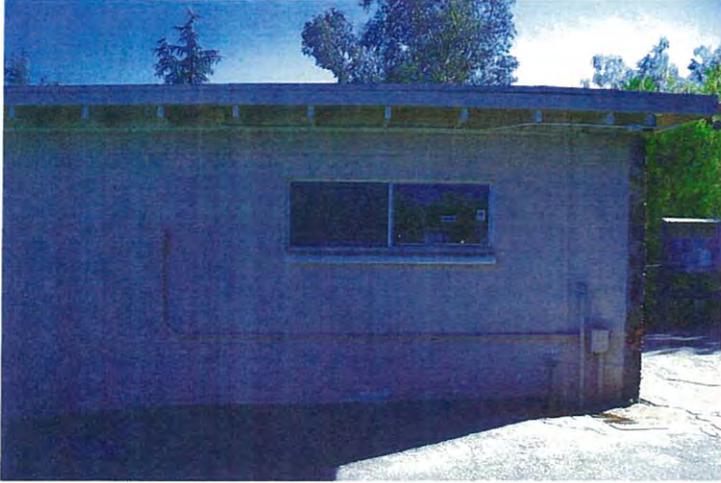
### PRIVATE CONTRACT

SHEET: 1 OF 1 SHEETS

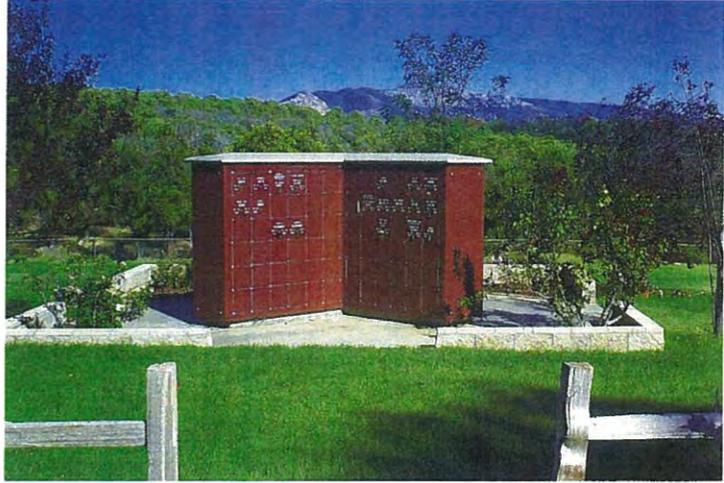
TITLE & NOTES  
**VALLEY CENTER CEMETERY DISTRICT**

PROJECT NUMBER

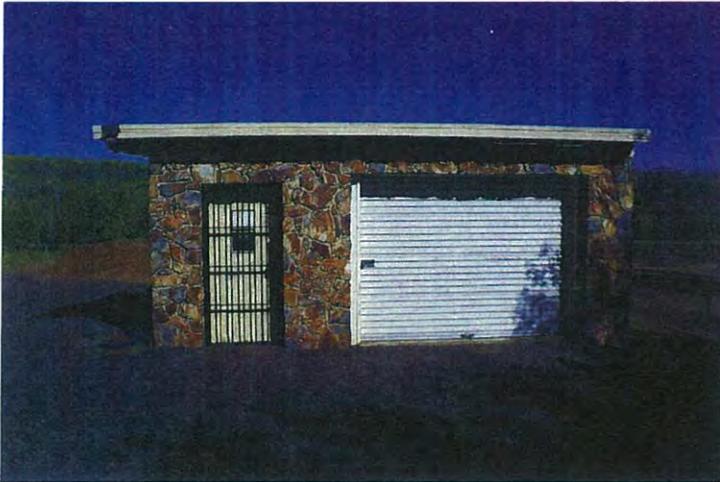
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③



①



④



APN 188-230-01 (POR)



ROAD

MILLER

APN 188-230-01 (POR)

PROPOSED AREA FOR BURIAL SITES

PROP. OFFICE

Asphalt

APN 188-230-02

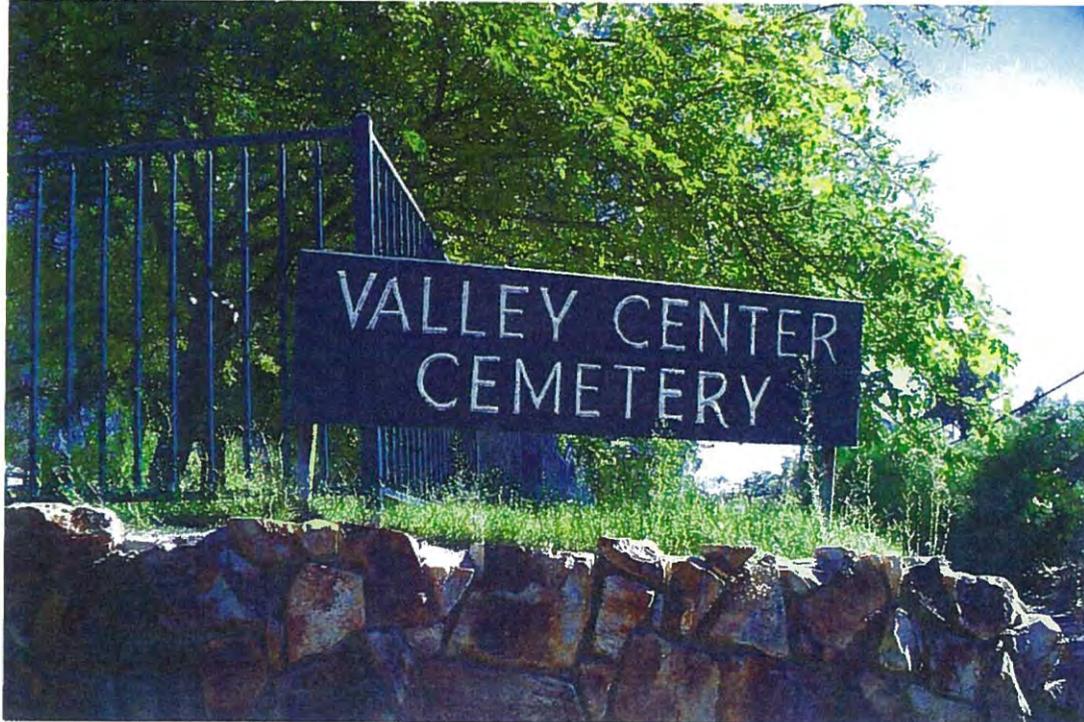
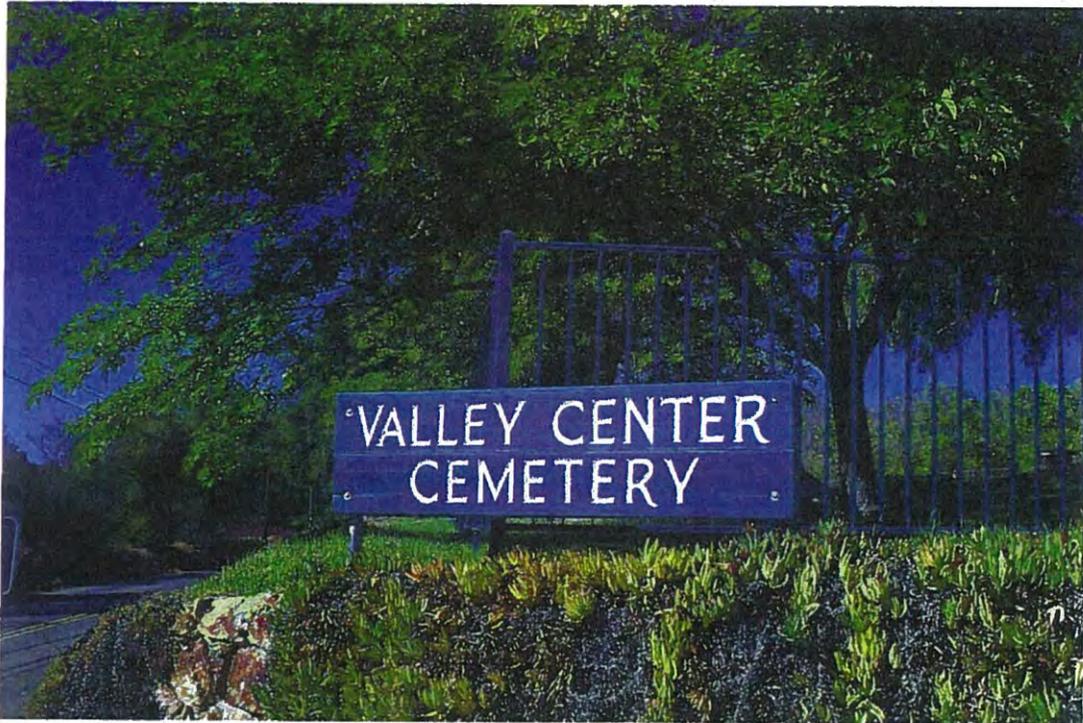
Asphalt

7 EXISTING WOODEN SIGN TO REMAIN (6' x 2') 3' HIGH

8 EXISTING WOODEN SIGN TO BE RELOCATED TO N.W. EXIT (6' x 2') 3' HIGH

SIGNS - PHOTO KEY MAP

7



8

**Attachment B – Form of Decision  
Approving PDS2014-MUP-14-029**



County of San Diego  
PLANNING & DEVELOPMENT SERVICES

MARK WARDLAW  
Director  
DARREN GRETHER  
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
www.sdcounty.ca.gov/pds

COMMISSIONERS  
Peder Norby (Chairman)  
Bryan Woods (Vice Chairman)  
Michael Beck  
Leon Brooks  
Adam Day  
David Pallinger  
Michael Seiler

December 11, 2015

PERMITEE: VALLEY CENTER CEMETERY DISTRICT  
MAJOR USE PERMIT: PDS2014-MUP-14-029  
E.R. NUMBER: PDS201-ER-14-08-010  
PROPERTY: 28953 MILLER ROAD, VALLEY CENTER  
APN(S): 188-230-02 & 47

DECISION OF THE PLANNING COMMISSION

This Major Use Permit for the expansion and conformation of the Valley Center Cemetery consists of five sheets including plot plan, floor plans and elevations dated 11, December, 2014. This permit authorizes the removal of nonconformity of the existing cemetery and the expansion of the cemetery pursuant to Sections 2105 (a), 2185 (b), 6851, and 6901 of the Zoning Ordinance.

In order to preserve the existing columbarium in its current location, this permit would also establish a 45-foot rear yard setback for the columbarium pursuant to Section 4813 of the Zoning Ordinance.

**MAJOR USE PERMIT EXPIRATION:** This Major Use Permit shall expire on **December 11, 2017** at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7376 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Major Use Permit has commenced prior to said expiration date.

.....  
**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Major Use Permit. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** (Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).

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-RECORDATION OF DECISION

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all-purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **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, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

## 3. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]

**INTENT:** : In order to mitigate for potential impacts to undiscovered buried archaeological resources, an archaeological monitoring program and potential data recovery program for earth-disturbing activities (not applicable to gravesite excavation) shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- A. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this permit. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- B. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- C. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally,

the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

#### 4. ROADS#1–ROAD DEDICATION

**INTENT:** In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County Public Road Standards, and the Community Trails Master Plan, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Grant by separate document to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-four feet (34') from centerline, plus slope rights and drainage easements for Miller Road along the frontage of the project in accordance with Mobility Element 2.3C Minor Collector Road Standards. The granting of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the easements shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the easements to assure compliance with this condition.

