



The County of San Diego

Zoning Administrator Hearing Report

Date:	June 25, 2015	Case/File No.:	PDS2005-3200-20951; PDS2005-3910-05-15-002 (ER)
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	CEQA Guidelines Section 15183
Time:	8:30 a.m.	Location:	Pine Valley Road and Top of the Pines Lane
Agenda Item:	#1	General Plan:	Village Residential (VR-2)
Appeal Status:	N/A	Zoning:	Rural Residential (RR)
Applicant/Owner:	Kappa Surveying/One Pac Company	Community:	Pine Valley
Environmental:	CEQA 15183	APNs:	410-030-17

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed minor subdivision to divide a 17.4 acre Parcel into four residential lots pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The General Plan Land Use Designation for the subject site is Village Residential (VR-2) allowing two dwelling units per acre and the zoning for the site is Rural Residential (RR) which allows a minimum lot size of 0.5 acres. The proposed project conforms to the requirements of the General Plan and zoning for the site. The Zoning Administrator should determine if required findings can be made, and if so, make the following recommendation to the Director of Planning & Development Services:

- a. To adopt the environmental findings included in Attachment B, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of CEQA.

2. Key Requirements for Requested Actions

- a. The project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.
- b. There are no project specific effects which are peculiar to the project or its site.

- c. There are no project specific impacts which the GPU EIR failed to analyze as significant effects.
- d. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
- e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

B. BACKGROUND

CEQA Guidelines Section 15183 allows a streamlined environmental review process for projects that are consistent with the densities established by existing zoning, community plan or general plan policies for which an EIR was certified. Section 15183 specifies that examination of environmental effects shall be limited to those effects that:

- (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent,
- (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
- (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

CEQA Guidelines §15183(e)(2) further requires the lead agency to make a finding at a public hearing when significant impacts are identified that could be mitigated by undertaking mitigation measures previously identified in the EIR on the planning and zoning action.

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist dated May 26, 2015, the project qualifies for an exemption from further environmental review.

The approval or denial of the proposed Site Plan is a subsequent and separate decision made by the Director of Planning & Development Services.

C. PROJECT INFORMATION

1. Project Description

The project is a Tentative Parcel Map (TPM) for the subdivision of a 17.4 acre parcel into four residential lots. Access to the site is provided by Top of the Pines Lane. Water and sewer will be provided by groundwater wells and individual on-site septic systems. The project will result in a balanced cut and fill of 10,220 cubic yards of material. Mitigation measures are necessary to address impacts to biological resources. The project site is located east of the intersection of Pine Valley Road and Top of the Pines Lane within the Central Mountain Subregional Plan Area in the community of Pine Valley. The General Plan Land Use Designation is Village Residential (VR-2) which authorizes two dwelling units per acre. Zoning for the site is Rural Residential (RR) which permits a minimum lot size of 0.5 acres.

Project Analysis

- a. Biological Resources - Biological resources on the project site were evaluated in a Biological Resources Report prepared by TEC, Inc. on August 2011. The site contains 0.5 acres of open coast live oak woodland, 1.3 acres of big sagebrush scrub, 15.6 acres of granitic northern mixed chaparral and 0.9 acres disturbed/developed lands. No sensitive wildlife species were observed and only one sensitive plant species was observed, the Palomar monkeyflower (*Minulus diffuses*).

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through the implementation of the following mitigation measures: preservation of 4.6 acres of on-site habitat, open space fencing and off-site purchase of 3.6 acres of big sagebrush scrub and granitic northern mixed chaparral. Impacts to nesting birds shall be avoided through breeding avoidance between February 15th and August 31st. The GPU EIR identified these mitigation measures as Bio 1.5, Bio 1.6 and Bio 1.7.

Therefore, ordinance compliance combined with the mitigation measures establishes that the impact is less than significant with mitigation. Please refer to Section 4 Biological Resources of the attached 15183 Findings for additional information regarding biological resources.

- b. Cultural Resources – Cultural resources on the project site were evaluated in a Cultural Survey Report prepared by County Staff Archeologist Martin Rosen on June 6, 2014. Based on an analysis of records and a survey of the property, it has been determined that there are no cultural resources present on site. Please refer to Section 5 Cultural Resources of the attached 15183 Findings for additional information regarding cultural resources.
- c. Noise – The project is subject to the County of San Diego Noise Element and Noise Ordinance. Based on a Noise Analysis, prepared by Dudek, dated March 9, 2009, a noise restriction easement on parcel four will ensure that the project does not expose the site to noise levels that exceed the County of San Diego Noise Element or the Noise Ordinance.
- d. Groundwater – The project is groundwater dependent with no access to imported water. The minor subdivision will obtain water from on-site groundwater wells. A site-specific Residential Well Test Report prepared by Peterson Environmental Services, Inc. dated March 30, 2009, indicated that adequate groundwater resources are available to serve the project. As required

by the County Groundwater Ordinance, acreage of each proposed lot is in compliance with the minimum requirement of four gross acres for groundwater dependent parcels.

- e. Hydrology and Water Quality – The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) dated May 23, 2011 by Fitzmaurice Consulting – Civil Engineering, which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP is a living document to be updated to reflect any changes during the project final plan review and construction throughout the life of the project in perpetuity. Due to these factors, it has been found that the entire project including construction activities, private road improvements and single family grading will not result in significantly increased erosion or sedimentation potential and will not alter drainage patterns of the site from point of entry or point of exit. With further development of each parcel any single family dwellings proposed will be subject to providing a separate SWMP at building permit.

An upland drainage is located along the southern boundary of the property within the oak woodland and is considered an Army Corp of Engineers and California Department of Fish and Wildlife jurisdictional waters. This drainage feature will be located entirely within the proposed open space easement and is not a part of the impact footprint proposed by the subdivision of this property. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act

- f. Transportation and Traffic – The project will result in approximately 48 Average Daily Trips (ADT). However, the project will not conflict with any established performance measures because the project trips do not exceed the 200 ADT thresholds established by County guidelines. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. The project's 48 ADT will not result in any direct traffic impacts. The project's trips will be distributed onto Mobility Element roadways in the County which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The Transportation Impact Fee (TIF) program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These project trips contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spent for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied. Therefore, payment of the TIF, which will be required at issuance of building permits will mitigate potential cumulative traffic impacts to less than significant. The project would not result in any unmitigated significant impacts to

the County's transportation/traffic network; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

D. PUBLIC INPUT

Comment letters were received during the CEQA Public Disclosure period.

The United States Fish and Wildlife Service recommended an additional habitat assessment in order to ensure there would be no impacts to the Quino checkerspot butterfly. Site specific field surveys were conducted as noted in the Biological Resource Report, dated August 2011, no Quino checkerspot butterflies were identified. The biological resource report concluded that the project site does not provide a suitable habitat for the species and it is found that additional surveys are not necessary.

The Pine Valley Community Planning Group expressed concerns regarding impacts to visual resources, groundwater and grading.

The Endangered Habitats League expressed concerns regarding impacts to biological resources, specifically regarding site design and configuration.

Courtney Ann Coyle, Attorney at Law, on behalf of Carmen Lucas and the Kwaaymii Laguna Band of Indians, expressed concerns regarding impacts to resources particularly cultural resources. A cultural survey of the site was requested.

The San Diego County Archaeological Society, Inc. expressed concerns to potential impacts to cultural resources and requested a cultural survey of the site.

A cultural resources survey was conducted by County staff archeologist Martin Rosen on June 6, 2014. The cultural resource survey concluded that the site does not contain significant cultural or archeological resources.

Changes have been made to the 15183 Exemptions Checklist to address the concerns and requests that were received during public disclosure.

E. RECOMMENDATIONS

Find pursuant to CEQA Guidelines section 15183(e)(2) that feasible mitigation measures identified in the GPU EIR will be undertaken.

