



The County of San Diego

Planning Commission Hearing Report

Date:	April 22, 2016	Case/File No.:	Trinity Meadows; PDS2014-TM-5593 PDS2015-AD-15-036 PDS2014-ER-14-08-014
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	22-Lot Residential Subdivision
Time:	9:00 a.m.	Location:	Northwest Corner of Bear Valley Parkway & San Pasqual Valley Road
Agenda Item:	#2	General Plan:	Village Residential (VR-4.3)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Single Family (RS)
Applicant/Owner:	BV Partners, LLC	Community:	North County Metro
Environmental:	CEQA Section 15183 Exemption	APNs:	234-291-11

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed Tentative Map (TM), for a 22-lot residential subdivision, and Administrative Permit (AD) for an over-height noise wall on a portion of the site, determine if the required findings can be made, and take the following actions:

- a. Adopt the Environmental Findings included in Attachment D, which include a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines.
- b. Adopt the Resolution of Approval for the TM which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations (Attachment B).
- c. Grant Administrative Permit AD15-036, which includes the requirements and conditions set forth in the Administrative Permit Form of Decision (Attachment C).

2. Key Requirements for Requested Actions

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

B. REPORT SUMMARY

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed TM, conditions of approval and findings, and environmental findings prepared in accordance with CEQA.

The applicant proposes a TM to subdivide a 12.5-acre property into 22 residential lots, one road lot, and two water quality basin lots. The project also includes an AD to allow for an over-height noise wall on Lots "B", 1, 2, and 9-15; and implementation of on-going condition for landscaping maintenance. Based on the analysis performed, Planning & Development Services (PDS) finds the proposal in conformance with the six Key Requirements for Action and therefore recommends approval of the TM and AD, with the proposed conditions noted in the Resolution of Approval (Attachment B) and Form of Decision (Attachment C).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant proposes a TM to subdivide a 12.5-acre property into 22 residential lots, as shown in Figure 1. The proposed residential lots would vary from 13,020 square feet to 28,476 square feet. The project also proposes one road lot and two water quality basin lots. The site would be served by on-site wastewater treatment systems with supplemental treatment systems, imported water from the City of Escondido; and fire services would be provided by Rincon Del Diablo Municipal Water District (Escondido Fire Service Area). Earthwork is expected to consist of 15,167 cubic yards of balanced cut and fill.

Access to the site would be provided by a new private road (Lot "A") connecting to Bear Valley Parkway. The private road would be constructed to a 42-foot wide graded width and 24-foot wide paved width. A new water line and water laterals would also be installed within the said private road. No public road improvements are required for this project because the capital improvement project (CIP) for Bear Valley Parkway is currently underway and the CIP project would be installing the ultimate road improvements along the project frontage. In addition, San Pasqual Valley Road (SR-78) is a State Route, and California Department of Transportation has confirmed that no irrevocable offer of dedication (IOD) is required.

A noise wall would be required on Lots "B", 1, 2, and 9-15 to reduce the exterior noise level to the County's 60 dBA exterior noise standard along the major roadways (San Pasqual Valley Road and Bear Valley Parkway). The height of the proposed noise wall would range from five to eleven feet (see Figure 2) and would be located within the front yard or exterior side yard setback where the maximum height for fences and walls is 42 inches. Additional landscaping would be installed between the wall and Bear Valley Parkway to provide screening. An AD Permit is required to allow for the noise walls to extend more than 42 inches in height for the aforementioned lots and also to implement an on-going condition to ensure the landscaping would be maintained in perpetuity.