#### 5. ROADS#2–RELINQUISH ACCESS

**INTENT:** In order to promote orderly development and to comply with the Mobility Element of the General Plan access shall be relinquished onto Miller Road. **DESCRIPTION OF REQUIREMENT:** Relinquish access rights onto Miller Road with the exception of the two (2) driveways as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the two (2) access points are permitted along Miller Road as indicated on the approved plot plan. **DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

#### 6. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

**INTENT:** In order to provide adequate Landscaping that prevent erosion and provide for an aesthetic project design, and to comply with the Valley Center Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street

Parking Design Manual, the COSD Grading Ordinance, the Valley Center Design Guidelines. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- A. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- B. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used, which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- C. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- D. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- E. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- F. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- G. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- H. Parking areas shall be landscaped and designed pursuant to the Off-street Parking Design Manual and the County Zoning Ordinance Section 6793.b
- I. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: The entire perimeter planting proposed is considered highly flammable vegetation and listed on the County's Fire, Defensible Space and You brochure as Undesirable. Honeysuckle shown along the eastern property line is considered invasive per Appendix I of the County's Water Efficient Landscape Design Manual. Please review and provide acceptable ignition resistive and non-invasive vegetation in these areas.
- J. The following items shall be addressed as part of the Landscape Documentation Package: Provide a minimum of a 4' wide planting buffer to screen the 5' high retaining wall from the street facing side along Miller Road. Provide species along the northern

property line at the driveway entrance that will sufficiently screen the 4' high retaining wall. Planting currently shown on the conceptual landscape plan will not meet this requirement.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

**GRADING PERMIT:** *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

#### 7. PLN#1–PLAN CONFORMANCE

**INTENT:** In order to implement the required mitigation measures for the project, the required Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] 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.

8. **PALEO#GR-1: GRADING MONITORING [PDS, FEE X2]** In order to ensure that the Grading Monitoring occurred during the grading, trenching or other excavation phase of the project, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Paleontological Resource Mitigation Report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program shall be prepared. The report shall and include the following items:

- A. Provide evidence that grading and/or other excavation will be monitored for fossils. The person responsible for fossil monitoring need not be a Qualified Paleontologist or a Qualified Paleontological Resources Monitor, and may be an employee(s) of the grading contractor, and in some cases, may be the equipment operator(s). Evidence shall be a letter from the Grading Contractor to the Director of Planning & Development Services stating the names of those individuals that will be responsible for monitoring for fossils.
- B. Provide evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:

1. If a fossil or group of fossils (e.g. a shell bed) of greater than twelve inches in any dimension (including circumference) is encountered beneath the soil layers (meaning that it is not archaeological) during grading or other excavation:
  - a. All earthmoving operations in the area where the fossil was found shall be suspended immediately;
  - b. The County's Permit Compliance Coordinator shall be notified;
  - c. The applicant shall contract with a Qualified Paleontologist to evaluate the significance of the fossil. A Qualified Paleontologist is a person with a Ph.D. or Master's Degree in Paleontology or a related field, and who has knowledge of San Diego County paleontology and documented experience in professional paleontological procedures and techniques.
  - d. Verification of the contract shall be presented in a letter from the Qualified Paleontologist to the Director of Planning & Development Services stating that he/she has been contracted to determine if the found fossil is significant. If the fossil is significant, the Qualified Paleontologist shall:
    - Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
    - In the field, record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting;
  - e. Grading and excavation can resume either when the Qualified Paleontologist determines that the find is not significant or after the fossil has been removed and the associated data collected.
- C. **Prior to Rough Grading Inspection Sign-off** provide evidence that monitoring for fossils has been completed. Evidence shall be in the form of a letter from the Grading Contractor to the Director of Planning & Development Services. *[PDS, Fee]*.
- D. **Prior to Final Grading Release:**
  1. If **no** paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to the director of Planning & Development Services stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources. *[PDS Fee]*
  2. If paleontological resources were discovered and salvaged, the following tasks shall be completed by or under the supervision of a Qualified Paleontologist:

- a. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
- b. Curate, catalog and identify all fossil remains to the lowest taxon possible, inventory specimens, assigning catalog numbers, and enter the appropriate specimen and locality data into an collection database;
- c. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, preferably:
  - San Diego Natural History Museum, *Physical Address:* 1788 El Prado, San Diego, CA 92101; *Mailing Address:* P.O. Box 121390, San Diego, CA 92112-1390, (619) 232-3821
  - Natural History Museum of Los Angeles County, 900 Exposition Boulevard, Los Angeles, CA 90007, (213) 763-DINO
  - San Bernardino Museum of Natural History, 2024 Orange Tree Lane, Redlands, California 92374, (909) 307-2669
  - University of California Museum of Paleontology, Berkeley, 1101 Valley Life Sciences Building, Berkeley, CA 94720-4780, (510) 642-1821
  - Anza-Borrego Desert State Park, 200 Palm Canyon Drive, Borrego Springs, CA 92004, (760) 767-5311
- d. Prepare a final Paleontological Resources Mitigation Program Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection.
- e. Submit a detailed report prepared by the Qualified Paleontologist in the format provided in Appendix \* of the Guidelines for Determining Significance for Paleontological Resources and documenting curation of the collected fossils and identifying which accredited institution has agreed to accept the curated fossils;
- f. Submitting TWO hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. Submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils. *[PDS Fee]*
- g. Submit Proof of Transfer of Paleontological Resources, in the form of a letter, from the director of the paleontology department of the accredited institution to the Director of PDS verifying that the curated fossils from the project site have been received by the institution. *[PDS Fee]*

**DOCUMENTATION:** The Project Paleontologist shall prepare the final report and submit it to the *[PDS, PCC]* for approval. If resources were discovered then the applicant shall complete the following:

- a. Transfer the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display; and
- b. The applicant shall Submit TWO hard copies of the final Paleontological Resources Mitigation Report to the [PDS, PCC] for final approval of the mitigation, and submit an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PCC] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS, FISCAL] to release the bond back to the applicant.

#### 9. ROADS#3–TRAFFIC CONTROL PLAN

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of DPW. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

#### 10. ROADS#4–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 Table 5, Section 6.1 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 both directions from the proposed exit-only driveway along Miller Road 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. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

#### 11. NOISE#1—TEMPORARY NOISE IMPACTS [PDS, FEE X1].

**INTENT:** In order to reduce the sound level generated from project construction on the residential uses and to comply with the County of San Diego Noise Ordinance 36.409 the following noise attenuation measures shall be implemented. **DESCRIPTION OF REQUIREMENT:** As evaluated in the County of San Diego Noise Guidelines for Determining Significance, the temporary noise impacts from construction noise shall be mitigated below levels of significance. A temporary noise attenuation barrier shall be placed as indicated on the approved Conceptual Grading and Development Plan. The barrier shall be designed and placed to reduce construction noise that potentially will affect the adjacent residential use located on the west side of Miller Road. The barrier shall be maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above. The attenuation barrier shall comply with following requirements:

- A. The temporary construction noise barrier shall be 6 feet high with a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these material with no cracks or gaps through or below the wall. If wood is used, temporary barrier design shall be with a minimum thickness of 7/8 of an inch.
- B. The temporary construction noise barriers will remain during the grading operations. The top of barrier elevation shall be consistent with the report and to identify either top of slope or pad elevation for its location to be effective in its anticipated noise reduction characteristics.
- C. If new information is provided to prove and certify that the equipment being used is different than required in this condition, then a construction noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County-Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier maybe approved if the construction activities will not create noise greater that 75 dB at the property line as indicated above.

**DOCUMENTATION:** The applicant shall install the sound attenuation barrier as indicated above. The applicant shall provide site photos, a statement from a California Registered Engineer, or licensed surveyor that the barrier has been installed to the [PDS, PCC]. If a new analysis is performed to provide an alternative method, then submit the report to [PDS, PCC] for review. **TIMING:** Prior to approval of any grading and/or improvement plans and issuance of any Grading or Construction Permits, the barrier shall be installed. This condition may be waived prior to the preconstruction conference and prior to any land

disturbances upon approval by the [PDS, PCC] and [DPW PDCI]. **MONITORING:** The [PDS, PCC] shall review the photos and statement for compliance with this condition. If an alternative method, or reduced equipment proposal is provided, [PDS, PCC] shall review the new analysis report for compliance with this condition.

**BUILDING PERMIT:** (Prior to approval of any building plan and the issuance of any building permit).

**12. ROADS#5–ROAD IMPROVEMENTS**

**INTENT:** In order to promote orderly development and to comply with the County of San Diego Board Policy I-18, the County Public Road Standards, and the County Community Trails Master Plan, Miller Road shall be improved. **DESCRIPTION OF REQUIREMENT:**

- A. Improve or agree to improve and provide security for Miller Road along the project frontage at the most northwesterly corner of the property for the one-way [exit] driveway connection in accordance with Public Road Standards, with asphalt concrete pavement over approved base and taper transition to existing pavement on Miller Road. Provide additional traffic striping where needed to match existing. All of the above shall be to the satisfaction of the Director of PDS, the Director of DPW, and the Valley Center Fire Protection District.

All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the PDS Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. 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:

- A. Process and obtain approval of Improvement Plans to improve Miller Road as stated above.
- B. Provide a Secured agreement. The required security shall be in accordance with Section 7613 of the Zoning Ordinance.
- C. Pay all applicable inspection fees with [DPW, PDCI].
- D. 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.
- E. Obtain approval for the design and construction of all driveways, turnarounds, pathways and private easement road improvements to the satisfaction of the Valley Center Fire Protection District and the [PDS, LDR].
- F. Obtain a Construction Permit for any work within the County road right-of-way. PDS Construction/Road right-of-way Permits Services Section should be contacted at (858) 694-3275 to coordinate departmental requirements. Also, 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.

**TIMING:** Prior to approval of any building permits, and prior to use of the premises in reliance of this permit, the plans shall be approved and securities must be provided. **MONITORING:** The [PDS, LDR] and [DPR, TC] shall review the plans for consistency with the condition and County Standards and Community Trails Master Plan. 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 before any work can commence.

### 13. UTILITIES#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 surfacing, 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 approval of any grading or improvement plan and prior to issuance of any grading or construction permit, and prior to use of the property in reliance of this permit, the letters must be submitted for approval. **MONITORING:** [PDS, LDR] shall review the signed letters to determine compliance with the condition.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

### 14. GEN#3–INSPECTION FEE

**Intent:** In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection.

**DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC].

**TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

### 15. PLN#2–SITE PLAN IMPLEMENTATION

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas trails, parks and driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site.

**DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any

occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

#### 16. CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]

**INTENT:** In order to ensure that the Grading Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- A. DPR Primary and Archaeological Site forms.
- B. Daily Monitoring Logs
- C. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been curated as follows:

(1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility and shall not be repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- D. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPDCC] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the San Luis Rey Band

of Mission Indians and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PCC] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

#### 17. FIRE#1–FIRE PROTECTION PLAN [PDS, FEE X1]

**INTENT:** In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan (FPP) shall be implemented and maintained:

- A. Vegetation management zone of five feet in width from the property lines shall be maintained at all times.
- B. The Valley Center Cemetery District shall maintain all vegetated areas on the project site, after construction is complete.

**DOCUMENTATION:** The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

#### 18. LNDSCP#2–CERTIFICATION OF INSTALLATION

**INTENT:** In order to provide adequate Landscaping that prevent erosion and provide for an aesthetic project design, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading ordinance, the Valley Center Design Guidelines, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property,

and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

**ONGOING:** *(Upon establishment of use The following conditions shall apply during the term of this permit).*

#### **19. PLN#3—SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

#### **20. FIRE#2—ON-GOING FIRE PROTECTION**

**INTENT:** In order to comply with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall comply with the approved Fire Protection Plan (FPP). **DESCRIPTION OF REQUIREMENT:** The following measures approved in the FPP shall be implemented and maintained:

- A. Vegetation management zone of five feet in width from the property lines shall be maintained at all times.
- B. The Valley Center Cemetery District shall maintain all vegetated areas on the project site, after construction is complete.

**DOCUMENTATION:** The applicant shall comply with the requirements of the FPP and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the FPP shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the FPP. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits:

**PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS:** *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

#### **ROADS#7—ANNEX TO LIGHTING DISTRICT**

**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the County of San Diego Board Policy I-18 and The County of San Diego Public Road Standards, the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

### (CULTURAL RESOURCES)

#### **CULT#GR-1 ARCHAEOLOGICAL MONITORING [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented for earth-disturbing activities (not applicable to gravesite excavation). **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist, Luiseno Native American Monitor, and [PDS, PCC], shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development (except the opening and closing of grave sites) including off-site improvements. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to the Preconstruction Meeting, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the Project Archaeologist invite the [PDS, PCC] to the preconstruction conference to coordinate the Archaeological Monitoring requirements of this condition. The [PDS, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist.