Report Prepared By:
Benjamin Mills, Project Manager
858-495-5234
benjamin.mills@sdcounty.ca.gov

Report Approved By:
Mark Wardlaw, Director
858-694-2962
mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

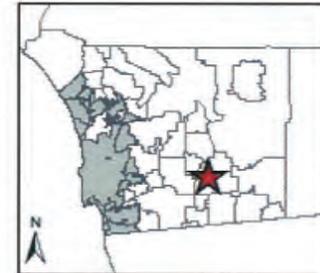
Attachment B – Environmental Documentation

Attachment C– Tentative Parcel Map, Preliminary Grading Plan

Attachment A – Planning Documentation

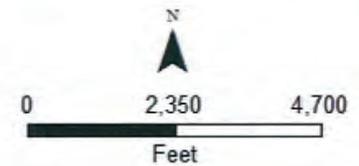
Top of the Pines TPM-20951 Vicinity Map

Central Mountain
Subreg. Plan Area



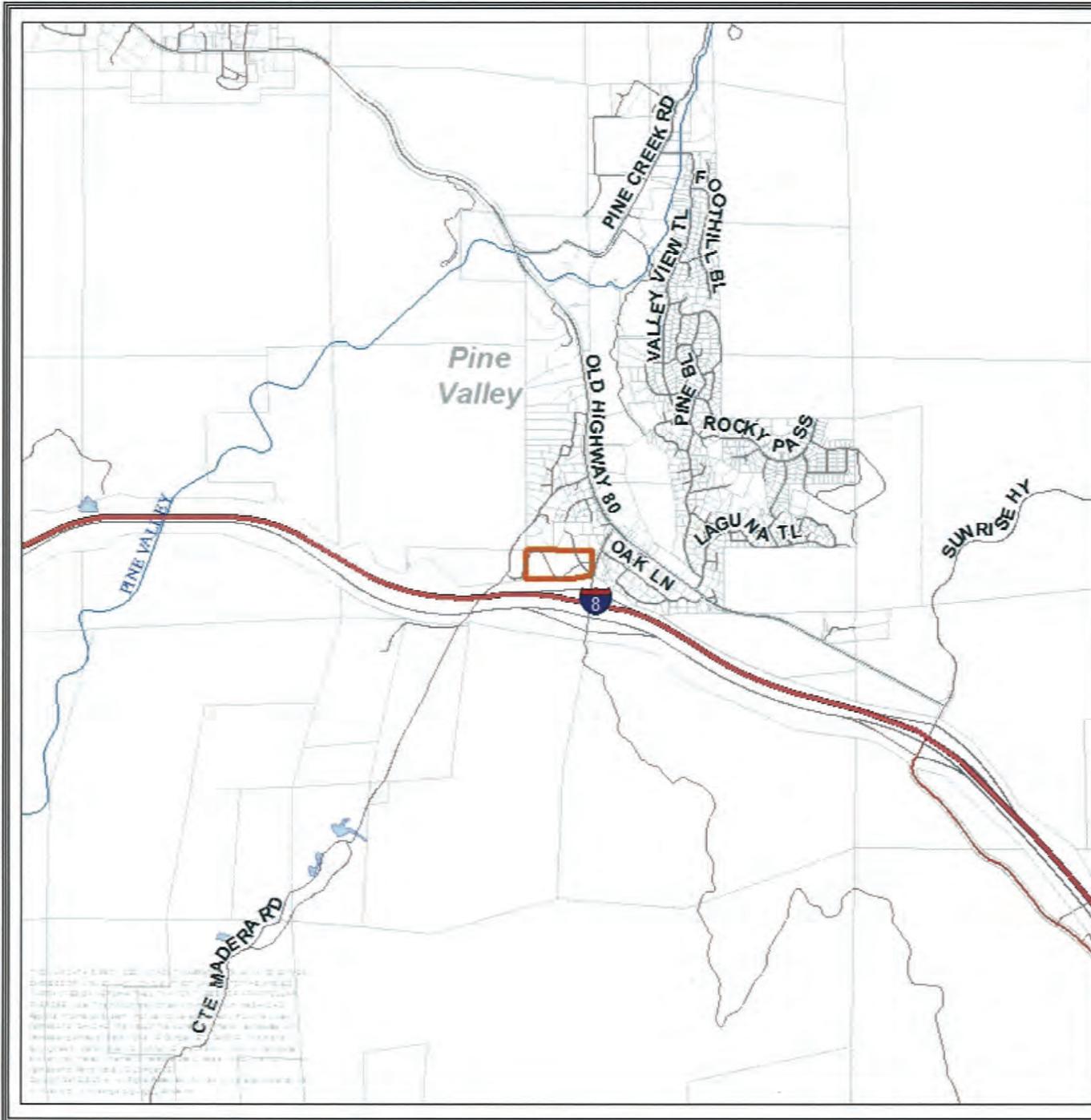
1:3,500,000

- Roads
- Site
- Parcels



LUEG GIS
Aerial, Vector, Data

Date: 6/4/2015
Path: P:\reg\2005-32000-20951_060115\vicinity.mxd

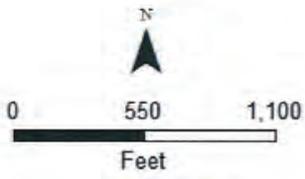


Top of the Pines
TPM-20951
General Plan Map

Central Mountain
Subreg. Plan Area

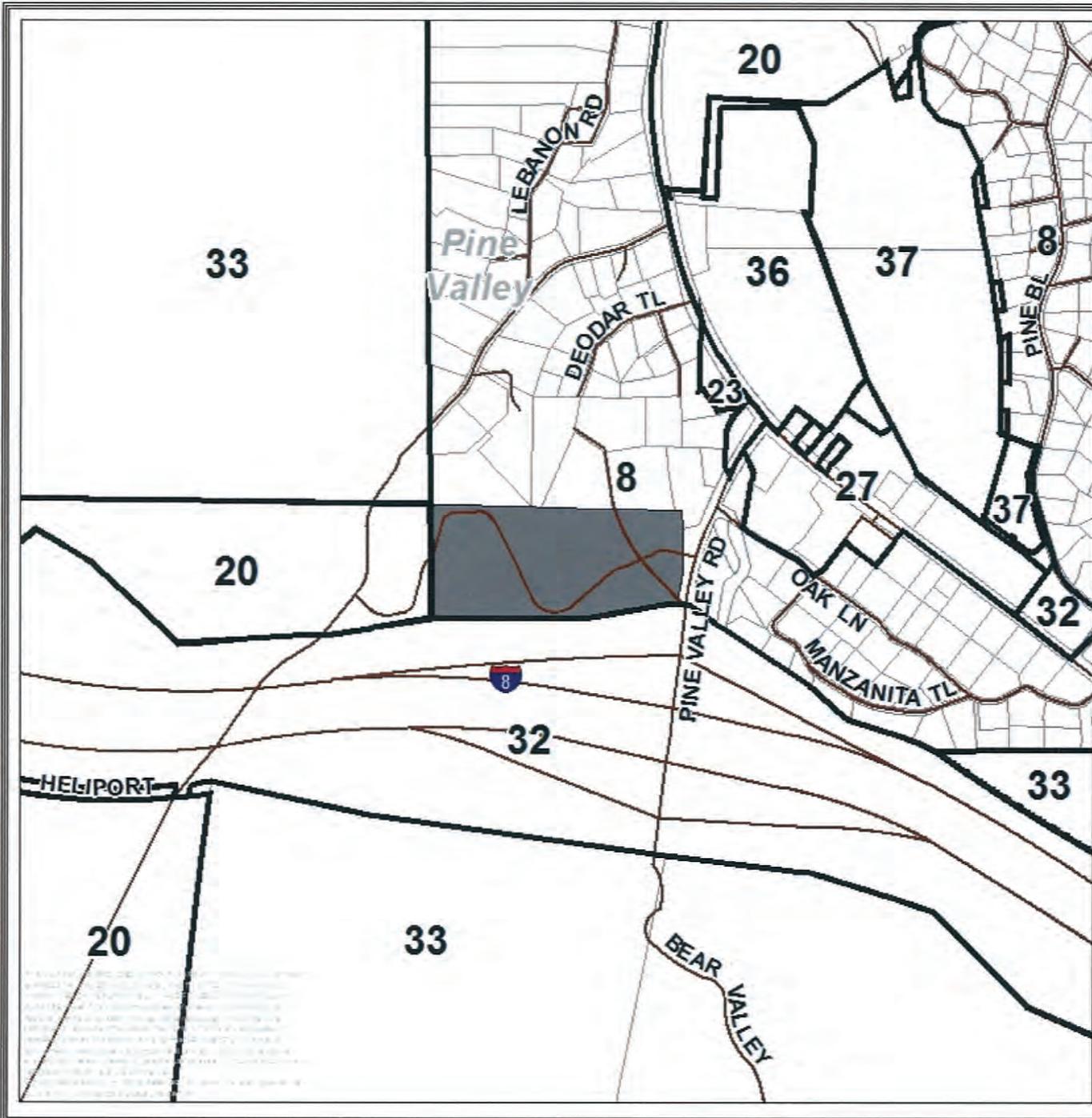
- (8) Village Residential (VR-2)
- (20) Rural Lands (RL-80)
- (23) Office Professional
- (27) Rural Commercial
- (32) Public/Semi-Public Facilities
- (33) Public Agency Lands
- (36) Open Space (Recreation)
- (37) Open Space (Conservation)