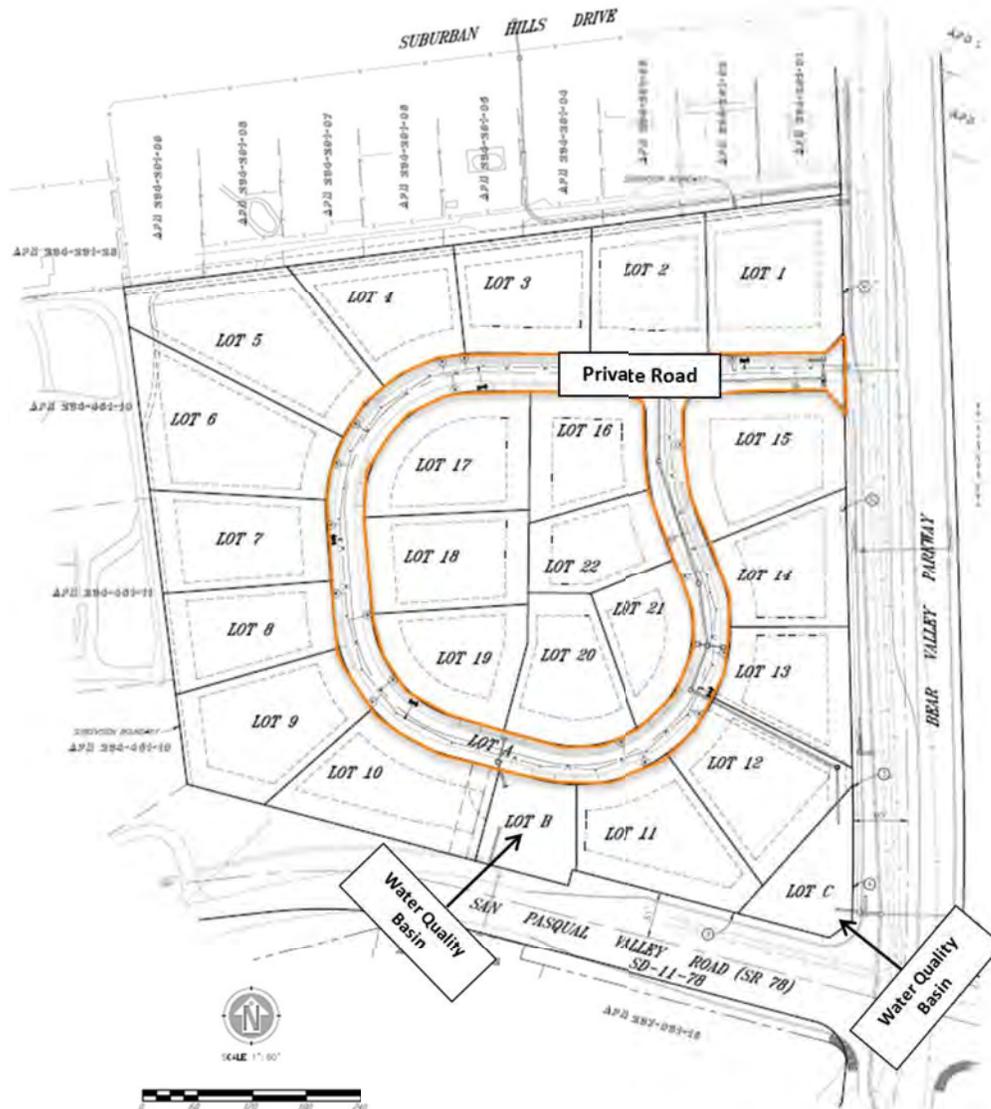


Figure 1: Tentative Map



Figure 2: Location and Height of Proposed Noise Walls

2. Subject Property and Surrounding Land Uses

The site is located on the northwest corner of Bear Valley Parkway and San Pasqual Valley Road, within the North County Metro Subregional area (see Figures 3 and 4). The site is relatively flat then gently slopes upward to the west. The elevation of the site ranges from approximately 640 to 660 feet.

As detailed in Table C-1, the surrounding land uses consist primarily of single-family residences, vacant lands, and agricultural uses. The surrounding residential development is of similar density and lot size to the proposed project. Most of the properties in the vicinity range from 10,455 square feet to 1.8 acres, with a few larger lots range from 11 to 21 acres. See Attachment A for additional Planning Documentation.