**DURING CONTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

### (CULTURAL RESOURCES)

#### **CULT#GR-2 ARCHAEOLOGICAL MONITORING [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented for earth-disturbing activities (not applicable to gravesite excavation). **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development (except the opening and closing of grave sites) including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- A. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- B. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the cultural materials for isolates and non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program to mitigate impacts to significant cultural resources shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include (1) pursuant to CEQA §21083.2(g), reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- C. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- D. The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- E. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of

implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

**DOCUMENTATION:** The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

**ROUGH GRADING:** *(Prior to rough grading approval and issuance of any building permit).*

### **(CULTURAL RESOURCES)**

#### **CULT#GR-3 ARCHAEOLOGICAL MONITORING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for earth-disturbing activities (not applicable to gravesite excavation). **DESCRIPTION OF REQUIREMENT:** The Project Archeologist shall prepare one of the following reports upon completion of the earth disturbing activities that require monitoring:

- A. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luiseno Native American monitor must be included in the Negative Monitoring Report.
- B. If archaeological resources were encountered during the earth disturbing activities, the Project Archeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the Archaeological Monitoring Report to the [PDS, PPDC] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and the San Luis Rey Band of Mission Indians and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

**FINAL GRADING RELEASE:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

### **(CULTURAL RESOURCES)**

**CULT#GR-4 ARCHAEOLOGICAL MONITORING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented for earth-disturbing activities (not applicable to gravesite excavation). **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth disturbing activities. The report shall include the following, if applicable:

- A. Department of Parks and Recreation Primary and Archaeological Site forms.
- B. Daily Monitoring Logs
- C. Evidence that all cultural materials have been curated that includes the following:

(1) Evidence that all prehistoric archaeological materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the grading monitoring program have been repatriated to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

(2) Historic materials shall be curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79, and shall not be repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- D. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PCC] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the San Luis Rey Band of Mission Indians and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final

grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

### **PALEO#GR-1: GRADING MONITORING [PDS, FEE X2]**

**INTENT:** In order to ensure that the Grading Monitoring occurred during the grading, trenching or other excavation phase of the project, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Paleontological Resource Mitigation Report that documents the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program shall be prepared. The report shall and include the following items:

Provide evidence to the Director of Public Works (DPW) that the following notes have been placed on the Grading Plan:

- A. If a fossil or group of fossils (e.g. a shell bed) of greater than twelve inches in any dimension (including circumference) is encountered beneath the soil layers (meaning that it is not archaeological) during grading or other excavation:
  1. All earthmoving operations in the area where the fossil was found shall be suspended immediately;
  2. The County's Permit Compliance Coordinator shall be notified;
  3. The applicant shall contract with a Qualified Paleontologist to evaluate the significance of the fossil. A Qualified Paleontologist is a person with a Ph.D. or Master's Degree in Paleontology or a related field, and who has knowledge of San Diego County paleontology and documented experience in professional paleontological procedures and techniques.
  4. Verification of the contract shall be presented in a letter from the Qualified Paleontologist to the Director of Planning & Development Services stating that he/she has been contracted to determine if the found fossil is significant. If the fossil is significant, the Qualified Paleontologist shall:
    - Salvage unearthened fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
    - In the field, record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting;
  5. Grading and excavation can resume either when the Qualified Paleontologist determines that the find is not significant or after the fossil has been removed and the associated data collected.

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**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): **CULT#1, CULT#2, CULT#GR-1, CULT#GR-2, CULT#GR-3 , CULT#GR-4 , PALEO#GR-1, NOISE#1 ,**

.....

**MAJOR USE PERMIT FINDINGS**

Pursuant to Section 7358 of The Zoning Ordinance, the following findings in support of the granting of the Major Use Permit are made:

- (a) *The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to*

1. *Harmony in scale, bulk, coverage, and density*

The applicant requests a MUP for the expansion of an existing nonconforming cemetery known as Valley Center Cemetery. The cemetery has been in service since 1883, and it is deemed as a legal nonconforming use pursuant to Section 6901 of the Zoning Ordinance. This permit would remove the nonconformity as well as authorize the expansion of the cemetery boundaries and land use to the north, on an approximated one-acre parcel. The proposed expansion would increase the area of the cemetery from 1.8 to 2.8 acres. The existing structures on the current cemetery boundary include a 534-square foot office building, a 9-foot tall columbarium, and two signs. To enhance traffic safety, the applicant is proposing to remove the existing driveway access and redesign the circulation road within the cemetery by putting in a new 20-foot wide driveway within the expanded portion of the cemetery to provide a circular one-way in and out access drive. The existing driveway would be scarified and use as burial sites. As part of the cemetery expansion, additional burial sites, a total of ten temporary and four permanent parking spaces, an 800-foot office building, and additional landscaping would be added to the existing cemetery.

**Scale and Bulk:** The project is an expansion of an existing cemetery to increase the size from 1.8 to 2.8 acres to accommodate additional burial plots. In addition, an 800 square –foot, one-story office building would also be added. The size and height of the proposed office building would be similar of the existing structures on-site and would not detract from the existing character of the cemetery. The size and height would also be consistent with the surrounding properties as well. Therefore, the cemetery expansion is harmonious in scale and bulk with the surrounding neighborhood.

**Coverage:** The combined coverage of the proposed and existing office building would total 1,834 square feet, which is less than one percent of the site coverage.

**Density:** The project would not result in any additional residential density.

2. *The availability of public facilities, services, and utilities*

The site is currently serviced by the Valley Center Municipal Water District for potable water and irrigation. The on-site septic system would be improved to expand its capacity to serve the expanded portion of the cemetery as well. Fire service would be provided by the Valley Center Fire Protection District.

3. *The harmful effect, if any, upon desirable neighborhood character:*

The cemetery is located in a rural residential area and would be compatible with the community character because the cemetery has been in the neighborhood since 1883 and the expansion would not contribute to any changes to the existing operation or character. The new office building would have a rustic style to match the character of the existing buildings. The proposed one-story office is 800 square feet in size, which is within the range for the size of the surrounding structures. It would be visually blend in with the neighborhood's rural character,

and additional landscaping refer to landscape plan dated May 15, 2014, would be added to provide additional screening. Therefore, the cemetery expansion will remain harmonious with the surroundings and would not detract from the existing character.

4. *The generation of traffic and the capacity and physical character of surrounding streets:*

The traffic generated from the project would be 14 trips per month and would utilize Miller Road, a public road for access. Existing parking is available on the property. The use associated with this Major Use Permit would be compatible with the existing rural nature of the area because the number of visiting or maintenance trips will not substantially alter the expected traffic or physical character of the surrounding streets and would be compatible with adjacent uses. Therefore, the number of trips would not substantially increase or alter the physical character of Miller Road.

5. *The suitability of the site for the type and intensity of use or development, which is proposed:*

The subject cemetery is almost at its capacity. This project is an expansion to increase the size of the cemetery to allow for more burial plots to meet future needs and also to remove the nonconformity of the cemetery. The project would retain all on-site structures, and the proposed office building would employ a similar architectural style so that it would not detract from the characteristics of the existing structures. Additional on-site parking is proposed to accommodate for the needs of the additional burial plots and would comply with the County parking requirements. Furthermore, to enhance traffic safety, the applicant is proposing to remove the existing driveway access and redesign the circulation road within the cemetery by putting in a new 20-foot wide driveway within the expanded portion of the cemetery to provide a circular one-way in and out access drive. Therefore, the continued use of a cemetery is suitable to the site and surrounding neighborhood.

6. *Any other relevant impact of the proposed use:*

None identified.

(b) *The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan:*

The project is located within the Valley Center Community Plan Area, and the site is subject to Semi-Rural and Village Regional Categories and Public/Semi-Public Facilities Land Use Designation. The Use regulation is Rural Residential (RR) and Single Family Residential (RS), which allow the establishment of a cemetery by issuance of a Major Use Permit pursuant to Sections 2105(a) and 2185(b) of the Zoning Ordinance.

(c) *That the requirements of the California Environmental Quality Act have been complied with:*

The project complies with the California Environmental Quality Act and State and County CEQA Guidelines because a Negative Declaration has been prepared for this project and is on file with Planning & Development Services as Environmental Review Number PDS2014-ER-14-08-010.

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**ORDINANCE COMPLIANCE AND NOTICES:** 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:

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**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), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**COMPLIANCE INSPECTION:** In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

**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. 10385 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.

**LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, 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 January 25, 2008. *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 on Page 19, Section D.1.d (4), subsections (a) and (b):

[http://www.waterboards.ca.gov/sandiego/water\\_issues/programs/stormwater/docs/sd\\_permit/r9\\_2007\\_0001/2007\\_0001final.pdf](http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf).

<http://www.sandiegocounty.gov/content/sdc/dpw/watersheds/susmp/lid.html>

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 above.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of movement of material or eight feet (8') of cut/fill per criteria of Section 87.201 of Grading Ordinance.

**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 PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate County 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.

**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 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on December 11, 2015.

**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.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
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		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
<b>Department of General Service (DGS)</b>			
Real Property Division	RP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Planning Commission, the decision may be appealed to the Board of Supervisors in accordance with Section 7366 of the County Zoning Ordinance. An appeal shall be filed with the Director of Planning & Development Services or by mail with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice 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. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION  
MARK WARDLAW, SECRETARY

BY:

Cara Lacey, Chief  
Project Planning Division  
Planning & Development Services

cc: Valle Center Cemetery District, P.O. Box 645, Valley Center, CA 92082  
Gary Wynn, Wynn Engineering, 27315 Valley Center Road, Valley Center, CA 92082

email cc:

Ken Brazell, Team Leader, Land Development/Engineering, PDS  
David Sibbet, Planning Manager, Project Planning, PDS

## **Attachment C – Environmental Documentation**



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
www.sdcounty.ca.gov/pds

**DARREN GRETLER**  
ASSISTANT DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

July 9, 2015

## CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Valley Center Cemetery Expansion Major Use Permit; PDS2014-MUP-14-029;  
Environmental Log Number: PDS2014-ER-14-08-010
2. County of San Diego, Planning & Development Services  
5510 Overland Avenue, Suite 110  
San Diego, CA 92123-1239
3.
  - a. Dennis Campbell, Project Manager
  - b. Phone number: (858) 505-6380
  - c. E-mail: Dennis.Campbell@sdcounty.ca.gov.
4. Project location: 28953 Miller Road, within the Valley Center Community Planning Area, within Unincorporated County of San Diego  
  
Thomas Guide Coordinates: Page 1070, Grid E/7
5. Project Applicant name and address:  
Valley Center Cemetery District  
Po Box 645  
Valley Center CA 92082
6.
 

General Plan	Valley Center
Community Plan:	Public/Semi-Public Facilities (P/SP)
Land Use Designation:	N/A
Density:	N/A
Floor Area Ratio (FAR)	N/A
7.
 

Zoning	
Use Regulation:	RR/RS
Minimum Lot Size:	2 acre(s)/6000sqft
Special Area Regulation:	-

8. Description of project:

The project site measures approximately 1.8 acres and contains an existing historic and nonconforming use known as the Valley Center Cemetery. The proposed application is a Major Use Permit to expand the cemetery boundaries and land use to the north on an approximately one-acre parcel (total proposed acreage of approximately 2.8 acres). The expanded cemetery use includes a proposed 800-square foot office building in addition to proposed cemetery plots and leach fields. The existing structures on the current cemetery land are a 534-square foot office building and columbarium, which will not be improved or expanded as part of this application. The northern project access drive will be removed and scarified and replaced at the northern end of the proposed added parcel, to provide a circular one-way in and out access drive. The applicant will reserve an easement over one-half of the right-of-way, at Miller Road (Mobility Element Roadway 2.3B). As part of the cemetery expansion, additional parking spaces (14 total spaces) and landscaping are proposed. The site will be served by the Valley Center Municipal Water District for potable water and irrigation with the improvement of the existing on-site wastewater septic system for wastewater disposal. The property is located within the Valley Center Community Plan area and is subject to the Valley Center Community Design Standards. The following project design considerations are also being implemented to minimize environmental impacts: Grading monitoring for cultural impacts; noise findings for potential temporary construction noise impacts; and stormwater mitigation.