	Roads
	Site
	Parcels
	Planning



LUEGGIS
LAND USE & ENVIRONMENTAL GIS

Date: 6/4/2015
Path: P:\reg\2005-32000-20951_060115\gpn.mxd

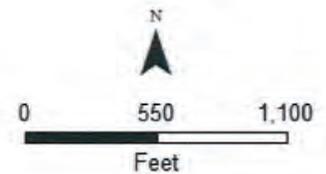


**Top of the Pines
TPM-20951
Zoning Map**

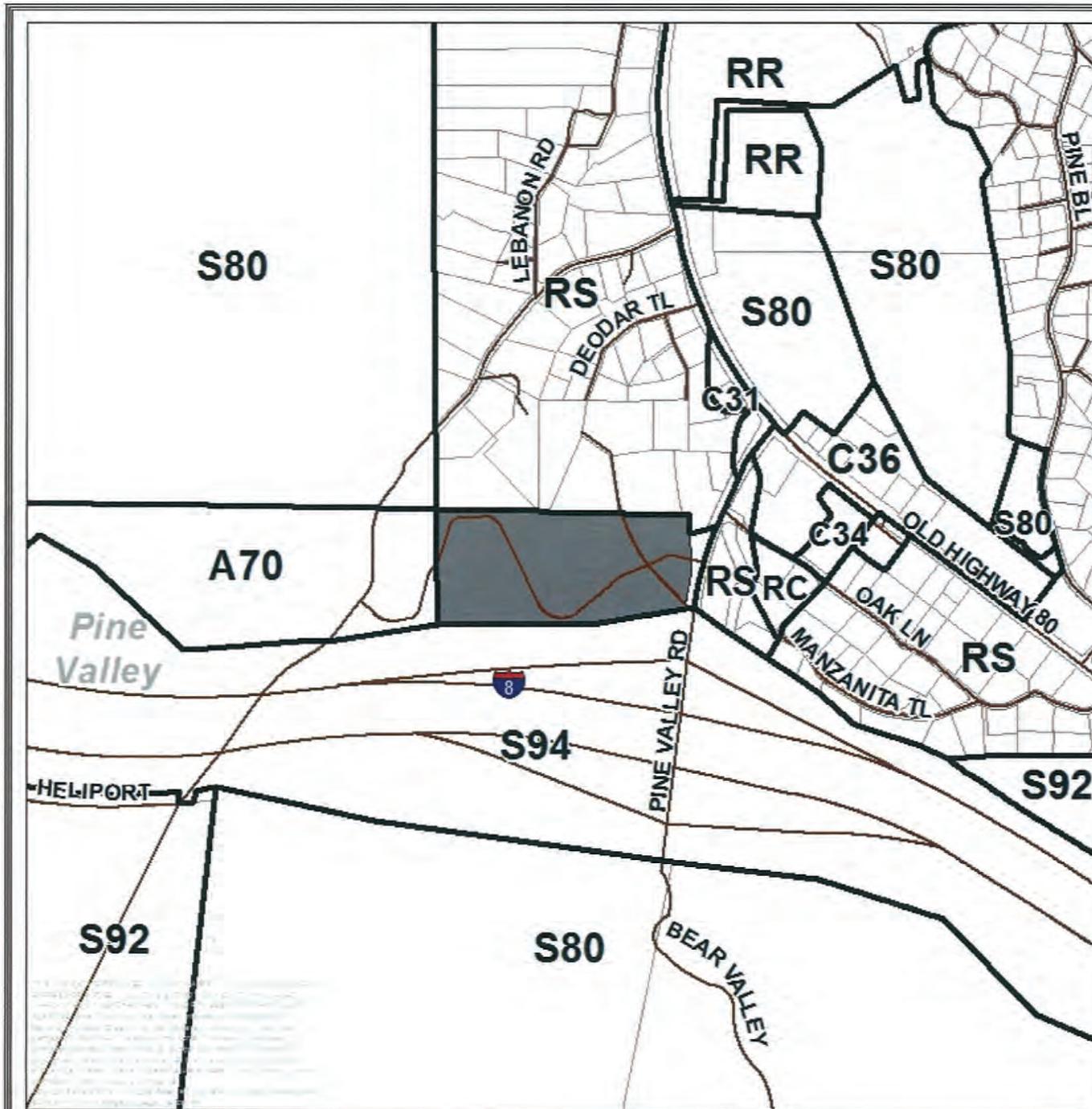
*Central Mountain
Subreg. Plan Area*

- A70 - Limited Agricultural
- C31 - Residential-Office Professional
- C34 - General Commercial/
Residential
- C36 - General Commercial
- RC - Residential/Commercial
- RR - Rural Residential
- RS - Single Family Residential
- S80 - Open Space
- S92 - General Rural
- S94 - Transportation/Utility Corridor

	Roads
	Site
	Parcels
	Zoning

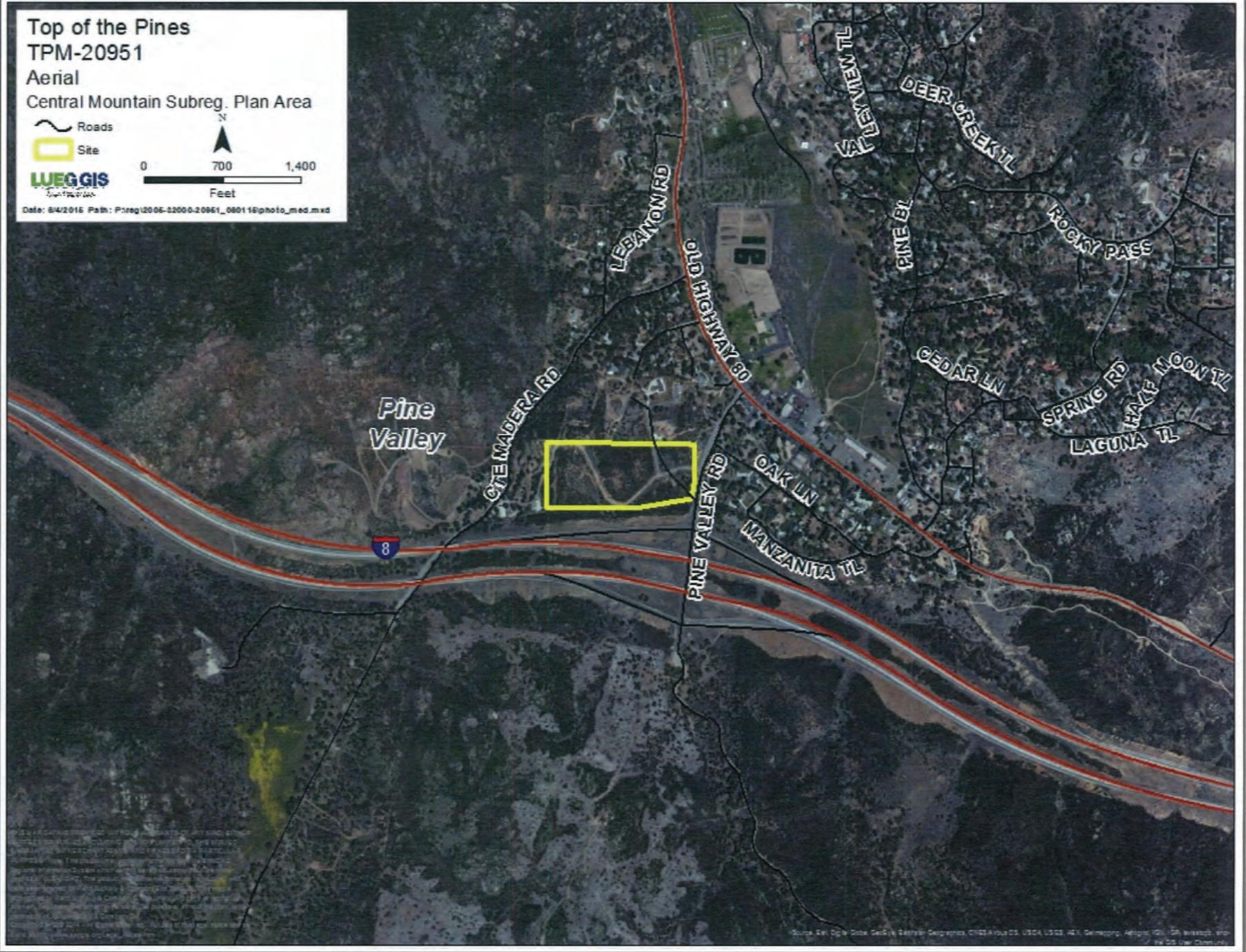


Date: 6/4/2015
Path: P:\reg\2005-32000-20951_060115\ zoning.mxd



Top of the Pines
TPM-20951

Aerial
Central Mountain Subreg. Plan Area



Attachment B – 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

Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist Pursuant to CEQA Guidelines §15183

Date: May 26, 2015
Project Title: Top of the Pines Tentative Parcel Map (4 lots)
Record ID: 3200-20951 (TPM), 3910-05-15-002 (ER)
Plan Area: Central Mountain (Pine Valley)
GP Designation: Village Residential (VR-2)
Density: 2 du/acre
Zoning: RR (Rural Residential)
Min. Lot Size: 0.5 acre
Special Area Reg.: N/A
Lot Size: 17.41 acres
Applicant: One Pac Company, Carlos Vizcarra- (602) 263-6502
Staff Contact: Benjamin Mills - (858) 495-5234
 Benjamin.Mills@sdcounty.ca.gov

Project Description

The project is a minor subdivision to divide a 17.41-acre property into four residential lots. The project site is located near the intersection of Pine Valley Road and Top of the Pines Lane in the Central Mountain Subregional Plan Area. Access to the site would be provided by Top of the Pines Lane. Water and Sewer would be provided by groundwater wells and individual onsite septic systems. Earthwork would consist of the balanced cut and fill of 10,220 cubic yards of material.