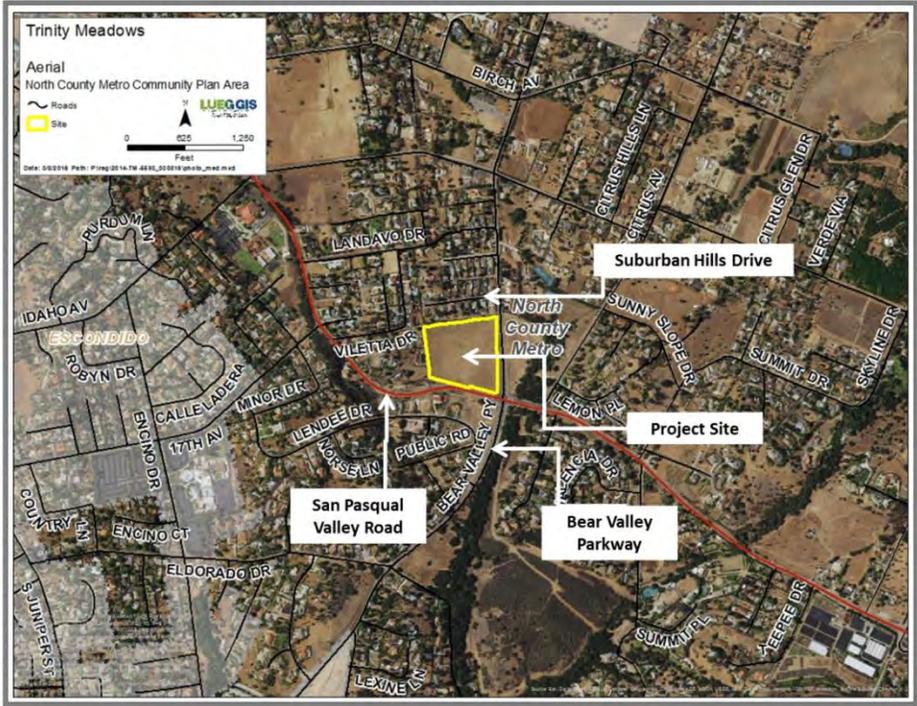


Figure 3: Aerial Project Location



Figure 4: Aerial Photo



Figure 5: Existing Condition of Project Site: Northwest view from Bear Valley Parkway North of San Pasqual Valley Road



Figure 6: Photo-simulation of Project Site: Northwest view from Bear Valley Parkway North of San Pasqual Valley Road

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential (VR-4.3);	Single Family (RS)	Suburban Hills Drive and Bear Valley Parkway	Residential
East	Semi-Rural (SR-1)	Limited Agriculture (A70)	Bear Valley Parkway	Residential, Vacant Lands and Agricultural
South	Village Residential (VR-2)	Rural Residential (RR)	San Pasqual Valley Road and Lendee Drive	Residential and Vacant Lands
West	Village Residential (VR-2)	Limited Agriculture (A70)	San Pasqual Valley Road and E 17 th Avenue	Residential

D. ANALYSIS AND DISCUSSION

1. Project Analysis

The project has been reviewed to ensure it conforms to all relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, North County Metro Subregional Plan, the Zoning Ordinance, and CEQA Guidelines.

A detailed discussion of the project analysis and consistency with applicable codes, policies, and ordinances is provided below.

On-site Wastewater System

The Department of Environmental Health (DEH) had several concerns with the original septic design and groundwater levels. The issue was compounded by numerous areas on the property that contain poor percolating soils. Although the site is within the City of Escondido Sphere of Influence for sewer services, the closest sewer connection to the City’s sewer system is approximately one mile north of the site within the City’s jurisdiction, and the cost for the sewer extension would result in an infeasible project.