9. Surrounding land uses and setting:

Lands surrounding the project site are used for residential, agricultural production, and community assembly. The topography of the project site and adjacent land is generally flat to gently sloping. The site is located within at Miller Road.

10. Other public agencies whose approval is required:

<b>Permit Type/Action</b>	<b>Agency</b>
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
Septic Tank Permit	County of San Diego
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
National Pollutant Discharge Elimination	RWQCB

System (NPDES) Permit	
General Construction Storm water Permit	RWQCB
Water District Approval	Valley Center Municipal Water District
Fire District Approval	Valley Center Fire Protection District

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u>                          | <input type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input checked="" type="checkbox"/> <u>Air Quality</u>                   |
| <input type="checkbox"/> <u>Biological Resources</u>                | <input checked="" type="checkbox"/> <u>Cultural Resources</u>    | <input type="checkbox"/> <u>Geology &amp; Soils</u>                      |
| <input checked="" type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards &amp; Haz. Materials</u>     | <input checked="" type="checkbox"/> <u>Hydrology &amp; Water Quality</u> |
| <input type="checkbox"/> <u>Land Use &amp; Planning</u>             | <input type="checkbox"/> <u>Mineral Resources</u>                | <input checked="" type="checkbox"/> <u>Noise</u>                         |
| <input type="checkbox"/> <u>Population &amp; Housing</u>            | <input type="checkbox"/> <u>Public Services</u>                  | <input type="checkbox"/> <u>Recreation</u>                               |
| <input type="checkbox"/> <u>Transportation/Traffic</u>              | <input type="checkbox"/> <u>Utilities &amp; Service Systems</u>  | <input type="checkbox"/> <u>Mandatory Findings of Significance</u>       |

**DETERMINATION:** (To be completed by the Lead Agency)  
On the basis of this initial evaluation:

- On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

  
Signature

July9, 2015

Date

Dennis Campbell  
Printed Name

Land Use/Environmental Planner  
Title

**INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance

**I. AESTHETICS** -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

**Less Than Significant Impact:** Based on a site visit completed by County staff on January 2015, the proposed project is not located near or within the viewshed of a scenic vista. The visual composition consists of existing cemetery and agricultural lands.

The proposed project is a cemetery expansion. The project will have minimal or no grading and will not require or will require minimal cut and/or fill slopes. The project is compatible with the existing visual environment in terms of visual character and quality because: the project will have minimal grading and minimal building development. Therefore, the proposed project will not have a substantial adverse effect on a scenic vista.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because: the project will have minimal grading and minimal building development. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

**No Impact:** Based on a site visit completed by Dennis Campbell on January 2015 the proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. The project site is an existing cemetery and cemetery expansion with minimal grading and minimal building development. Therefore, the proposed project will not have any substantial adverse effect on a scenic resource within a State scenic highway.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact because: there will be minimal grading and minimal building development, and the site is located near existing residential. Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as agricultural and existing residential.

The proposed project is an existing cemetery expansion with minimal grading and minimal building development. The project is compatible with the existing visual environment's visual

character and quality for the following reasons: a cemetery is compatible with existing residential and existing agricultural lands.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: The existing visual character and quality of the project site and surrounding can be characterized as agricultural and existing residential; and the proposed project is an existing cemetery expansion with minimal grading and minimal building development. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The proposed project will use outdoor lighting and is located within Zone A as identified by the San Diego County Light Pollution Code, approximately within 15 miles from the Palomar Observatory. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone A lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

In addition, the project's outdoor lighting is controlled through the Major Use Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact: SITUATION 1** The project site has land designated as according to the State Farmland Mapping and Monitoring Program (FMMP). However, based on a site visit and a review of historic aerial photography, there is no evidence of agricultural use on the project site since . This date is at least four years prior to the last FMMP mapping date. In order to qualify for the Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance designations, land must have been cropped at some time during the four years prior to the last FMMP mapping date. Given the lack of agricultural use on the site within at least the past years, the designation of this area according to the State is incorrect. The Farmland designation is likely misapplied as a result of the large scale of the Statewide mapping effort which assigns Farmland designations based on aerial photography and limited ground verification. Therefore, due to the lack of historic agricultural use at the project site, the site does not meet the definition of an agricultural resource and no potentially significant project or cumulative level conversion of Prime Farmland, Unique

Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use will occur as a result of this project.

**Less Than Significant Impact:** The project site has Farmland of Local Importance and Unique Farmland, due to the presence of onsite agricultural resources, the County agricultural resources specialist Dennis Campbell, evaluated the site to determine the importance of the resource based on the County's Local Agricultural Resources Assessment (LARA) Model. This Model takes into account local factors that define the importance of San Diego County agricultural resources. The LARA Model considers the availability of water resources, climate, soil quality, surrounding land use, topography, and land use or parcel size consistency between the project site and surrounding land uses. A more detailed discussion of the LARA Model can be found in the Guidelines for Determining Significance for Agricultural Resources at <http://www.sdcounty.ca.gov/pds/docs/AG-Guidelines.pdf>.

In order for a site to be considered an important agricultural resource based on the LARA Model, all three required LARA Model factors (water, soil, and climate) must receive either a high or moderate score. A low score in any of these three categories would render a LARA Model result that the site is not an important agricultural resource. In the case of this project site contains less than 30 percent of prime soils and would therefore, score low (site is underlain by 22 percent of prime soils. Therefore, agricultural impacts are less than significant. Therefore, no potentially significant project or cumulative level conversion of agricultural resources to a non-agricultural use will occur as a result of this project.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site is zoned Rural Residential, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

d) Result in the loss of forest land , conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project site and surrounding area within radius of a quarter mile has residential and agricultural uses. As a result, the proposed project was reviewed by the County Agricultural Specialist, and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons:

- The site scored low in the County of San Diego LARA Model, due to lack of 30 percent of prime soils.
- Active agricultural operations in the surrounding area are already interspersed with single family residential uses and the proposed use would not significantly change the

existing land uses in the area, resulting in a change that could convert agricultural operations to a non-agricultural use.

Therefore, no potentially significant project or cumulative level conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance to a non-agricultural use will occur as a result of this project.

**III. AIR QUALITY** -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The project proposes development with density levels that are less than densities anticipated in the SANDAG growth projections used in development of the RAQS and SIP. Operation of the project will result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These

screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

**Less Than Significant Impact:**

The project proposes a cemetery expansion with minimal grading and minimal building development. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. In addition, the vehicle trips generated from the project will result in an 800-square foot office building that will generate 14 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O<sub>3</sub>). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM<sub>10</sub>) under the CAAQS. O<sub>3</sub> is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM<sub>10</sub> in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

**Less Than Significant Impact:** Air quality emissions associated with the project include emissions of PM<sub>10</sub>, NO<sub>x</sub> and VOCs from construction/grading activities, as well as VOCs as the result of increase of traffic from operations at the facility. However, grading operations

associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal and localized, resulting in PM<sub>10</sub> and VOC emissions below the screening-level criteria established by the LUEG guidelines for determining significance. The vehicle trips generated from the project will result in 14 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance for VOCs and PM<sub>10</sub>.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the LUEG guidelines for determining significance for VOCs and PM<sub>10</sub>, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM<sub>10</sub>, or any O<sub>3</sub> precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Air quality regulators typically define sensitive receptors as schools (Preschool-12<sup>th</sup> Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

**Less Than Significant Impact:**

The following sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project: Religious Assembly Use. However, based on review by a PDS staff air quality specialist, this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the listed projects have emissions below the screening-level criteria established by the LUEG guidelines for determining significance.

e) Create objectionable odors affecting a substantial number of people?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction and operational phases. However, these substances, if present at all, would only be in trace amounts (less than 1 µg/m<sup>3</sup>). Subsequently, no significant air quality – odor impacts are expected to affect surrounding receptors. Moreover, the affects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor.

**IV. BIOLOGICAL RESOURCES** -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or CDFWU.S. Fish and Wildlife Service?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on an analysis of the County’s Geographic Information System (GIS) records, the County’s Comprehensive Matrix of Sensitive Species, site photos, County staff biologist, Beth Eshan, has determined that no native vegetation communities or habitats exist on or adjacent to the site because it has been completely disturbed. Therefore, the project will not have a substantial adverse effect on any candidate, sensitive, or special status species and would not contribute to cumulative impacts to these designated species.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

Based on a review conducted by staff biologist Beth Eshsan on June 2014. However, the areas proposed for development will completely avoid direct impacts to any portion of the offsite Coastal Sage Scrub. Also, the development is set back 600 feet to protect the offsite sensitive natural community from potential indirect impacts, including noise, light, human encroachment and invasive species. Furthermore, no off-site impacts have been identified within or immediately adjacent to the offsite sensitive natural community. Therefore, project impacts to any offsite sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations, are considered less than significant.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:**

Based on a review conducted by staff biologist Beth Eshan in June 2014, staff has determined that the proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less than Significant Impact:** Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species, site photos, and a review by staff biologist Beth Eshan in June 2014, has determined that the site has limited biological value and impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project for the following reasons:

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Refer to the attached Ordinance Compliance Checklist dated July 8, 2015, for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

**V. CULTURAL RESOURCES** -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:**

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has

been determined that the project site does not contain any historical resources. Therefore, the project would not result in impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. The expansion area has been surveyed twice (Chace 87-95, Chace 84-84) which were both negative. Because of the presence of resources in the surrounding area, the project will be conditioned with an Archaeological Monitoring Program. The project must also comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

c) Directly or indirectly destroy a unique geologic feature?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

**No Impact:** The site does not contain any unique geologic features that have been listed in the County’s Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance.

The project site has low potential for containing paleontological resources and will excavate the substratum and/or bedrock below the soil horizons.

A monitoring program implemented by the excavation/grading contractor will be required. Equipment operators and others involved in the excavation should watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County's Permit Compliance Coordinator shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the Planning & Development Services Director:

- A Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.);
- Demonstrated knowledge of southern California paleontology and geology; and
- Documented experience in professional paleontological procedures and techniques.

If the Qualified Paleontologist determines that the fossil or fossil assemblage is significant; a mitigation program involving salvage, cleaning, and curation of the fossil(s) and documentation shall be implemented. If no fossils or fossil assemblages of greater than 12 inches in any dimension are encountered during excavation, a "No Fossils Found" letter will be submitted to the County Planning & Development Services identifying who conducted the monitoring and that no fossils were found. If one or more fossils or fossil assemblages are found, the Qualified Paleontologist shall prepare a report documenting the mitigation program, including field and laboratory methodology, location and the geologic and stratigraphic setting, list(s) of collected fossils and their paleontological significance, descriptions of any analyses, conclusions, and references cited.

Therefore, with the implementation of the above project requirements during project grading operations, potential impacts to paleontological resources will be less than significant. Furthermore, the project will not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas will be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:**

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

**VI. GEOLOGY AND SOILS** -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial

evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** The project site is located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Feasible foundation designs exist that can mitigate the liquefaction hazard (including liquefaction-induced lateral spreading). Prior to issuance of building permits, a geotechnical study shall be reviewed and approved which specifies foundation design adequate to preclude substantial damage to the proposed structure due to liquefaction. With a site-specific engineering design, impacts due to liquefaction would be less than significant.

iv. Landslides?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The site is located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards.

Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. The area does not show evidence of either pre-existing or potential conditions that could become unstable and result in landslides. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from adverse effects of landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia sandy loam, 2-5 percent slopes that has a soil erodibility rating of "slight" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Moreover, the project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project will result in site disturbance and grading of 977 balanced cubic yards. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project involves 977 cubic yards of balanced grading that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings (including those proposed on the project site) are

adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project is located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Placentia sandy loam, 2-5 percent slopes. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves a standard system located to the east of the property. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282

allows RWQCBs to authorize a local public agency to issue permits for OSWS “to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained.” The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division’s, “On-site Wastewater Systems: Permitting Process and Design Criteria.” DEH approved the project’s OSWS on September 26, 2013. Therefore, the project has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

## **VII. GREENHOUSE GAS EMISSIONS – Would the project**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

### **Less Than Significant Impact:**

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth’s average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region<sup>1</sup> identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

<sup>1</sup> San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. The County of San Diego has also adopted various GHG related goals and policies in the General Plan.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

The County has prepared *Guidelines for Determining Significance and Report Format and Content Requirements* for addressing climate change in CEQA documents. The County has also adopted a Climate Action Plan (CAP) that includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the Guidelines that will be used to ensure consistency of new projects with the County's CAP and the GHG emission reduction target. Development projects that could have cumulatively considerable GHG emissions impacts would need to incorporate relevant measures from the County's CAP and use one of the implementing thresholds from the Significance Guidelines-Efficiency Threshold, Bright Line Threshold, Stationary Source Threshold, or Performance Threshold-to assess significance. The Bright Line Threshold of 2,500 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) per year is used to assess the project's impacts.

Furthermore, projects that generate less than 2,500 MTCO<sub>2e</sub> per year of GHG will also participate in emission reductions because air emissions including GHGs are under the purview of the California Air Resources Board (CARB) (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions<sup>2</sup>, large

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<sup>2</sup> On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation's National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG

and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources<sup>3</sup>. As a result, even the emissions that result from projects that produce less than 2,500 MTCO<sub>2</sub>e per year of GHG will be subject to emission reductions.

Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- Potentially Significant Impact       Less than Significant Impact  
 Less Than Significant With Mitigation Incorporated       No Impact

Discussion/Explanation:

**Less Than Significant Impact:**

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided

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emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO<sub>2</sub> emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

<sup>3</sup> California's Renewable Portfolio Standard (RPS) requires electric corporations to increase procurement from eligible renewable energy resources by at least 1% of their retail sales annually, until they reach 20% by 2010. In 2008, the governor signed Executive Order S-14-08 (EO) to streamline California's renewable energy project approval process and increase the state's Renewable Energy Standard to 33% renewable power by 2020. The Air Resources Board is in the process of developing regulations to implement the 33% standard known as the California Renewable Electricity Standard (RES).

by a land use plan that reduces GHG emissions. The County of San Diego's General Plan incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets identified in the Climate Action Plan. The County Climate Action Plan (CAP) includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the County's Guidelines for Determining Significance and are used to ensure project consistency with the County's CAP, GHG emission reduction target, and the various General Plan goals and policies related to GHG emissions.

As discussed in VII(a) above, the project's emissions would be below the Bright Line Threshold. As such, the project would not conflict with the County GHG goals and policies of the General Plan. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- Potentially Significant Impact
- Less Than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**No Impact:** The applicant proposes a Cemetery Use. The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- Potentially Significant Impact
- Less than Significant Impact
- Less Than Significant With Mitigation Incorporated
- No Impact

Discussion/Explanation:

**No Impact:**

The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on a regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification

Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

**No Impact:** The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

**No Impact:** The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**No Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the building permit process. Also, a Fire Service Availability Letter and conditions, dated October 4, 2013, have been received from the Valley Center Fire Protection District. The conditions from the Valley Center Fire Protection District will be

provided at a later date. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be three minutes. The Maximum Travel Time allowed pursuant to the Safety Element is five minutes. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the Valley Center Fire Protection District's conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site review there are none of these uses on adjacent properties. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

**IX. HYDROLOGY AND WATER QUALITY** -- Would the project:

a) Violate any waste discharge requirements?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a cemetery expansion, which requires a Waste Discharge Requirement Permits and a NPDES permits for discharges of storm water associated with construction activities. The project applicant will comply with all requirements of the permits listed above. The project site proposes and will be required to implement the site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff, found within the project Stormwater Management Plan. These measures will

enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, the project's conformance to the waste discharge requirements listed above ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from State regulation to address human health and water quality concerns. Therefore, the project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

- b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project lies in the Lower San Luis Rey (903.1) hydrologic subarea, within the San Luis Rey (903.12) hydrologic unit. As discussed in the Stormwater Management Plan dated June 19, 2014, according to the Clean Water Act Section 303(d) list, this watershed is impaired for indicator bacteria and nutrients.

The project proposes the following activities that are associated with these pollutants: the use of an on-site wastewater disposal system. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: bioretention basins, limiting grading to existing landscaped areas, preservation of significant trees, smart irrigation, construction silt fencing, etc.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the

County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Lower San Luis Rey (903.1) hydrologic subarea, within the San Luis Rey (903.12) hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water:

**(San Luis Rey)** municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: bioretention basins, limiting grading to existing landscaped areas, preservation of significant trees, smart irrigation, construction silt fencing, etc. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: bioretention basins, limiting grading to existing landscaped areas, preservation of significant trees, smart irrigation, construction silt fencing, etc..

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and

Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                    |

Discussion/Explanation:

**No Impact:** The project will obtain its water supply from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes a cemetery expansion and construction of an 800-square foot office building. As outlined in the Stormwater Management Plan (SWMP) dated June 19, 2014, and prepared by Wynn Engineering, Inc., the project will implement the following site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: bioretention basins, limiting grading to existing landscaped areas, preservation of significant trees, smart irrigation, construction silt fencing, etc. . These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-

2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons,

- Drainage will be conveyed to either natural drainage channels or approved drainage facilities.
- The project will not increase water surface elevation in a watercourse with a watershed equal to or greater one square mile by one foot, or more in height.
- The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will substantially increase water surface elevation or runoff exiting the site, as detailed above.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The proposed project will result in the conversion of half of one acre of previously pervious land to impervious surfaces. This amount of conversion to impervious surfaces will not contribute runoff water that would exceed the capacity of existing storm water drainage systems. The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems.

h) Provide substantial additional sources of polluted runoff?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes the following potential sources of polluted runoff: an expanded on-site wastewater treatment plant and additional impervious surfaces. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: bioretention basins, limiting grading to existing landscaped areas, preservation of significant trees, smart irrigation, construction silt fencing, etc.. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site; therefore, no impact will occur.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Incorporated

Discussion/Explanation:

**No Impact:** No 100-year flood hazard areas were identified on the project site; therefore, no impact will occur.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- Potentially Significant Impact
- Less Than Significant With Mitigation
- Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- Potentially Significant Impact
- Less Than Significant With Mitigation
- Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

**No Impact:** The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- Potentially Significant Impact
- Less Than Significant With Mitigation
- Incorporated
- Less than Significant Impact
- No Impact

Discussion/Explanation:

i. SEICHE

**No Impact:** The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

**No Impact:** The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

**No Impact:** Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. Also, the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

**X. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The proposed project is subject to the General Plan Village Regional Category and contains lands within the Public/Semi-Public Facilities (P/SP) Land Use Designation. The project is also subject to the policies of the Valley Center Community Plan. The property is zoned RR/RS, which permits Rural Residential/Single Family Residential with a Major Use Use Permit pursuant to the Zoning Ordinance.

**XI. MINERAL RESOURCES** -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The lands within the project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997); but the site is underlain by Alluvial Deposits.

However, the project site is surrounded by developed land uses including existing and planned dense residential and civic uses, which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:**

The project site is not located in an area that has MRZ-2 designated lands or is located within 1,300 feet of such lands. Therefore, the proposed project would not result in the loss of availability of locally important mineral resource(s).

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

**XII. NOISE** -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The project is cemetery expansion with an 800-square foot office building. The surrounding area supports residential and civic uses. The project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Tables N-1 and N-2 addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA) for single residences (including senior housing, convalescent homes), and 65 dBA CNEL for multi-family residences (including mixed-use commercial/residential). Moreover, if the project is excess of 60 dBA CNEL or 65 dBA CNEL, modifications must be made to the project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities as mentioned within Tables N-1 and N-2. Project implementation is not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the 60 dBA CNEL or 65 dBA CNEL . This is based on staff’s review of projected County noise contour maps (CNEL 60 dB(A) contours) and/or review by County Noise Specialist Emmet Aquino. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project’s property line. The site is zoned RR/RS that has a one-hour average sound limit of 60 CNEL. The adjacent properties are zoned RR and RS and have one-hour average sound limit of 60 CNEL. Based on review by the County Noise Specialist, the project’s noise levels are not anticipated to impact adjoining properties or exceed County Noise Standards, because the project does

not involve any noise producing equipment that would exceed applicable noise levels at the adjoining property line.

**Noise Ordinance – Section 36.409**

The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, It is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

Finally, the project’s conformance to the County of San Diego General Plan Noise Element and County of San Diego Noise Ordinance (Section 36-404 and 36.410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The project involves the following permanent noise sources that may increase the ambient noise level: 800-square foot office building. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control.

Also, the project is not expected to expose existing or planned noise sensitive areas to direct noise impacts. Project related noise sources, such as additional vehicular traffic on nearby roadways are estimated to be 14 ADT. Project traffic contributions to nearby roadways would not double the existing noise conditions and the project would not produce any direct noise impacts to existing or planned noise sensitive land uses.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

The project will not result in cumulative noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project location in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to cumulative noise impacts. Project related noise contributions to this identified cumulative noise impact(s) would not result in a substantial increase of over a one decibel and would have no measurable contributions to the 60dBA CNEL cumulative analysis. Therefore the project is not cumulatively considerable. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

**XIII. POPULATION AND HOUSING** -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:**

The proposed project will not displace any existing housing since the site is currently vacant of housing, and the site is currently used for Public/Semi-Public uses as a cemetery.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not displace a substantial number of people since the site is currently vacant of housing, and the site is currently used for Public/Semi-Public uses as a cemetery.

**XIV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided, which indicate existing services are available to the project from the following agencies/districts: Valley Center Fire Protection District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

**XV. RECREATION**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- |  |   |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact        | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation | <input checked="" type="checkbox"/> No Impact         |

Incorporated

Discussion/Explanation:

**No Impact:** The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

**XVI. TRANSPORTATION AND TRAFFIC** -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

**Less Than Significant Impact:** The proposed project will result in 14 additional vehicle trip per month. However, the project will not have a significant impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for impacts related to Traffic and Transportation. As identified in the County's

Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system and no mitigation is required.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

**Less Than Significant Impact:** The project proposes an increase of 14 ADTs. The additional 14 ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Additionally, the project does not involve construction of any new buildings, nor does it propose a new primary use. The additional access or support structures will not generate ADTs on a daily basis. Therefore the project will not conflict with travel demand measures or other standards of the congestion management agency.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:** The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate site distance on a road.

e) Result in inadequate emergency access?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

**No Impact:**

The proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code; therefore, the project has adequate emergency access. Additionally, roads used to access the proposed project site are up to County standards.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant:** The proposed project is a cemetery expansion with minimal grading and minimal building development and will generate 14 ADT. Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact:**

The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves a cemetery expansion and the construction of 800-square foot office building. The OWS is a standard system, which was approved by the County Department of Health. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS in September 2013. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |                          |  |                                     |                              |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact                     | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/>            | No Impact                    |

Discussion/Explanation:

**Less Than Significant Impact:**

The project does not involve new or expanded water or wastewater treatment facilities. Imported water exists and serves the site. The project includes the installation of an expanded OSW.

- c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:**

The project involves new and expanded stormwater drainage facilities. Refer to the Stormwater Management Plan dated June 19, 2014, for more information. However, as outlined in this Environmental Analysis Form, the new and expanded facilities will not result in adverse physical effect on the environment.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

**Less Than Significant Impact:** The project requires water service from the Valley Center Municipal Water District. A Service Availability Letter from the Valley Center Municipal Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- Less Than Significant With Mitigation Incorporated       No Impact

Discussion/Explanation:

**No Impact:**

The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- Potentially Significant Impact       Less than Significant Impact  
 Less Than Significant With Mitigation Incorporated       No Impact

Discussion/Explanation:

**Less Than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

- Potentially Significant Impact       Less than Significant Impact  
 Less Than Significant With Mitigation Incorporated       No Impact

Discussion/Explanation:

**Less than Significant Impact:** Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:**

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- |   |  |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact                     | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact                               |

Discussion/Explanation:

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly cultural resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes grading monitoring to verify that no artifacts and or human remains exist on the site. This monitoring will reduce the possibility that cultural resources will be significantly impacted by the project grading and construction. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- |   |   |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact                     | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact         |

Discussion/Explanation:

The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Weston 110,000 square feet of commercial	PDS2013-STP-13-029
Misty Oak Tentative Map	PDS2004-3100-5301
Valley Center Community Church	PDS2003-3300-03-083

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- Potentially Significant Impact       Less than Significant Impact  
 Less Than Significant With Mitigation Incorporated       No Impact

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

**XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST**

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to [www.leginfo.ca.gov](http://www.leginfo.ca.gov). For County regulation refer to [www.amlegal.com](http://www.amlegal.com). All other references are available upon request.