The project site is subject to the Village General Plan Regional Category and Village Residential (VR-2) Land Use Designation which authorizes two dwelling units per acre. Zoning for the site is RR (Rural Residential) with a minimum lot size of 0.5 acres. The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are

peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

The County of San Diego General Plan Update (GPU) establishes a blueprint for future land development in the unincorporated County that meets community desires and balances the environmental protection goals with the need for housing, agriculture, infrastructure, and economic vitality. The GPU applies to all of the unincorporated portions of San Diego County and directs population growth and plans for infrastructure needs, development, and resource protection. The GPU included adoption of new General Plan elements, which set the goals and policies that guide future development. It also included a corresponding land use map, a County Road Network map, updates to Community and Subregional Plans, an Implementation Plan, and other implementing policies and ordinances. The GPU focuses population growth in the western areas of the County where infrastructure and services are available in order to reduce the potential for growth in the eastern areas. The objectives of this population distribution strategy are to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) or other existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; and 3) retain or enhance the character of communities within the unincorporated County. The SDCWA service area covers approximately the western one third of the unincorporated County. The SDWCA boundary generally represents where water and wastewater infrastructure currently exist. This area is more developed than the eastern areas of the unincorporated County, and would accommodate more growth under the GPU.

The GPU EIR was certified in conjunction with adoption of the GPU on August 3, 2011. The GPU EIR comprehensively evaluated environmental impacts that would result from Plan implementation, including information related to existing site conditions, analyses of the types and magnitude of project-level and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts.

Summary of Findings

The Top of the Pines Tentative Parcel Map (3200-20951) is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated the impacts of the proposed project and identified applicable mitigation measures necessary to reduce project specific impacts. The project implements these mitigation measures see

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 - Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

A comprehensive environmental evaluation has been completed for the project as documented in the attached §15183 Exemption Checklist. This evaluation concludes that the project qualifies for an exemption from additional environmental review because it is consistent with the development density and use characteristics established by the County of San Diego General Plan, as analyzed by the San Diego County General Plan Update Final Program EIR (GPU EIR, ER #02-ZA-001, SCH #2002111067), and all required findings can be made.

1 - 15

15183 Statement of Reasons

In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.

The project is a Tentative Parcel Map that would subdivide a 17.41-acre property into four residential lots, which is consistent with the Village Residential (VR-2) development density established by the General Plan and the certified GPU EIR.

2. There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.

The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects. Technical studies were conducted in order to ensure that the project will not have any peculiar project specific effects.

In addition, as explained further in the 15183 Checklist, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to biological resources and cultural resources. However, applicable mitigation measures specified within the GPU EIR have been made conditions of approval for this project.

3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.

The proposed project is consistent with the density and use characteristics of the development considered by the GPU EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. The GPU EIR considered the incremental impacts of the proposed project, and as explained further in the 15183 Exemption Checklist below, no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.

4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

As explained in the 15183 exemption checklist, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

5. The project will undertake feasible mitigation measures specified in the GPU EIR.

As explained in the 15183 exemption checklist, the project will undertake feasible mitigation measures specified in the GPU EIR. These GPU EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval which can be found in the Decision document of the Final Tentative Parcel Map.

Signature

Date

Benjamin Mills

Project Manager

Printed Name

Title

CEQA Guidelines §15183 Exemption Checklist

Overview

This checklist provides an analysis of potential environmental impacts resulting from the proposed project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked “Significant Project Impact” indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked “Impact not identified by GPU EIR” indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR.
- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

A project does not qualify for a §15183 exemption if it is determined that it would result in: 1) a peculiar impact that was not identified as a significant impact under the GPU EIR; 2) a more severe impact due to new information; or 3) a potentially significant off-site impact or cumulative impact not discussed in the GPU EIR.

A summary of staff’s analysis of each potential environmental effect is provided below the checklist for each subject area. A list of references, significance guidelines, and technical studies used to support the analysis is attached in Appendix A. Appendix B contains a list of GPU EIR mitigation measures.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
1. AESTHETICS – Would the Project:			
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 1(a) The site is visible from public roads and trails; however, due to intervening topography and vegetation, the project will not have a substantial adverse effect upon a scenic vista and will be adequately screened from scenic highways.
- 1(b) The property is located within the viewshed of Interstate 8 and Old Highway 80 which are scenic highways. The project site has the potential to be visible from Interstate 8; however, there is an intervening undulation in the topography from the interstate to the project site that provides natural buffering. Additionally the southern portion of the project site will be dedicated as open space, thus providing an additional natural buffer. Although the project site is located near highway Old Highway 80, due to intervening topography and vegetation, the project site is not visible from viewsheds along the highway. The project is compatible with the existing visual environment in terms of visual character and quality for the following reasons: the project site is surrounded by residential development on similarly sized lots to the north and east. The project site does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project site is located in an area characterized by single family residential uses. The addition of four new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

As discussed previously, the project would not result in any significant impacts to aesthetics; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
2. Agriculture/Forestry Resources			
– Would the Project:			
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 2(a) The project and surrounding properties do not support any Farmland of Local Importance, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.
- 2(b) The project site is not located within or adjacent to a Williamson Act contract. The project site is located adjacent to agriculturally zoned land but would not result in a conflict with the agricultural zoning.
- 2(c) 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.
- 2(d) 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. The site supports eucalyptus trees but they will not be impacted by the project. In addition, the project is not located in the vicinity of offsite forest resources.

2(e) The project site is not located near any important farmlands but is located adjacent to an active agricultural production areas (grapes). This project would not result in the conversion of Important Farmland or other agricultural resources.

Conclusion

As discussed previously, the project would not result in any significant impacts to agricultural resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.

3(b) Grading operations associated with the construction of the project would be subject to the 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 County air quality guidelines for determining significance. In addition, the vehicle trips generated from the project will result in approximately 48 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.

- 3(c) The project would contribute PM10, NOx, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b above)).
- 3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.
- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m3).

Conclusion

As discussed previously, the project would not result in any significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the Project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with the provisions of any adopted Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

Discussion

4(a) 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 Biological Resources Report prepared by TEC, Inc. dated August, 2011 the project site contains 0.45 acres of open coast live oak woodland, 1.26 acres of big sagebrush scrub, 15.62 acres of granitic northern mixed chaparral and 0.94 acres disturbed/developed lands. No sensitive wildlife species were observed and only one sensitive plant species was observed, Palomar monkeyflower (*Mimulus diffuses*).

The project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 4.62 acres of on-site habitat, open space fencing, off-site purchase of 3.64 acres of big sagebrush scrub and granitic northern mixed chaparral. The project would implement breeding season avoidance which would prevent brushing, clearing, and/or grading between February 15th and August 31st. The GPU EIR identified these mitigation measures as Bio 1.5, Bio 1.6 and Bio 1.7.

4(b) 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 Biological Resources Report dated August 2011, prepared by TEC Inc., it has been determined that the site supports sensitive habitat, namely, open coast live oak woodland, big sagebrush scrub and granitic northern mixed chaparral lands. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Game Code, and Endangered Species Act are mitigated through implementation of offsite habitat purchases.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 4.62 acres of on-site habitat, open space fencing, off-site purchase of 3.64 acres of big sagebrush scrub and granitic northern mixed chaparral and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15th and August 31st. The GPU EIR identified these mitigation measures as Bio 1.5, Bio 1.6 and Bio 1.7.

4(c) An upland drainage is located along the southern boundary of the property within the oak woodland and is considered an Army Corp of Engineers and California Department of Fish and Wildlife jurisdictional waters. This drainage feature will be located entirely within the proposed open space easement and is not a part of the impact footprint proposed by the subdivision of this property. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.