The project was revised to address the concerns with the septic design. The new design proposes using alternative septic system, also known as on-site wastewater treatment systems with supplemental treatment systems (STS). Conditions have been included to require the applicant to submit the Final Map to DEH for review for septic purposes to ensure the lot design, location, lot numbers and grading are consistent with the approved TM and Preliminary Grading Plan. In addition, all future homeowners will be required to obtain an Annual Operating Permit from DEH for the on-site wastewater treatment prior to occupancy of the home, which must be renewed each

year. Bi-annual inspections would also be required and the inspection results must report to DEH by the homeowner or their service provider.

Biological Resources

Biological resources on the project site were evaluated in a Biological Resources Letter Report prepared by Everett and Associates dated November 2, 2015. The site supports approximately 12.02 acres of non-native grassland and 0.49 acre of disturbed habitat associated with the maintenance and construction of Bear Valley Parkway and San Pasqual Valley Road. Non-native grassland is considered a sensitive biological resource in San Diego County, as defined by the County's Guidelines for Determining Significance for Biological Resources. Urban/developed habitat is not considered a sensitive resource. No special status or sensitive plant species were observed on-site during the field survey. One locally-common sensitive animal, turkey vulture (*Cathartes aura*), was detected on-site. This species is not included in the U.S. Fish and Wildlife Service's list of Birds of Conservation Concern for the Southern California Bird Conservation Region (USFWS 2002), but is a County Group 1 species. Removal of existing non-native grassland and development of the proposed project could result in direct impacts to foraging habitat for turkey vulture and other sensitive bird species with the potential to occur on-site. Project impacts to sensitive habitat and species would be mitigated through Ordinance compliance, in addition to conservation of 6.01 acres of non-native grassland within a County-approved mitigation bank. To reduce potential impacts to nesting birds, the project will be conditioned to avoid clearing and grading activities during the bird breeding season (January 1 through August 31).

Noise

The project is subject to the County Noise Element which requires proposed exterior noise sensitive land uses not to exceed the 60 dBA CNEL noise requirement for single family residences. Noise levels from future traffic traveling on Bear Valley Parkway/San Pasqual Valley Road (SR-78) were evaluated and it was determined that future traffic noise levels would be as high as 71 dBA CNEL on the ground level elevation of Lot 15. Therefore, noise walls would be required to reduce noise levels to 60 dBA CNEL and below at Lots "B", 1, 2, and 9-15. Permanent sound walls ranging from 6 feet to 11 feet high would be located along north eastern corner at Lots 1 and 2, and the entire southern and eastern property line at Lots B, 9 thru 15. Incorporation of the noise wall would reduce noise levels to 60 dBA CNEL and below. A Noise Restriction Easement would be required to ensure exterior and interior noise levels are in conformance to the County Noise Element. Additional landscaping would be added to screen the proposed wall and an on-going condition has been added to the project to ensure the landscaping would be maintained in perpetuity.

2. General Plan Consistency

The proposed project is consistent with the following relevant General Plan goals, policies, and actions as described in Table D-1.

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU-1.9 Achievement of Planned Densities Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p>	<p>The site is subject to General Plan Land Use Designation VR-4.3, which allows a maximum density of 4.3 units per gross acre. The site is approximately 12.5 acres, which would yield a total of 53 units. The project would utilize an on-site wastewater system because connecting to existing sewer facility is deemed infeasible. Due to the amount of space required for such system, the project is able to create 22 residential lots. Note that the number of lots created would be less than what is currently proposed if the project is to utilize on-site wastewater system without the supplement treatment system.</p>
<p>LU-2.6 Development near Neighboring Jurisdictions Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.</p>	<p>The project includes 22 residential lots, all of which either meet or exceed the minimum lot size requirement per Zoning Regulation. The site is located approximately 0.3 miles east of the City of Escondido jurisdictional boundary. The lot sizes proposed are consistent with the size of surrounding properties, including those within the City's jurisdiction. The project would generate 264 average daily trips. However, the project would not result in significant traffic impacts in accordance with County guidelines. Therefore, the project would retain the existing community character of the neighborhood.</p>
<p>LU-2.8 Mitigation of Development Impacts Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>The project is designed to minimize significant impacts to surrounding areas. The project is a residential subdivision and would not introduce a new use that would create excessive noise or vibrations and odor. The project's grading would be required to comply with the County's Grading Ordinance, which requires that appropriate measures be taken during site grading to minimize dust impact. The grading proposed for the site has been minimized to the extent feasible so that the project would not result in any aesthetic impairment. The project is a residential project and would not adversely affect human health.</p>
<p>LU-4.3 Relationship of Plans in Adjoining Jurisdictions Consider the plans and project of overlapping or neighboring agencies in the planning of unincorporated lands, and invite</p>	<p>Staff had requested input from the City of Escondido. The City commented on the project and stated that the site is located within the City's sphere of influence and General Plan boundaries. Escondido's General Plan designation for the site</p>