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County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005.  
(<http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attach.pdf>)

County of San Diego Transportation Impact Fee Report. January 2005. (<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005.  
(<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>)

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2020 Regional Transportation Plan. Prepared by the San Diego Association of Governments. ([www.sandag.org](http://www.sandag.org))

San Diego County Regional Airport Authority ALUCP'S  
[http://www.san.org/sdcraa/airport\\_initiatives/land\\_use/adopted\\_docs.aspx](http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx)

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. ([www.gpoaccess.gov](http://www.gpoaccess.gov))

#### UTILITIES & SERVICE SYSTEMS

California Code of Regulations (CCR), Title 14. Natural Resources Division, CIWMB Division 7; and Title 27, Environmental Protection Division 2, Solid Waste.  
([ccr.oal.ca.gov](http://ccr.oal.ca.gov))

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. ([www.leginfo.ca.gov](http://www.leginfo.ca.gov))

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. ([www.sdcounty.ca.gov](http://www.sdcounty.ca.gov))

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992.  
([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

**REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH  
ORDINANCES/POLICIES**

**FOR PURPOSES OF CONSIDERATION OF  
VALLEY CENTER CEMETERY, PRE2014-MUP-14-029**

**December 11, 2015**

**I. HABITAT LOSS PERMIT ORDINANCE** – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

**II. MSCP/BMO** - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

**III. GROUNDWATER ORDINANCE** - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

NO

NOT APPLICABLE/EXEMPT

## Discussion:

The project will obtain its water supply from the Valley Center Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

**IV. RESOURCE PROTECTION ORDINANCE** - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The <u>Steep Slope</u> section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

## Discussion:

***Wetland and Wetland Buffers:***

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

***Floodways and Floodplain Fringe:***

Not Applicable --- *The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.*

***Steep Slopes:***

Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

**Sensitive Habitats:**

No sensitive habitat lands were identified on the site . Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

**Significant Prehistoric and Historic Sites:**

Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any archaeological resources. The expansion area has been surveyed twice (Chace 87-95, Chace 84-84) which were both negative. Because of the presence of resources in the surrounding area, the project will be conditioned with an Archaeological Monitoring Program. The project must also comply with the San Diego County Grading, Clearing, and Watercourse Ordinance (§87.101-87.804), CEQA §15064.5(d), and §7050.5 of the Health & Safety Code. Section 87.429 of the Grading, Clearance, and Watercourse Ordinance requires the suspension of grading operations when human remains or Native American artifacts are encountered.

**V. STORMWATER ORDINANCE (WPO)** - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

NO

NOT APPLICABLE

Discussion:

*Yes – The project Storm Water Management Plan has been reviewed and is found to be complete and in compliance with the WPO.*

**VI. NOISE ORDINANCE** – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

NO

NOT APPLICABLE

Discussion:

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate

that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

**SAN LUIS REY BAND OF MISSION INDIANS**

*1889 Sunset Drive • Vista, California 92081*

*760-724-8505 • FAX 760-724-2172*

*www.slrmissionindians.org*

August 5, 2015

Dennis Campbell  
Project Manager  
Department of Planning & Development Services  
County of San Diego  
5510 Overland, Ste. 310  
San Diego, CA 92123

**VIA ELECTRONIC MAIL**  
Dennis.Campbell@sdcounty.ca.gov

**RE: COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR  
THE VALLEY CENTER CEMETERY PROJECT (PDS2014-MUP-14-029,  
LOG NO. PDS2014-ER-14-08-010)**

Dear Mr. Campbell:

We, the San Luis Rey Band of Mission Indians (“Tribe”), have received and reviewed the County of San Diego’s (“County’s”) Mitigated Negative Declaration (“MND”) and all of its supporting documentation as it pertains specifically to the protection and preservation of Native American cultural resources that may be located within the parameters of the Valley Center Cemetery Project (“Project’s”) property boundaries. While the Tribe acknowledges the County’s commitment to the preservation and protection of our Native American cultural resources, the Tribe believes that with the incorporation of additional measures of mitigation and/or modifications to the existing measures of mitigation for cultural resources as proposed in this comment letter, the Project will have satisfactorily mitigated the potential negative impacts to our Native American cultural resources.

As you are aware, we are a San Diego County Tribe whose traditional territory includes Camp Pendleton, the current cities of Oceanside, Carlsbad, Vista, San Marcos and Escondido, as well as the unincorporated areas of northern San Diego County, such as the communities of Valley Center, Fallbrook and Bonsall. The Tribe is resolute in the preservation and protection of cultural, archaeological and historical sites within all these jurisdictions. Moreover, the Tribe has long expressed to the County that avoidance of impacts to our Luiseño cultural resources is preferable to mitigation of impacts to our Luiseño cultural resources.

It is the Tribe’s understanding that the Project proposes to expand the existing 1.8-acre Valley Center Cemetery approximately one-acre to the north. The Project includes the construction of an 800-square foot office building in addition to proposed additional cemetery plots and leach fields. The northern access drive will be removed and scarified and replaced at the northern end of the proposed added parcel, to provide a circular one-way in and out access drive, and 14 additional parking spaces. The Project is located within the Valley Center

Community Area (“Project Site/Location/Area”). Although the majority of the Tribe’s concerns are addressed within the MND to SLR’s satisfaction, several concerns still remain for the Tribe that the Tribe would like the County to address.

**I. SLR STRONGLY RECOMMENDS AND REQUESTS THAT ADDITIONAL MEASURES OF MITIGATION BE ADOPTED BY THE COUNTY IN ORDER TO LESSEN ANY ADDITIONAL NEGATIVE IMPACT TO OUR KNOWN NATIVE AMERICAN CULTURAL RESOURCES.**

The Tribe strongly recommends and requests that the current mitigation measures be amended and additional measures of mitigation be adopted by the County in order to lessen any additional negative impact to our known Native American cultural resources.

**A. A Pre-Excavation Agreement Must Be Completed Between The Applicant And The Tribe As An Additional Measure Of Mitigation**

The Tribe requests that the County require the Applicant to enter into a Pre-Excavation Agreement, otherwise known as a Tribal Cultural Resources Treatment and Monitoring Agreement, with the Tribe, or other Luiseno tribe, prior to any commencement of earth disturbing activities and/or the issuance of any County permits. This agreement will contain provisions to address the proper treatment of any cultural resources or Native American human remains inadvertently uncovered during the course of the Project. The Pre-Excavation Agreement should be entered into prior to any ground-disturbing activities for this Project. The agreement will outline the roles and powers of the Native American monitors and the archaeologist, if applicable. Such an agreement is necessary, as the County may be aware, to guarantee the proper treatment of cultural resources or Native American human remains displaced during a project development. The Tribe requests that the Pre-Excavation Agreement be an additional mitigation measure, or in the alternative, a prerequisite to any County permits being issued for the Project associated with this MND.

**B. Any And All Reports Created For The Benefit Of The County Shall Be Shared With The San Luis Rey Band Of Mission Indians And Any Other Interested Tribe.**

SLR is a culturally affiliated tribe to the Project Location. SLR respectfully requests that it receive a copy of the Final Archaeological Monitoring and Data Recovery Report and/or the Negative Monitoring Report as provided in, but not limited to, CULT#3 and CULT#4.

**C. Only “Clean Fill” Should Be Utilized During This Project**

Lastly, the Tribe is opposed to any undocumented fill being used during the proposed development. In the event the “fill” will be imported into the Project area, the Tribe requests that any proposed use of fill be clean of cultural resources and documented as such. It has been a practice of many in the construction profession to utilize fill materials that contained cultural resources from other “unknown” areas thereby contaminating the potential cultural landscape of

the area being filled. This type of fill material is unacceptable. Moreover, if fill material are to be utilized from areas within the Project boundaries, then we ask that that fill be analyzed and confirmed by an archeologist and/or Native American monitor that such fill material does not contain cultural resources. A requirement that fill material be absent of any and all cultural resources should therefore be included as an additional mitigation measure of the Final MND.

## II. CONCLUSION

The San Luis Rey Band of Mission Indians appreciates this opportunity to provide the County of San Diego with our comments and recommendations on the IES/SDG&E Solar Project - Pala. The Tribe hopes the County will adopt the mitigation measures for Cultural Resources as herein requested and that they will appear in the Final MND. As always, we look forward to working with the County to guarantee that the requirements of the CEQA are rigorously applied to this Project and all projects. We thank you for your continuing assistance in protecting our invaluable Luiseño cultural resources.

Sincerely,



Merri Lopez-Keifer  
Chief Legal Counsel

cc: Melvin Vernon, Tribal Captain  
Carmen Mojado, Secretary of Government Relations  
Donna Beddow, County of San Diego, County Archaeologist



## San Diego County Archaeological Society, Inc.

Environmental Review Committee

2 August 2015

To: Mr. Dennis Campbell  
Department of Planning and Development Services  
County of San Diego  
5510 Overland Avenue, Suite 310  
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration  
Valley Center Cemetery  
PDS2014-MUP-14-029, Log No. PDS2014-ER-14-08-010

Dear Mr. Campbell:

I have reviewed the subject document on behalf of this committee of the San Diego County Archaeological Society.

Based on the information in the public notice and the cultural resources report posted on the County's website, we have the following comments:

1. DPDS management and staff are well aware that SDCAS believes that not curating the entire archaeological collection (including from the testing phase but minus any recovered human remains and associated burial items), prehistoric and historic, from any project means that the impacts of the project are not completely mitigated. Doing so also exposes any archaeologist who is forced by the County to do so to be in violation of the Register of Professional Archaeologists (RPA) Code of Conduct and Standards of Research Performance. While the County does not explicitly require RPA, it is nevertheless the primary standard for establishing professional qualification. An archaeologist who does not curate non-burial cultural material could be subject to RPA disciplinary action, which would in turn expose the County of legal action.
2. Also as we have stated previously, we believe that failure to curate the collection, by preventing future study, results in unmitigated impacts, which are not permitted by CEQA except for EIRs. Hence, if the "or" alternative to curation is maintained, an EIR is required so that overriding findings can be made to justify the loss of scientific information to future citizens and researchers.
3. If the no-curation alternative is nevertheless retained by the county, we request 3D laser scanning of any and all artifacts deemed by the project archaeologist and/or Native American monitors to be unusual or of research value due, for example, to their physical characteristics.

P.O. Box 81106 San Diego, CA 92138-1106 (858) 538-0935

Such laser scanning is to be followed by 3D printing of reproductions for curation. Likewise, a copy of the digital scan should also be curated. We understand that some Tribes may also be interested in such scanned and reproduced items.

Other than the curation issue addressed above, we agree with the impact analysis and mitigation monitoring program proposed.

SDCAS appreciates being afforded the opportunity to review and comment upon this project's environmental impacts and documents.

Sincerely,



James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File



**County of San Diego, Planning & Development Services**  
**Project Planning Division**

---

**Memorandum**

**TO:** Michelle Chan, Project Manager  
**FROM:** Donna Beddow, Staff Archaeologist  
**SUBJECT:** Response to Comments; Valley Center Cemetery District,  
PDS2014-MUP-14-029  
**DATE:** October 12, 2015

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The following are staff's responses to comments received during the public review period for the draft Mitigated Negative Declaration dated July 9, 2015. The draft Mitigated Negative Declaration was circulated for public review from July 9, 2015 through August 9, 2015. Comments were received that require changes to the environmental documentation or the project.