4(d) The project is located north of Interstate 8 and south of rural residential development within the Community of Pine Valley. A southern drainage feature in association with the onsite oak woodland habitat will be placed in open space and may be used locally for wildlife seeking cover, foraging for food, or as a nursery site. This drainage feature, however, is bordered by Interstate 8 to the south and Pine Valley Road to the east. The

proximity to Interstate 8 and to other development in Pine Valley limits the site’s potential for conservation value as a wildlife corridor and/or linkage. The entire area/vicinity is located within Cleveland National Forest, including an undeveloped area to the west that is privately owned and may be subject to future development. Four parcels that would ultimately accommodate single family homes are proposed. Development will be limited to single family residential uses on land with limited conservation value. Combined with the proposed open space easement and offsite acquisition of land, the project will avoid and mitigate for impacts associated with the development of this property.

- 4(e) The project is consistent with the MSCP, Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO) because off-site mitigation will be required to compensate for the loss of significant habitat.

Refer to the attached Ordinance Compliance Checklist 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).

Conclusion

The project could result in potentially significant impacts to biological resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

5. Cultural Resources – Would the Project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?
- c) Directly or indirectly destroy a unique geologic feature?
- d) Directly or indirectly destroy a unique paleontological resource or site?

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Discussion

5(a) Based on an analysis of the County’s Geographic Information System (GIS) records, site photos, records of the property and a Cultural Resources Survey conducted by County Staff Archaeologist Martin Rosen on June 6, 2014, it has been determined that there are no impacts to historical resources none are found within the project site.

5(b) Based on an analysis of the County’s Geographic Information System (GIS) records, site photos, records of the property and a Cultural Resources Survey conducted by County Staff Archaeologist Martin Rosen on June 6, 2014, it has been determined that the site does not contain any archeological resources.

5(c) 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.

5(d) A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is not located on geological formations that contain significant paleontological resources. The geological formations that underlie the project have a low probability of containing paleontological resources.

5(e) Based on an analysis of the County’s Geographic Information System (GIS) records, site photos, records of the property and a Cultural Resources Survey conducted by County Staff Archaeologist Martin Rosen on June 6, 2014, it has been determined that the site does not contain formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

The project could result in potentially significant impacts to cultural resources; however, further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR will be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
6. 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: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 6(a)(i) 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.
- 6(a)(ii) 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. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The project site is not within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.
- 6(a)(iv) The site is not located within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards.
- 6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as BbG, Bancas stony loam (30 to 65 percent slopes) that has a soil erodibility rating of severe. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will

not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project.
- 6(d) The project is underlain by BbG, Bancas stony loam (30 to 65 percent slopes), which is considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves four individual septic systems located on 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 March 21, 2012. 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.

Conclusion

As discussed previously, the project would not result in any significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
---	---	--

7. 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"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less-than-

cumulatively considerable GHG emissions. Screening thresholds have been published by the California Air Pollution Control Officers Association (CAPCOA) for determining the need for additional analysis and mitigation for GHG-related impacts under CEQA. The annual 900 metric ton carbon dioxide equivalent (MT CO₂e) screening level referenced in the CAPCOA white paper (<http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>) is being used by the County as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. The CAPCOA white paper reports that the 900 metric ton screening level would capture more than 90% of development projects, allowing for mitigation towards achieving the State's GHG reduction goals. A project including retail space of 11,000 square feet or general commercial office space of 35,000 square feet would produce 900 metric tons. The project includes only a minor subdivision to divide a 17.41-acre property into four residential lots. For projects of this size, it is presumed that the construction and operational GHG emissions will not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact.

- 7(b) The County has numerous goals and policies in the County General Plan that address greenhouse gas reductions. Implementation of these measures will ensure that the County can achieve an emissions reduction target consistent with the state-mandated reduction target of Assembly Bill 32, the Global Warming Solutions Act. Through compliance with the General Plan and State green building requirements, the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gas emissions.

Conclusion

As discussed previously, the project would not result in any significant impacts to greenhouse gas emissions; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
---	---	--

8. 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

public or the 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?

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?

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

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?

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?

Discussion

8(a) 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 which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.

8(b) The project is not located within one-quarter mile of an existing or proposed school.

8(c) Based on a site visit and a comprehensive review of regulatory databases (see attached Hazards/Hazardous Materials references), the project site has not been subject to a release of hazardous substances. 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), and is not on or within 1,000 feet of a Formerly Used Defense Site.

8(d) 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 operation from an airport or heliport.

- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN: 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.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8(f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 8(g) 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, as shown on the approved Fire Protection Plan prepared for the project by Kappa Surveying, (September 7, 2012). Also, a Fire Service Availability Letter dated March 16, 2005 has been received from the Pine Valley Fire Protection District which indicates the expected emergency travel time to the project site to be 1.5 minutes which is within the 5 maximum travel time allowed by the County Public Facilities Element.
- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural 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 visit conducted by County staff, there are none of these uses on adjacent properties.

Conclusion

As discussed previously, the project would not result in any significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k) Expose people or structures to a significant risk of loss,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

m) Inundation by seiche, tsunami, or mudflow?

Discussion

9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

9(b) The project lies in the 911.14 Pine Valley hydrologic subarea, within the Tijuana River hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed is impaired for eutrophication, coliform bacteria, organic enrichment/low dissolved oxygen, pesticides, solids, synthetic organics, trace elements, and trash; Tijuana River Estuary is impaired for eutrophication, coliform bacteria, lead, nickel, pesticides, thallium, trash; and the Pacific Ocean at the Tijuana River mouth is impaired for coliform bacteria.. Constituents of concern in the watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.

9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.

9(d) The project will obtain water from on-site groundwater wells and is groundwater dependent with no access to imported water. The subdivision will total four residential lots with a groundwater consumption of approximately two acre-feet per year. A site-specific Residential Well Test Report prepared by Peterson Environmental Services, Inc. dated March 30, 2009, on file with the Department of Planning and Development Services as Environmental Review Number 05-15-002, indicates that adequate groundwater resources are available to serve the project without interfering substantially with the production rate of nearby wells. As required by the County Groundwater Ordinance, acreage of each proposed lot is in compliance with the minimum parcel size requirement of four gross acres. In addition, a 34-year cumulative water balance of the project's tributary watershed was conducted by PDS dated June 18, 2009. The water balance results indicate that groundwater resources are adequate when taking past projects, current projects, and probable future projects into account. Therefore, the project and project's basin when developed with probable future projects will have sufficient water supplies available.

- 9(e) The proposed project is a minor subdivision to divide a 17.41-acre property into four residential lots. As outlined in the Storm water Management Plan (SWMP) dated May 23, 2011 and prepared by Fitzmaurice Consulting- Civil Engineering, the project will implement the following site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: Bioretention basins & rip-raps. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by PDS 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 BMP's 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.
- 9(f) 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. 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 not substantially increase water surface elevation or runoff exiting the site, as detailed above.
- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations.
- 9(k) The proposed buildings 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.

9(l) 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.

9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.

9(m)(ii) TSUNAMI: The project site is not located in a tsunami hazard zone.

9(m)(iii) MUDFLOW: Mudflow is type of landslide. See response to question 6(a)(iv).

Conclusion

As discussed previously, the project would not result in any significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
--	----------------------------------	--	-----------------------------------

10. Land Use and Planning – Would the Project:

a) Physically divide an 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?

Discussion

10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area.

10(b) The project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

Conclusion

As discussed previously, the project would not result in any significant impacts to land use/planning; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
--	----------------------------------	--	-----------------------------------

11. 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?

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?

- 11(a) 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 rural commercial and residential development which is 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, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.
- 11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25).

Conclusion

As discussed previously, the project would not result in any significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

12(a) The project consists of the subdivision of four residential lots. Based on a Noise Analysis prepared by Dudek and dated March 9, 2009, due to the elevation and topography of Parcel Four, second floor noises will exceed the maximum noise limits. A dedication of a Noise Restriction Easement on Parcel Four will ensure that 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: Tables N1 and N2 addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

Based on a Noise Analysis prepared by Dudek and dated March 9, 2009, project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Based on the noise report, ground level noise sensitive areas are anticipated to experience future traffic noise levels ranging from 58 dBA CNEL to 59 dBA CNEL. Due to the existing intervening topography between the proposed parcels and both Interstate 8 and Pine Valley Road, ground level noise levels will be as high as 59 dBA CNEL at Parcels One, Three and Four. No mitigation is necessary to ground floor noise sensitive receptor. Second floor noise levels will exceed the County 60 dBA CNEL noise level threshold to as high as 63 dBA CNEL at Parcel Four. The project has been conditioned to provide a noise restriction easement on Parcel Four. Therefore, due to existing project site topography and dedication of a noise restriction easement will ensure the project will comply with County of San Diego General Plan Noise Element.

Noise Ordinance – Section 36.404

Based on a Noise Analysis prepared by Dudek and dated March 9, 2009 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 that has a one-hour average daytime sound limit of 50dBA. The project's noise levels at the adjoining properties will not exceed County Noise Standards.

Noise Ordinance – Section 36.409

Based on a Noise Analysis prepared by Dudek and dated March 9, 2009 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 A.M. and 7 P.M.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36.404 and 36.409) 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.