General Plan Policy	Explanation of Project Conformance
<p>comments and coordination when appropriate.</p>	<p>is Estate 2 (E2), which allows single-family residential developments with densities up to 2 units per gross acre. Therefore, the project is consistent with the City's General Plan. The City stated that it has no concerns regarding the project.</p>
<p>LU-6.5 Sustainable Stormwater Management Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>The project incorporates LID techniques, as detailed in the Stormwater Management Plan prepared for this project, including the installation of two bio-retention/detention basins.</p>
<p>LU-6.9 Development Conformance with Topography Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>The site does not contain any steep slopes per the Resource Protection Ordinance (RPO). The site slopes up to the west, and the applicant proposes 15,167 cubic yard of balanced cut and fill. The grading proposed for the site has been minimized to the extent feasible and would not result in significant alteration in the dominant physical character of the site.</p>
<p>LU-9.8 Village Connectivity and Compatibility with Adjoining Areas Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.</p>	<p>The site is located at the northwest corner of Bear Valley Parkway and San Pasqual Valley Road. The Capital Improvement Project (CIP) for Bear Valley Parkway is currently underway and the CIP project would be installing the ultimate road improvements along the project frontage. The proposed use, which is residential, and the proposed lot sizes are compatible with the surrounding area. Further, the proposed landscaping would be compatible with the surrounding area as the landscaping palette would consist of native, non-invasive, species.</p>
<p>LU-9.12 Achieving Planned Densities in Villages In Villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single family projects that are compatible with the community character.</p>	<p>The site is subject to General Plan Land Use Designation VR-4.3, which allows a maximum density of 4.3 units per gross acre. The site is approximately 12.5 acres in size, which would yield a total of 53 units. Due to the amount of space required for an on-site wastewater system, the project is able to create 22 residential lots. The</p>

General Plan Policy	Explanation of Project Conformance
	lot sizes for the project range from 13,020 square feet to 28,476 square feet, which are compatible with surrounding properties' lot sizes.
<p>LU-13.2 Commitment of Water Supply Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	The City of Escondido issued a Project Facility Availability Form for this project. A Commitment Letter from City would be required prior to approval of a Final Map.
<p>LU-14.2 Wastewater Disposal Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonable expected demands.</p>	The project wastewater disposal would be handled via individual septic systems with supplement treatment systems. The project has been conditioned to obtain approval of the design and installation of the said systems from DEH.
<p>COS-4.1 Water Conservation Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	The project would be required to comply with the San Diego County's Water Conservation in Landscaping Ordinance and the County of San Diego Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping. These policies are enforced at the building permit phase.
<p>COS-14.3 Sustainable Development</p>	The project has been designed using sustainable land development practices, including the installation of bio-retention/detention basins to treat stormwater runoff and utilization of native, drought-tolerant plants for proposed landscaping.
<p>S-3.6 Fire Protection Measures Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	The project has been reviewed and approved by the County Fire Authority and Rincon Del Diablo Municipal Water District (Escondido Fire Service Area). The project meets the County's the City's requirements with the addition of five fire hydrants, and appropriate means of ingress and egress to the site.
<p>S6.4 – Fire Protection Services for Development Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	The maximum travel time based on the Regional Category is 5 minutes. The project demonstrates a response time of 4.2 minutes based on the Fire Service Availability Form. Therefore, the project complies with the minimum travel time as set forth in the General Plan.