**Response to comments received from the San Luis Rey Band of Mission Indians:**

- A1. The comment is introductory in nature and is not at variance with the environmental document. No changes were made to the environmental documentation as a result of this comment.
- A2. The Archaeological Monitoring conditions identify all steps that are to be implemented should cultural resources or human remains be identified. Therefore, a pre-excavation agreement is not required. No changes were made to CEQA documentation as a result of this comment.
- A3. The project conditions have been expanded to include the requirement to provide the San Luis Rey Band of Mission Indians a copy of all cultural reports.
- A4. The project conditions have been expanded to include the requirement that the use of fill soils, whether from onsite or offsite sources be clean of cultural resources. Changes were made to the environmental documentation as a result of this comment.
- A5. The comment is conclusionary in nature and is not at variance with the environmental document. No changes were made to the environmental documentation as a result of this comment.

**Response to comments received from the San Diego County Archaeological Society:**

- B-1. The commenter is opposed to the repatriation of artifacts and states that impacts are not fully mitigated unless all artifacts are curated. The mitigation measures related to the disposition of prehistoric artifacts includes curating artifacts at the San Diego Archaeological Center or at a culturally affiliated Tribal curation center that meets Federal standards (36 CFR Part 79). Alternatively, the prehistoric

artifacts may be repatriated (returned) to a culturally affiliated Tribe. Historic artifacts may only be curated at a San Diego curation facility and may not be repatriated or curated at a Tribal curation facility. CEQA identifies that curation (§15126.4b) may be an appropriate mitigation measure should data recovery be implemented but does not require curation. The balance of the comment is related to RPA standards and is not at variance with the environmental document. No changes were made to the CEQA documentation as a result of this comment.

2. The commenter states that an EIR is required if repatriation is maintained in the artifact disposition condition because the failure to curate results in unmitigated impacts (e.g. loss of scientific information). The concern of the commenter related to the loss of scientific value for current and future generations is addressed through the requirement to provide the cultural studies to a repository for archival purposes. As such, the scientific value is retained through the information provided in the cultural study and there are no unmitigated impacts. No changes were made to the CEQA documentation as a result of this comment.
3. The commenter requests that the project be conditioned to require laser scanning and 3-D printing reproductions of artifacts deemed by the project archaeologist and/or Native American monitors to be unusual or of research value. Two previous studies were conducted for the expansion area and both were negative for resources. As such, no artifacts were identified. No changes were made to the CEQA documentation as a result of this comment.
4. The comment is conclusionary and is not at variance with the environmental documentation.

**SAN LUIS REY BAND OF MISSION INDIANS**

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www.slrmissionindians.org*

August 5, 2015

Dennis Campbell  
Project Manager  
Department of Planning & Development Services  
County of San Diego  
5510 Overland, Ste. 310  
San Diego, CA 92123

**VIA ELECTRONIC MAIL**  
Dennis.Campbell@sdcounty.ca.gov

**RE: COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR  
THE VALLEY CENTER CEMETERY PROJECT (PDS2014-MUP-14-029,  
LOG NO. PDS2014-ER-14-08-010)**

Dear Mr. Campbell:

We, the San Luis Rey Band of Mission Indians (“Tribe”), have received and reviewed the County of San Diego’s (“County’s”) Mitigated Negative Declaration (“MND”) and all of its supporting documentation as it pertains specifically to the protection and preservation of Native American cultural resources that may be located within the parameters of the Valley Center Cemetery Project (“Project’s”) property boundaries. While the Tribe acknowledges the County’s commitment to the preservation and protection of our Native American cultural resources, the Tribe believes that with the incorporation of additional measures of mitigation and/or modifications to the existing measures of mitigation for cultural resources as proposed in this comment letter, the Project will have satisfactorily mitigated the potential negative impacts to our Native American cultural resources.

As you are aware, we are a San Diego County Tribe whose traditional territory includes Camp Pendleton, the current cities of Oceanside, Carlsbad, Vista, San Marcos and Escondido, as well as the unincorporated areas of northern San Diego County, such as the communities of Valley Center, Fallbrook and Bonsall. The Tribe is resolute in the preservation and protection of cultural, archaeological and historical sites within all these jurisdictions. Moreover, the Tribe has long expressed to the County that avoidance of impacts to our Luiseño cultural resources is preferable to mitigation of impacts to our Luiseño cultural resources.

It is the Tribe’s understanding that the Project proposes to expand the existing 1.8-acre Valley Center Cemetery approximately one-acre to the north. The Project includes the construction of an 800-square foot office building in addition to proposed additional cemetery plots and leach fields. The northern access drive will be removed and scarified and replaced at the northern end of the proposed added parcel, to provide a circular one-way in and out access drive, and 14 additional parking spaces. The Project is located within the Valley Center

A - 1

A-1 Cont. Community Area ("Project Site/Location/Area"). Although the majority of the Tribe's concerns are addressed within the MND to SLR's satisfaction, several concerns still remain for the Tribe that the Tribe would like the County to address.

**I. SLR STRONGLY RECOMMENDS AND REQUESTS THAT ADDITIONAL MEASURES OF MITIGATION BE ADOPTED BY THE COUNTY IN ORDER TO LESSEN ANY ADDITIONAL NEGATIVE IMPACT TO OUR KNOWN NATIVE AMERICAN CULTURAL RESOURCES.**

The Tribe strongly recommends and requests that the current mitigation measures be amended and additional measures of mitigation be adopted by the County in order to lessen any additional negative impact to our known Native American cultural resources.

A-2 A. A Pre-Excavation Agreement Must Be Completed Between The Applicant And The Tribe As An Additional Measure Of Mitigation

The Tribe requests that the County require the Applicant to enter into a Pre-Excavation Agreement, otherwise known as a Tribal Cultural Resources Treatment and Monitoring Agreement, with the Tribe, or other Luiseno tribe, prior to any commencement of earth disturbing activities and/or the issuance of any County permits. This agreement will contain provisions to address the proper treatment of any cultural resources or Native American human remains inadvertently uncovered during the course of the Project. The Pre-Excavation Agreement should be entered into prior to any ground-disturbing activities for this Project. The agreement will outline the roles and powers of the Native American monitors and the archaeologist, if applicable. Such an agreement is necessary, as the County may be aware, to guarantee the proper treatment of cultural resources or Native American human remains displaced during a project development. The Tribe requests that the Pre-Excavation Agreement be an additional mitigation measure, or in the alternative, a prerequisite to any County permits being issued for the Project associated with this MND.

B. Any And All Reports Created For The Benefit Of The County Shall Be Shared With The San Luis Rey Band Of Mission Indians And Any Other Interested Tribe.

A-3 SLR is a culturally affiliated tribe to the Project Location. SLR respectfully requests that it receive a copy of the Final Archaeological Monitoring and Data Recovery Report and/or the Negative Monitoring Report as provided in, but not limited to, CULT#3 and CULT#4.

C. Only "Clean Fill" Should Be Utilized During This Project

A-4 Lastly, the Tribe is opposed to any undocumented fill being used during the proposed development. In the event the "fill" will be imported into the Project area, the Tribe requests that any proposed use of fill be clean of cultural resources and documented as such. It has been a practice of many in the construction profession to utilize fill materials that contained cultural resources from other "unknown" areas thereby contaminating the potential cultural landscape of

+ - 4 cont.

the area being filled. This type of fill material is unacceptable. Moreover, if fill material are to be utilized from areas within the Project boundaries, then we ask that that fill be analyzed and confirmed by an archeologist and/or Native American monitor that such fill material does not contain cultural resources. A requirement that fill material be absent of any and all cultural resources should therefore be included as an additional mitigation measure of the Final MND.

**II. CONCLUSION**

A - 5

The San Luis Rey Band of Mission Indians appreciates this opportunity to provide the County of San Diego with our comments and recommendations on the IES/SDG&E Solar Project - Pala. The Tribe hopes the County will adopt the mitigation measures for Cultural Resources as herein requested and that they will appear in the Final MND. As always, we look forward to working with the County to guarantee that the requirements of the CEQA are rigorously applied to this Project and all projects. We thank you for your continuing assistance in protecting our invaluable Luiseño cultural resources.

Sincerely,



Merri Lopez-Keifer  
Chief Legal Counsel

cc: Melvin Vernon, Tribal Captain  
Carmen Mojado, Secretary of Government Relations  
Donna Beddow, County of San Diego, County Archaeologist



# San Diego County Archaeological Society, Inc.

Environmental Review Committee

2 August 2015

To: Mr. Dennis Campbell  
Department of Planning and Development Services  
County of San Diego  
5510 Overland Avenue, Suite 310  
San Diego, California 92123

Subject: Draft Mitigated Negative Declaration  
Valley Center Cemetery  
PDS2014-MUP-14-029, Log No. PDS2014-ER-14-08-010

Dear Mr. Campbell:

I have reviewed the subject document on behalf of this committee of the San Diego County Archaeological Society.

Based on the information in the public notice and the cultural resources report posted on the County's website, we have the following comments:

- 1. DPDS management and staff are well aware that SDCAS believes that not curating the entire archaeological collection (including from the testing phase but minus any recovered human remains and associated burial items), prehistoric and historic, from any project means that the impacts of the project are not completely mitigated. Doing so also exposes any archaeologist who is forced by the County to do so to be in violation of the Register of Professional Archaeologists (RPA) Code of Conduct and Standards of Research Performance. While the County does not explicitly require RPA, it is nevertheless the primary standard for establishing professional qualification. An archaeologist who does not curate non-burial cultural material could be subject to RPA disciplinary action, which would in turn expose the County of legal action.
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- 3. If the no-curation alternative is nevertheless retained by the county, we request 3D laser scanning of any and all artifacts deemed by the project archaeologist and/or Native American monitors to be unusual or of research value due, for example, to their physical characteristics.

B-1

B-2

B-3

33 cont

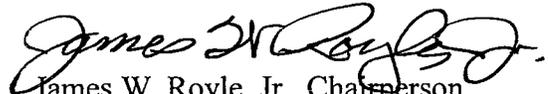
Such laser scanning is to be followed by 3D printing of reproductions for curation. Likewise, a copy of the digital scan should also be curated. We understand that some Tribes may also be interested in such scanned and reproduced items.

Other than the curation issue addressed above, we agree with the impact analysis and mitigation monitoring program proposed.

B4

SDCAS appreciates being afforded the opportunity to review and comment upon this project's environmental impacts and documents.

Sincerely,



James W. Royle, Jr., Chairperson  
Environmental Review Committee

cc: SDCAS President  
File

NOTICE OF DETERMINATION

TO: [ ] Recorder/County Clerk
Attn: James Scott
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Section Secretary
5510 Overland Avenue, Suite 110
San Diego, CA 92123

[ ] Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number(s): Valley Center Cemetery; PDS20140-MUP-14-029; PDS2014-ER-14-08-010
State Clearinghouse No.: 2015071032
Project Location: 28953 Valley Center Road, Valley Center, Valley Center, CA 92082 (APNs: 188-230-02 & 47)
Project Applicant: Valley Center Cemetery District Address: P.O. Box 645, Valley Center, CA 92082
Telephone Number: 760-749-1186

Project Description: The project is a Major Use Permit to expand the existing 1.8-acre historic and nonconforming Valley Center Cemetery. The proposal would expand the cemetery boundary to the north; hence increase the size from 1.8 to 28 acres to accommodate additional burial plots. A new 800 square-foot office building is also proposed within the expanded portion. The existing structures within the current boundary would remain. In addition, the existing access drive located in the northern portion of the cemetery, would be scarified and replaced by a new driveway that would be located within the expanded portion. Landscaping is also proposed to provide additional screening from the surroundings.

Agency Approving Project: County of San Diego

County Contact Person: Michelle Chan
Date Form Completed: December 11, 2015

This is to advise that the County of San Diego Planning Commission (County decision-making body) has approved the above described project on December 11, 2015 (date/item #) and has made the following determinations:

- 1. The project [ ] will [x] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
[x] A Negative Declaration or Mitigated Negative Declaration was adopted for this project pursuant to the provisions of the CEQA.
[ ] An Addendum to a previously certified Environmental Impact Report, or to a previously adopted Negative Declaration or Mitigated Negative Declaration, was prepared and considered for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [ ] were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan [x] was [ ] was not adopted for this project.