- 12(b) The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Circulation Element (CE) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995, Rudy Hendriks, *Transportation Related Earthborne Vibrations* 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

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 and impact vibration sensitive uses in the surrounding area.

Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- 12(c) As indicated in the response listed under Section 12(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 any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than 8 hours during a 24 hour period.
- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within two miles of a public airport or public use airport.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed previously, the project would not result in any significant impacts to/from noise; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
13. 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 13(a) The 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.
- 13(b) The project will not displace existing housing since the site is currently vacant.
- 13(c) The proposed project will not displace a substantial number of people since the site is currently vacant.

Conclusion

As discussed previously, the project would not result in any significant impacts to populations/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
14. Public Services – Would the Project:			
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 14(a) Based on the project’s service availability forms, the project would not result in the need for significantly altered services or facilities.

Conclusion

As discussed previously, the project would not result in any significant impacts to public services; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
15. Recreation – Would the Project:			
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance.

15(b) The project does not include trails and/or pathways.

Conclusion

As discussed previously, the project would not result in any significant impacts to recreation; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
16. 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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

results in substantial safety risks?

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

Discussion

- 16(a) The project will result in approximately 48 ADT. Access to the site is provided by Top of the Pines Lane. The project will not conflict with any established performance measures because the project trips do not exceed the thresholds established by County guidelines. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.
- 16(b) The additional 48 ADTs from the project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region’s Congestion Management Program as developed by SANDAG.
- 16(c) 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.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The Pine Valley Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.
- 16(f) The project 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.

Conclusion

As discussed previously, the project would not result in any significant impacts to transportation/traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Conclusion

As discussed previously, the project would not result in any significant impacts to transportation/traffic; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
17. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
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"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

17(a) The project proposes to discharge wastewater to on-site wastewater systems (OSWS), also known as septic systems. The project involves two septic systems. 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 March 21, 2012. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

17(b) The project does not involve new water and wastewater pipeline extensions.

- 17 (c) The project involves new storm water drainage facilities. However, these facilities will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) The project will obtain water from on-site groundwater wells. A site-specific Residential Well Test Report prepared by Peterson Environmental Services, Inc. dated March 30, 2009, on file with the Department of Planning and Development Services as Environmental Review Number 05-15-002, indicates that adequate groundwater resources are available to serve the project without interfering substantially with the production rate of nearby wells. As required by the County Groundwater Ordinance, acreage of each proposed lot is in compliance with the minimum parcel size requirement of 4 gross acres. In addition, a 34-year cumulative water balance of the project's tributary watershed was conducted by PDS dated June 18, 2009. The water balance results indicate that groundwater resources are adequate when taking past projects, current projects, and probable future projects into account. Therefore, the project and project's basin when developed with probable future projects will have sufficient water supplies available.
- 17(e) 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.
- 17(f) All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

As discussed previously, the project would not result in any significant impacts to utilities and service systems; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachments:

Appendix A – References

Appendix B – Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067

Appendix A

The following is a list of project specific technical studies used to support the analysis of each potential environmental effect:

Dudek, (March 9, 2009), Noise Assessment

TEC, Inc., (August, 2011), Biological Resources Report

County of San Diego, (June 6, 2014), Cultural Resources Survey Report

Peterson Environmental Services, (March 30, 2009), Well Testing Report

Fitzmaurice Consulting-Civil Engineering, (May 23, 2011), Major SWMP

Kappa Surveying, Inc., Fire Protection Plan Exhibit

For a complete list of technical studies, references, and significance guidelines used to support the analysis of the General Plan Update Final Certified Program EIR, dated August 3, 2011, please visit the County's website at:

[http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 -
_References_2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:

http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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

**FOR PURPOSES OF CONSIDERATION OF
Top of the Pines TPM; PDS2005-3200-20951;
ER 05-15-002**

May 26, 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, a Biological Resource Report, dated August 2011 and prepared by TEC Inc., concluded that the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit. 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:

As identified within Section 67.722.A (Residential Density Controls) of the San Diego County Groundwater Ordinance, all parcels for single-family dwellings must be a

minimum of 4 gross acres. The project's smallest lot is 4.16 gross acres, which is in compliance with the Groundwater Ordinance Residential Density Controls.

As identified within Section 67.722.C (Well Tests) of the San Diego County Groundwater Ordinance, the project conducted one required residential well test which passed the residential well test requirements as defined in Section 67.703.

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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope 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 wetlands, which if disturbed would result in a significant impact. The entire area of wetland and wetland buffer will be placed in an open space easement prior to issuance of improvement or grading plans or prior to recordation of the Parcel Map, whichever comes first. There will be no net loss of wetlands and therefore no significant impact will occur. 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:

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. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

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:

Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined on a site visit conducted by County staff on December 12, 2007. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County Staff Archaeologist/historian, Martin Rosen. A Cultural Resource Report dated June 6, 2014, determined that the property does not contain any archaeological/ historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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:

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.

Project consists of the subdivision of four residential lots. Previous comments have been addressed including the sound modeling of Interstate 8 and the addition of second story receptors. Based on the noise report prepared by Dudek dated March 9, 2009, ground level noise sensitive areas are anticipated to experience future traffic noise levels ranging from 58 dBA CNEL to 59 dBA CNEL. Due to the existing intervening topography between the proposed parcels and both Interstate 8 and Pine Valley Road, ground level noise levels will be as high as 59 dBA CNEL at Parcels One, Three and

Four. No mitigation is necessary to ground floor noise sensitive receptor. Second floor noise levels will exceed the County 60 dBA CNEL noise level threshold to as high as 63 dBA CNEL at Parcel Four. Staff requires a noise restriction easement to Parcel Four. Therefore, due to existing project site topography and dedication of a noise restriction easement will ensure the project will comply with County noise standards.

**Attachment C – Tentative Parcel Map,
Preliminary Grading Plan**

TENTATIVE PARCEL MAP

LAND DIVISION STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/01/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROADS RIGHTS-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT PARTICIPATE IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

SIGNATURE _____
5-19-09

NAME ONE PAC COMPANY
A NEVADA CORPORATION
ADDRESS 2727 N. CENTRAL AVENUE
PHOENIX, AZ, 85004
TELEPHONE (602) 283-6502

NOTES

- COMPLETE TAX ASSESSOR'S NUMBER IS: 410-030-17
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP:
POR. SE 1/4 OF SW 1/4 AND SW 1/4 OF SE 1/4, SEC 35, T 15 S, R 4 E
- COMMUNITY PLAN/REGIONAL CATEGORY: 1/C
- COMMUNITY/SUBREGIONAL PLAN AREA: CENTRAL MOUNTAIN
- LAND USE DESIGNATION(S): RR-25
- EXISTING ZONING:

DEVELOPMENT REGULATION	USE REGULATIONS	
	ANIMAL REGS.	RR-25
DENSITY		0.25
LOT SIZE		4AC
BUILDING TYPE		C
MAX. FLOOR AREA		-
FLOOR AREA RATIO		-
HEIGHT		G
COVERAGE		-
SETBACK		C
OPEN SPACE		-
SPECIAL AREA REGS.		-

- ASSOCIATED PERMITS: NONE
- STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E., RECORDED EASEMENT, UNRECORDED EASEMENT - IDENTIFY AND SPECIFY WIDTH,); PINE VALLEY ROAD (44')
- WATER SOURCE/DISTRICT: WELLS:
- SEWER DISTRICT: SEPTIC:
- FIRE DISTRICT: PINE VALLEY FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: MOUNTAIN EMPIRE ELEMENTARY SCHOOL DISTRICT
MOUNTAIN EMPIRE JUNIOR AND SENIOR HIGH SCHOOL DISTRICT
- SOLAR STATEMENT: THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81, 401(N), ORDINANCE 4. LOTS HAVE AT LEAST 100 SQ. FT. OF UNOBSTRUCTED SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
- SOURCE OF TOPOGRAPHY: AERIAL TOPOGRAPHY DATED MARCH 24, 2004, PROVIDED BY DAVID J. MACARTHUR RCE 12502
- TAX RATE AREA: GP-1
- GENERAL PLAN: GP-1

Signature: _____ 10-20-10
ALLEN R. A. TURNER LS 7844
KAPPA SURVEYING, INC.
8707 LA MESA BOULEVARD
LA MESA, CALIFORNIA 91942
TELEPHONE (619) 465-8948

HEALTH DEPARTMENT CERTIFICATE

PARCELS 1, 2, 3 AND 4 SHALL HAVE A LAYOUT OF THE SEWAGE DISPOSAL SYSTEM APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. CUTS AND FILLS FOR DRIVEWAYS SHALL BE MADE PRIOR TO APPROVAL OF THE LAYOUTS. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE LINE AREA SHALL BE PROVIDED FOR POTENTIAL EXPANSION IN THE EVENT OF FAILURE BY GRAVITY FLOW.