3. Subregional Plan Consistency

The proposed project is consistent with the following relevant North County Metro Subregional Plan goals, policies, and actions as described in Table D-2.

Table D-2: Subregional Plan Conformance

Subregional Plan Policy	Explanation of Project Conformance
<p>Goal 2: Encourage the annexation of unincorporated land within each City's adopted sphere of influence.</p>	<p>The project is located within the City of Escondido's sphere of influence; however, annexation into the City is infeasible at this time because the site is approximately 0.3 miles away from the City's jurisdictional boundary and there is a large area of County land between the site and City's boundary.</p>
<p>Policy 1: The County will cooperate in the planning and regulating of growth in the unincorporated territory within each city's sphere of influence. Future County decisions on proposed projects in the sphere areas will take each city's planning objectives into consideration.</p>	<p>The City commented on the project and stated that the site is located within the City's sphere of influence and General Plan boundaries. Escondido's General Plan designation for the site is Estate 2 (E2), which allows single family residential developments with densities up to 2 units per gross acre. Therefore, the project is consistent with the City's General Plan.</p>
<p>Policy 7: Prohibit new major and minor subdivisions within the adopted Escondido City spheres of influence if the density shown on the final subdivision or parcel map is greater than one dwelling unit per gross acre, unless: (1) consistent with the General Plan Land Use Map; or (2) the proposed project has sewers available and can obtain sewer lateral connections to an existing sewer main, in which case this policy shall not apply to the property.</p>	<p>The site is subject to the County's General Plan Land Use Designation VR-4.3, which allows a maximum density of 4.3 units per gross acre; and Estate 2 (E2) designation under the Escondido's General Plan, which allows a maximum density of 2 units per gross acre. The proposed project would yield 22 residential lots on a 12.5-acre site, which is greater than one dwelling unit per gross acre, but it is consistent with the County's General Plan Land Use Map and City of Escondido's General Plan designation.</p>
<p>Policy 13: Wherever feasible, provide sewer service inside the County Water Authority (CWA) boundary and to existing developed areas outside the CWA boundary, which high rates of septic tank failures have been experienced.</p>	<p>The site is located within the CWA boundary. Sewer service is infeasible because the nearest sewer connection is approximately one mile north of the project site, and it would be cost prohibitive and potential result in growth inducement. Alternatively, the project would utilize traditional on-site wastewater treatment with supplemental treatment systems to mitigate for the groundwater and percolation issues, which potentially would prevent future septic tank failures for the project.</p>

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the RS zone with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval ensure compatibility of the proposed project with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	RS	Yes
Animal Regulation:	Q	Yes
Density:	--	N/A
Lot Size:	10,000 sq.ft	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	--	N/A
Setback:	H	Yes
Open Space:	--	N/A
Special Area Regulations:	--	N/A

Development Standard	Proposed/Provided	Complies?
Section 2100 of the Zoning Ordinance describes the permitted uses under the Single Family (RS) Use Regulations	The proposed project is a residential subdivision for 22 single family lots. The project complies with the RS Use Regulations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4200 of the Zoning Ordinance describes the required minimum lot size.	The proposed lots would be more than 10,000 square feet. The project complies with the minimum lot size.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires a setback of 50 feet in the front yard, 10 feet in the interior side yard, 35 feet in the exterior side yard and 25 feet in the rear yard.	The proposed lots have been designed to contain building pads that are large enough for a single family dwelling to be constructed within encroaching into the required setbacks.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6708 of the Zoning Ordinance describes the allowable solid fences and walls height: maximum 42" in the front or exterior side yard setback and maximum 72" in the rear or interior side yard setback. However, additional height is permitted with an approved Administrative Permit.	The proposed noise barrier would exceed the maximum height allowed and an Administrative Permit is included with this application to allow the noise wall to exceed 42".	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. Subdivision Ordinance Consistency

The project has been reviewed for compliance with the Subdivision Ordinance. The project is consistent with the requirements for major subdivisions in terms of design (Section 81.401), dedication and access (Section 81.402), and improvements (Sections 81.403 and 81.404). The project includes requirements and conditions of approval necessary to ensure that the project is implemented in a manner consistent with the Subdivision Map Act and the Subdivision Ordinance.