Project status under Fish and Wildlife Code Section 711.4 (Department of Fish and Wildlife Fees):
[ ] Certificate of Fee Exemption (attached)
[ ] Proof of Payment of Fees (attached)
Fish and Wildlife Code Section 711.4 compliance for the subject project is covered by a previous payment of fees associated with the environmental review conducted for

The Environmental Impact Report or Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Planning & Development Services, Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California.

Date received for filing and posting at OPR: July 13, 2015

Signature: \_\_\_\_\_ Telephone: (858) 495-5428

Name (Print): Michelle Chan Title: Land Use & Environmental Planner

This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15075 or 15094.

## **Attachment D – Environmental Findings**

**ATTACHMENT D  
ENVIRONMENTAL FINDINGS  
PDS2014-MUP-14-029; PDS2014-ER-14-08-010**

1. Find on the basis of the whole record that there is no substantial evidence that the proposed project will have a significant effect on the environment. Consider the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2014-ER-14-08-010 together with the comments received during public review and adopt it, finding that it reflects the independent judgment and analysis of the [Planning Commission.
2. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

## **Attachment E – Public Documentation**

EE

## Valley Center Community Planning Group

Preliminary Minutes of the March 9, 2015 Meeting

Chair: Oliver Smith; Vice Chair: Ann Quinley; Secretary: Steve Hutchison

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent/Abstain BOS=Board of Supervisors PDS=Department of Planning & Development Services DPW=Department of Public Works DRB=Valley Center Design Review Board N=Nay P=Present R=Recuse SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members:

Approved:

A Call to Order and Roll Call by Seat #:											7:05 PM			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
MILLER	O'CONNOR	JANISCH	HUTCHISON	BRITTSCH	PLOTNER	QUINLEY	FAJARDO	BOULOS	NORWOOD	SMITH	VICK	RUDDOLF	GARRITSON	LAVENTURE
P	P	P	P	P	P	P	P	P	P	P	P	P	P	A

**Notes:** Britsch arrives 7.10pm

**Quorum Established:** 13 present

<b>B</b>	<b>Pledge of Allegiance</b>
<b>C</b>	<b>Approval of Minutes:</b>

**Motion:** Move to approve the minutes of January 12, 2015 [The February Meeting was canceled for lack of sufficient agenda]

**Maker/Second:** Hutchison/Quinley **Carries 13-0-0 (Y-N-A): Voice**

<b>D</b>	<b>Public Communication/Open Forum:</b>
	<p>Paul Herigstad, audience, presents the issue of upgrading lighting at the Adams Park tennis courts, saying he is looking for community support for a Light Emitting Diode [LED] lighting upgrade. He cites the cost effectiveness of the new LED technology. Vick asks about how many of the courts will be lighted. Herigstad says four. Smith asks about the effectiveness of the new lights for the intended purpose. Herigstad says there is technical data in his handout that addresses that question affirmatively. Plotner asks whether the proposed lights would meet particular standards. Herigstad says the proposed lights are a vast improvement over existing technology and the vendor has considerable experience installing such lights for the intended purpose. Rudolf questions Herigstad's status in asking for support, is he speaking as an individual or as a representative of the Parks and Recreation board? Herigstad is speaking as an individual. Rudolf suggests Herigstad go to other stakeholders such as the tennis club, the Parks and Recreation District Board and others for financial support.</p>

<b>E</b>	<b>Action Items [VCCPG advisory vote may be taken on the following items]:</b>
<b>E1</b>	<p><b>PDS2014-TM-5596, ER 14-09-009. Project location is 15936 Vesper Road. Principal is Joel Waymire, Polaris Development Consultants at 619-444-2923. Proposed residential development of 9 lots each with 2-acre minimum lot size. There will be grading for access roads and build pads. Water will be provided by VC Water District and wastewater will be handled with on-site septic systems. (Miller)</b></p>

**Discussion:** Miller presents. Hands out documents. He speaks to location of project site near Vesper Road and Mactan Road. The project site consists of 20-acres divided into 9-lots. There is one existing house on-site. The proposed access road will be public. Miller has spoken to County Program Manager Dennis Campbell about the project. There is presently no scoping letter. Campbell identified some drainage issues to be resolved, but nothing major. Rudolf asks about the County's findings for project. Miller is unprepared to address findings. Rudolf suggests putting off a decision to recommend for or against the project until a scoping letter is available. He also asks about applicability of a trail requirement to the

project. Joel Waymire, project principle, says there is enough land to accommodate a trail if one is required. Rudolf asked if there is a problem if the VCCPG continues project until scoping letter is available. Waymire says no. Kerry Watts, audience, asks if the health department has reviewed the project for the appropriateness of using septic systems. Watts says the project may not get approval from the health department because of the high ground water at the proposed project site. Waymire says the property has been successfully tested for percolation per PDS. Joel has had the property for a little over two years. Norwood asks about neighborhood comments. Waymire reports that he talked to neighbors about the scope of his proposal and heard no complaints. Smith suggests Miller do a further check with neighbors and consult with the County about the availability of the scoping letter. O'Conner asks about secondary access in regard to emergency evacuation. Watts says the County is reassessing its view on secondary access requirements in some way.

**Motion:** Move to continue this project until a scoping letter containing findings for the project is available from the County.

**Maker/Second:** Miller/Norwood

**Carries:** 14-0-0 [Y-N-A] Voice

**E2**

Discussion and vote on proposed VCCPG Standing Rules Amendments to Articles II. Members, III. Duties, and V. Subcommittees. (Rudolf)

**Discussion:** Rudolf presents the VCCPG standing rule revisions. Smith notes a County Counsel comment that posting meeting agendas for VCCPG requires only one site at meeting venue, not two. Rudolf elaborates on requirements for making a VCCPG minority report. Smith describes the source of the rule revision and County Counsel's recommendation for making a minority report. Rudolf revisits agenda posting requirements citing County training instructions to post in two public places, but acknowledges that County Counsel says only one posting place is required. Rudolf explains the need for a first reading of the proposed standing rule amendments tonight and a vote to approve next month. Plotner asks for clarification on minority reports and when reports must be composed. Rudolf says the main points of a minority report must be presented at the meeting in which the issue is discussed and supporters must be identified, followed by a written report presented to the VCCPG secretary for submission with the minutes of the meeting. Norwood asks about the duties of members and if they are in the standing rules. Rudolf says the members' duties are not in the standing rules, the duties are in handbook. Plotner asks about the liability of not correctly identifying one's VCCPG membership when speaking to outside groups. Rudolf clarifies that the Chair is the official spokesperson for VCCPG. Plotner asks about the absence rules for SCs and VCCPG. Rudolf clarifies with examples. Smith adds that a third absence requires removal although initial two may be excused. Rudolf says these rules will be covered in the training for new members.

**Action:** First reading. VCCPG will vote to approve or reject at April 2015 meeting.

**E3**

Valley Center Cemetery Revised Plot Plan and Preliminary Grading Plan, MUP 14-028, CC14-0092. Project location is 28953 Miller Road; Contact is Louise Kelly at 760-749-1186. A major use permit is sought to increase the cemetery interment area, revise on-site access driveway, upgrade septic system and construct an 800 SF office building. (Lavature)

**Discussion:** Kerry Watts, Wynn Engineering, presents along with Louise Kelly, Cemetery Board. Watts says the project has been submitted to the County. The cemetery is running out of room for burials. The project will add 1-acre to the cemetery acquired from neighboring developer Herb Schaffer [developer to north]. The project will revise the cemetery entrance and create a new, safer exit. Garritson asks how much capacity is being added. Kelly responds that the added capacity is indeterminate for a variety of reasons. She notes that 150 plots currently remain before proposed addition is made. Rudolf asks if the current exit had sight-line problems? Yes, Watts says. The new exit will be farther north and will have improved sight distance. Rudolf asks if Right-Of-Way issue along Miller Road has been addressed. Watts says yes, but he can't specify the resolution publicly. He adds that the cemetery district can widen the road. Rudolf asks about the rules governing where the population of VC is eligible to be buried. Kelly clarifies the relationship with the

'competing' North County Cemetery District to explain an earlier statement she made about how the district is losing clients to their competitor. O'Conner asks about fences and other security measures. Kelly elaborates regarding cameras and access controls.

**Motion:** Move to approve the project as presented.

**Maker/Second:** O'Conner/Quinley

**Carries:** 14-0-0 [Y-N-A] Voice

**E4**

Comments from the Chair concerning the "Thrive", LEED-ND workshops held by the County Department of PDS on February 11 and February 21. (Smith)

**Discussion:** Smith invites those members who attended the workshops to give their comments. Ann Quinley says they were sleazy and were aimed by PDS to provide an exception to leapfrog development. The goal of the workshops seemed intended to undermine the LEED-ND requirements. Smith adds details about LEED-ND and notes that compliance with LEED-ND or an equivalent would except leapfrog development from prohibition. He cites some of the criteria for leapfrog development exception in the PDS document that outlined the themes for PDS's version of a LEED-ND "equivalent". Rudolf explains LEED-ND prerequisites and contrasts them with the themes developed by PDS. Smith explains the dilemma of inconsistency presented in General Plan Policy LU-1.2 by requiring conformance with the LEED-ND standard to gain an exception for leapfrog development. O'Conner comments on the lack of attention to community evacuation needs in the PDS themes. He continues on the lack of attention to the needed infrastructure for rural communities. Norwood agrees that the workshops were very interesting. Smith notes third workshop was canceled. But, Policy LU-1.2 was discussed by the BOS during the annual review of the General Plan on 4 March 2015. The BOS asked PDS staff for options to interpretations of LU-1.2 to be presented by PDS at the BOS 22 April 2015 meeting. Smith surmises that the BOS wants every project to be considered by the BOS since they make the decisions. Smith notes that the "Thrive" workshops and the attack on LU-1.2 are not a formal initiative of the BOS. He identifies Lilac Hills Ranch and Warner Ranch as two projects that will be subjected to the result of an LU-1.2 interpretation decision. He speaks to the Newland Sierra project as having a village center located at the intersection of Deer Springs Road and Interstate-15, so, according to PDS staff, it does not meet the definition of a new village center and is therefore not classified as leapfrog development.

**Motion:** None

**E5**

Discussion and possible vote on Hatfield Center PDS 2013; TPM-21202; PDS20123; STP-13-011 (Tentative Map and Site Plan). Hatfield Center, located at Valley Center Road in the South Village. Applicant: Jerry Gaughan Architect: Mark Burginger (Miller)

**Discussion:** Rudolf suggests VCCPG not hear the project without the applicant present [Jerry Gaughan is not in the audience, nor is a representative]. Vick suggests that if we hear the project tonight, the audience be allowed to speak. Or, if this item is not heard tonight, the audience be allowed to speak as if in open forum. Jim Wold, audience, asks if DRB actually did approve project. Smith says, no, DRB approval was conditional and the specified conditions have not been met.

**Motion:** Move to continue this item until resubmitted to VCCPG by the County.

**Maker/Second:** Rudolf/Vick

**Carries:** 14-0-0 [Y-N-A] Voice

**E6**

Discussion and possible vote on a letter from the Chair of VCCPG to Planning and Development Services asking that the South Village Form-based Code be brought to us for review in April or May. Without review and approval, grant money will be lost and South Village projects will be filed and reviewed without it. (Rudolf)

**Attachment F – Ownership Disclosure**



County of San Diego, Planning & Development Services  
**APPLICANT'S DISCLOSURE OF  
OWNERSHIP INTERESTS ON  
APPLICATION FOR ZONING PERMITS/  
APPROVALS**  
ZONING DIVISION

Record ID(s) PDS2014-MUP-14-029

Assessor's Parcel Number(s) 188-230-02 and 01 (portion of)

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

Valley Center Cemetery District

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

**NOTE: Section 1127 of The Zoning Ordinance defines Person as:** "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."

Louise Kelly  
Signature of Applicant

LOUISE KELLY  
Print Name

8/15/13  
Date

--- OFFICIAL USE ONLY ---

**SDC PDS RCVD 06-23-14  
MUP14-029**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

<http://www.sdcounty.ca.gov/pds>