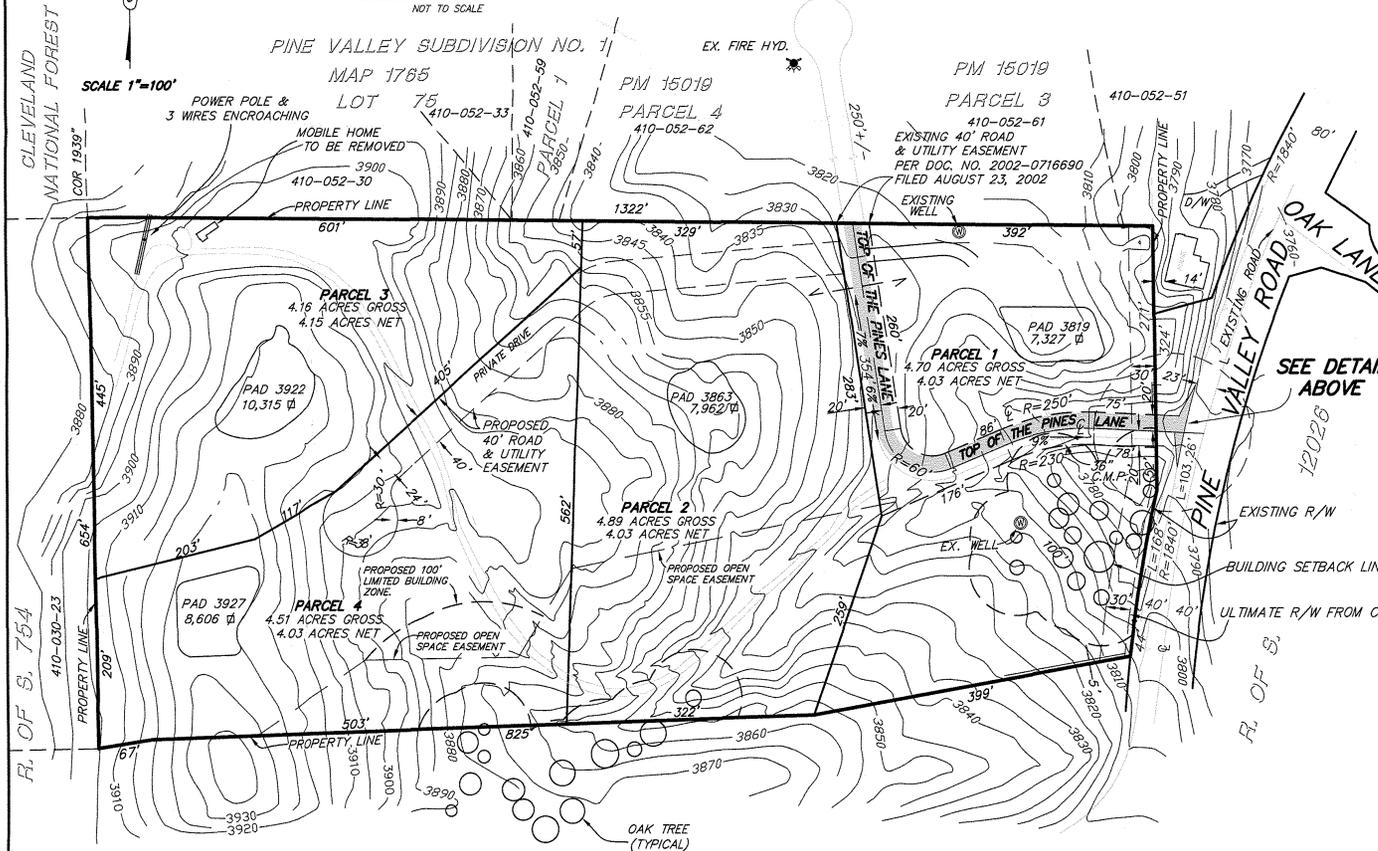
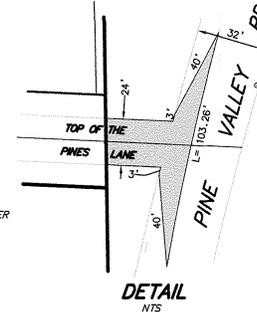
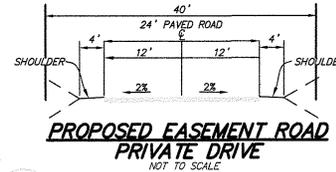
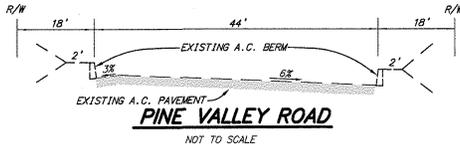
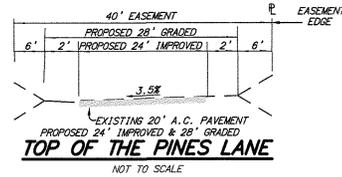
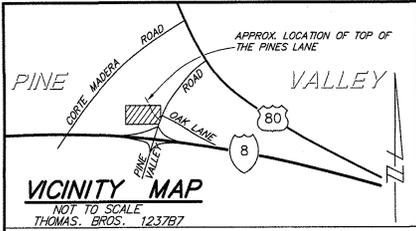
EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO 480 FEET OF TILE DRAIN FIELD TO SERVE A THREE-BEDROOM DWELLING; PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

WATER TO BE SUPPLIED BY PINE VALLEY MUTUAL WATER DISTRICT OR BY INDIVIDUAL WELL.
SDC DPLU RCDV 10-25-10

SCOTT ROSCRANS, EHS III

TPM20951

RPL.2 TPM 20951



NOTE:

- 17,000 sq ft DISTURBED AREA EACH PARCEL TYP.

INTERSTATE 8

EASEMENT:

- NOISE RESTRICTION EASEMENT OVER THE ENTIRE AREA OF PARCEL 4.

1-48

JOB NO. 123787-144705-TOP OF THE PINES
DWG. NO. PRJ/PL.2 TPM-09

GRADING PLAN NOTES:

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(BIOLOGICAL RESOURCES)
 1. RESOURCE AVOIDANCE: [DPLU, PCC] [DPW, PDC] [DPLU, FEE X2] Intent: In order to avoid impacts to nesting migratory birds, which is a sensitive biological resource pursuant to the Migratory Bird Treaty Act, shall be implemented. Description of Requirement: There shall be no brushing, clearing and/or grading such that noise will be allowed on the project site during the breeding season of migratory birds. The breeding season is defined as occurring between February 15th and August 31st. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no active nests are present in the vicinity of the brushing, clearing or grading. Documentation: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. Timing: Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. Monitoring: The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.

(CULTURAL RESOURCES)
 2. ARCHAEOLOGICAL MONITORING: [DPW, PDC] [DPLU, PCC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program, a Cultural Resource Survey and Grading Monitoring Program shall be implemented. Description of Requirement: The County approved Project Archaeologist, Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the survey and grading monitoring program. The Project Archaeologist and Native American Monitor shall conduct a preliminary survey of the project and monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The survey and grading monitoring program shall comply with the County of San Diego County of San Diego Cultural Resources and Report Format and Content Requirements for Archaeological and Historic Resources. Documentation: The applicant shall have the contracted Project Archaeologist and Native American Monitor attend the preconstruction meeting to explain the survey and monitoring requirements. Timing: Prior to Preconstruction Conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances, this condition shall be completed. Monitoring: The [DPW, PDC] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist. DURING CONSTRUCTION: (The following actions shall occur throughout the duration of the grading construction.)

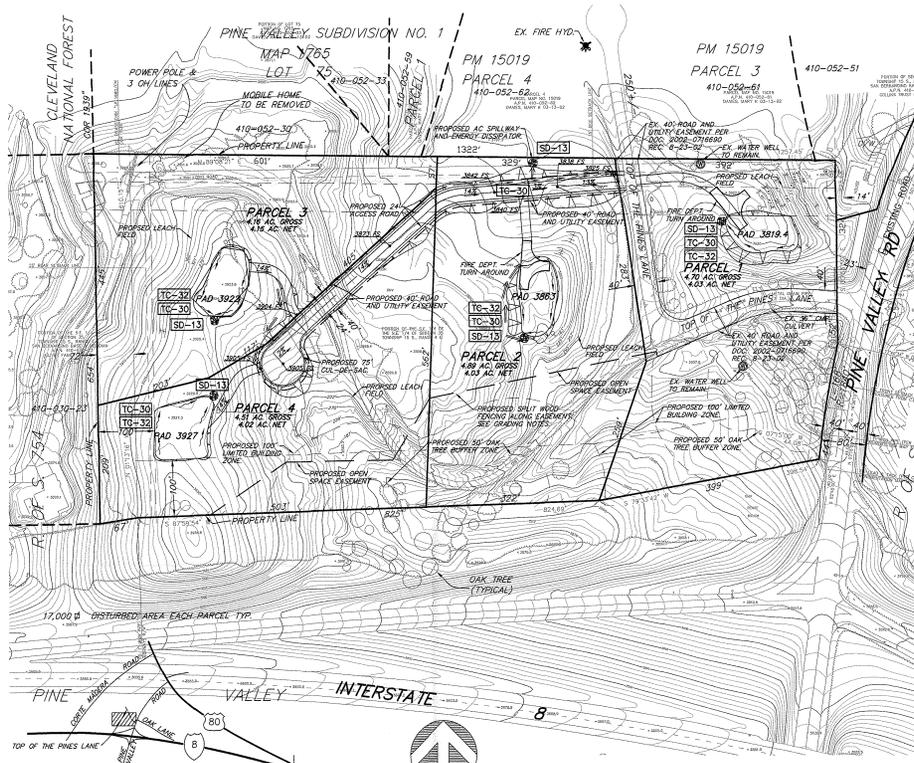
(CULTURAL RESOURCES)
 3. ARCHAEOLOGICAL MONITORING: [DPW, PDC] [DPLU, PCC] [DPLU, FEE X2] Intent: In order to comply with Mitigation Monitoring and Reporting Program and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological and Historic Resources - Cultural Resource Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist and Native American Monitor shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:
 a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be on-site as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the material and abundance of artifacts and features, the frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.
 b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist 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 DPLU Staff Archaeologist, the Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has been notified and the evaluation for significant cultural resources, Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.
 c. If any human bones are discovered, the Project Archaeologist shall contact the County Coroner. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.
 d. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice of Commencement 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 grading monitoring program pursuant to this condition. Timing: The following actions shall occur throughout the duration of the grading construction. Monitoring: The [DPW, PDC] shall make sure that the Project Archaeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDC] shall contact the [DPLU, PCC] if the Project Archaeologist or applicant fails to comply with this condition. ROUGH GRADING: (Prior to rough grading approval and issuance of any building permit).

(CULTURAL RESOURCES)
 4. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE] Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MRRP) and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. Description of Requirement: The Project Archaeologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:
 a. If no archaeological resources are encountered during the survey and grading, then submit a final Negative letter report substantiating the grading activities and substantiating that grading did the report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. Monitoring logs showing the date and time that the monitor was on site.
 b. If archaeological resources were encountered during grading, the Project Archaeologist shall provide a letter stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the duration phase of the monitoring.
 Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. Timing: Upon completion of all grading activities, and prior to Rough Grading final inspection (Grading Ordinance SEC 87.421.6), the letter report shall be completed. Monitoring: The [DPLU, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MRRP, and inform [DPW, PDC] 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).

(BIOLOGICAL RESOURCES)
 5. OPEN SPACE FENCING: [DPLU, PCC] [DPW, PDC] [F, U] [DPLU, FEE] Intent: In order to comply with Condition XXXX pursuant to the adopted Mitigation Monitoring and Reporting Program (MRRP) for TPM 20951 RPL2, the permanent fencing shall be installed. Description of Requirement: The permanent fences shall be placed along the open space boundary of Parcels 1, 2, and 4 as shown on these plans and the Approved Conceptual Grading and Development Plan for TPM 20951 RPL2.
 a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
 Documentation: The applicant shall install the fencing and provide a documentation photos and certification statement to the [DPLU, PCC]. Timing: Prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3) the fencing shall be installed. Monitoring: The [DPLU, PCC] shall review the photos and statement for compliance with this condition.

6. "EASEMENT AVOIDANCE": [DPLU, PCC] [DPW, PDC] [DPLU, FEE] Intent: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112, open space easements shall be avoided. Description of Requirement: The easement indicated on the map is for the protection of sensitive environmental resources consist live oak woodland, big sagebrush scrub, and granitic northern mixed chaparral habitat and prohibits all of the following on any portion of the area subject to such easement: clearing, grubbing, leveling, placement of fill, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than the open space. If an open space easement is located on the site, the applicant shall obtain a determination constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exception(s) to this prohibition are:
 a. Selective clearing of vegetation by hand to the extent required by a written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire hazard is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of all lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum dated February 26, 1993, between the Wildlife Agencies, and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Land Use, Parks and Recreation or the Director of Public Works.

PRELIMINARY GRADING PLAN FOR:
TOP OF THE PINE



GRADING PLAN NOTES CONT.:

b. Use and maintenance of one well on Parcel 2 in the location shown on Tentative Parcel Map 20951 RPL2. Documentation: The applicant shall provide a letter statement to the [DPLU, PCC] stating that all Sensitive Resource Easements were avoided during the grading construction, and that no impacts or encroachment into the open space occurred. Timing: Prior to Final Grading Release the letter verifying the easements were not disturbed shall be submitted. Monitoring: The [DPW, PDC] shall not allow any grading, clearing or encroachment into the open space easement.

(CULTURAL RESOURCES)
 7. ARCHAEOLOGICAL MONITORING: [DPW, PDC] [RG, BP] [DPLU, FEE] Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MRRP) and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. 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 grading. The report shall include the following:
 a. Department of Parks and Recreation Primary and Archaeological Site forms.
 b. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego duration 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 duration 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 archaeological materials have been received and that all fees have been paid.
 c. If no cultural resources were discovered, a brief letter to that effect and stating that the grading monitoring activities have been completed, shall be sent to the Director of Planning and Land Use by the Project Archaeologist. Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. Timing: Prior to the occupancy of any structure or use of the premises in reliance of the Parcel Map, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), the final report shall be completed. Monitoring: The [DPLU, PCC] shall review the final report for compliance with the project MRRP, and inform [DPW, PDC] that the requirement is completed.

PERMANENT BMP LEGEND

VEGETATED/COBBLE SWALE	TC-30
BIO RETENTION AREA	TC-39
OUTLET PROTECTION	SD-13

LEGEND

ITEM	STD. DWG. NO.	SYMBOL
PROPOSED: PROPERTY BOUNDARY	-	---
PROPOSED LOT LINES	-	---
PROPOSED SLOPE	-	---
PROPOSED FILL SLOPE	-	---
PROPOSED EASEMENTS	-	---
LEACH LINES	-	---
SPOT ELEVATION	-	84.40 FT
PCC BROW DITCH	D-75	---
DRAINAGE DIRECTION	-	---
PROPOSED GRASS/COBBLE SWALE	-	---
ENERGY DISSIPATORS	D-40	---
EXISTING: WATER MAIN	-	---
EXIST. EASEMENTS	-	---
EXIST. DUMB AND GUTTER	-	---
EXISTING GRADE CONTOURS	-	---
EXIST. SPOT ELEV.	-	83.50
STREET LIGHT	-	---
EXIST. FH	-	---

SITE ADDRESS

1000 PINE VALLEY ROAD
 PINE VALLEY, CA 91935
 APN 410-020-17

LEGAL DESCRIPTION

PORTION OF SE QUARTER OF SW QUARTER ADJ SW QUARTER OF THE SE QUARTER OF SECTION 35, TOWNSHIP 13 S, RANGE 4 E, SAN BERNARDINO MERIDIAN, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SITE AREA

TOTAL SITE AREA (GROSS): (826,440 SF) (18.97 AC)
 NET SITE AREA: (163,774 SF)

COORDINATE INDEX

1880-8245 N083
 206-1803 LAM87P

OWNERS NAME

ONE PAC COMPANY
 A MALIBU CORPORATION
 2727 N. CENTRAL AVENUE
 PHOENIX, CA 91935
 TEL: (602) 263-6562

NUMBER OF LOTS

THE NUMBER OF EXISTING LOTS = 1
 THE NUMBER OF PROPOSED LOTS = 4

SOIL CONDITION

EXISTING UNDEVELOPED SITE

TOPOGRAPHY SOURCE

THE SURVEY WAS PREPARED BY PHOTODIAGNOSTIC PROCESS UTILIZING AERIAL PHOTOGRAPHY DATED MARCH 24, 2004.

MONUMENTATION AND MAPPING

ALL PROPERTY CORNERS WILL BE SET AND A LOT CONSOLIDATION PARCEL MAP WILL BE FILED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE LOT CONSOLIDATION PARCEL MAP.

PRELIMINARY GRADING PLAN NOTE:

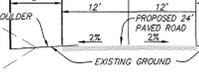
THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING OR CONSTRUCTION WITHOUT OBTAINING NECESSARY GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

PINE VALLEY ROAD

NOT TO SCALE

PROPOSED EASEMENT ROAD

NOT TO SCALE



ENGINEER OF WORK

THOMAS P. FITZMAURICE
 R.E.L.E. NO. 5553
 EXP. 12-31-10

DATE