6. Applicable County Regulations

Table D-4: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
<p>1 Resource Protection Ordinance</p>	<p>The project complies with the RPO. There are no RPO wetlands, RPO sensitive habitat lands or RPO steep slope lands. The property was surveyed and no historical or cultural sites were found; however, grading monitoring would be required to protect potential on-site cultural resources.</p>
<p>2 Noise Ordinance</p>	<p>The project would not generate potentially significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance. However, noise levels from future traffic traveling on Bear Valley Parkway/San Pasqual Valley Road (SR-78) were evaluated and it was determined that future traffic noise levels would be as high as 71 dBA CNEL on the ground level elevation of Lot 15. Therefore, noise walls would be required to reduce noise levels to 60 dBA CNEL and below at Lots B, 1, 2, and 9 - 15. Additionally, The entire site would be dedicated with a Noise Restriction Easement to ensure exterior and interior noise levels are in conformance to the County Noise Element.</p>
<p>3 Fire Code</p>	<p>The project site access would be provided by a private road connecting to Bear Valley Parkway, a publicly maintained road which allows egress in two directions. The distance from the furthest proposed parcel, via an internal looped private road, to Bear Valley Parkway is 800 feet, and the longest allowable dead-end road length for parcels zoned for less than one acre is 800 feet. Therefore, the project would not exceed the allowable dead end road length.</p>

7. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed for compliance with the CEQA and the project qualifies for an Exemption from Additional Environmental Review pursuant to CEQA Guidelines §15183 (Attachments D & E). CEQA Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an EIR was certified. For the proposed project, the planning level document is the General Plan Updated EIR, certified by the Board of Supervisors August 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. Attachment D includes the "Statement of Reasons for Exemption" which details the analysis of environmental effects staff determined were not discussed in the prior EIR. The project level environmental resource area analysis includes technical studies for Biological Resources, Cultural Resources, Noise, Phase I Assessment, Traffic, Stormwater and Drainage. County staff found that the project would not cause any significant effects on the environment. Details of these mitigation measures can be found in the Resolution (Attachment B).

E. COMMUNITY PLANNING GROUP

The site is located within the North County Metro Subregional Plan Area, where there is no Planning Group or Sponsor Group representing this Subregional Area.

F. PUBLIC INPUT

No comments were received as a result of the public notices sent at the time of the TM application submittal or during processing of the project.

G. RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Adopt the Environmental Findings included in Attachment E, which include a finding that the project is exempt from further environmental review pursuant to Section 15183 of the CEQA Guidelines.
2. Adopt the Resolution of Approval for TM PDS2014-TM-5593 in Attachment B, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego Regulations.
3. Grant PDS2015-AD-15-03, which includes the requirements and conditions set forth in the AD Form of Decision in Attachment C.

Report Prepared By:

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AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

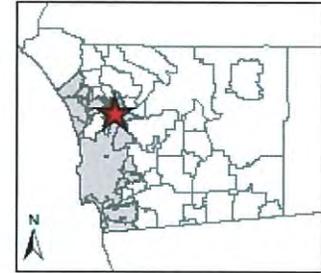
- Attachment A – Planning Documentation
- Attachment B – Resolution Approving TM5593
- Attachment C – Form of Decision Approving AD15-036
- Attachment D – Environmental Documentation
- Attachment E – Environmental Findings
- Attachment F – Ownership Disclosure

Attachment A – Planning Documentation

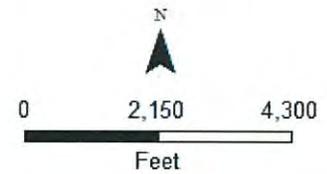
Trinity Meadows

Vicinity Map

North County Metro
Community Plan Area

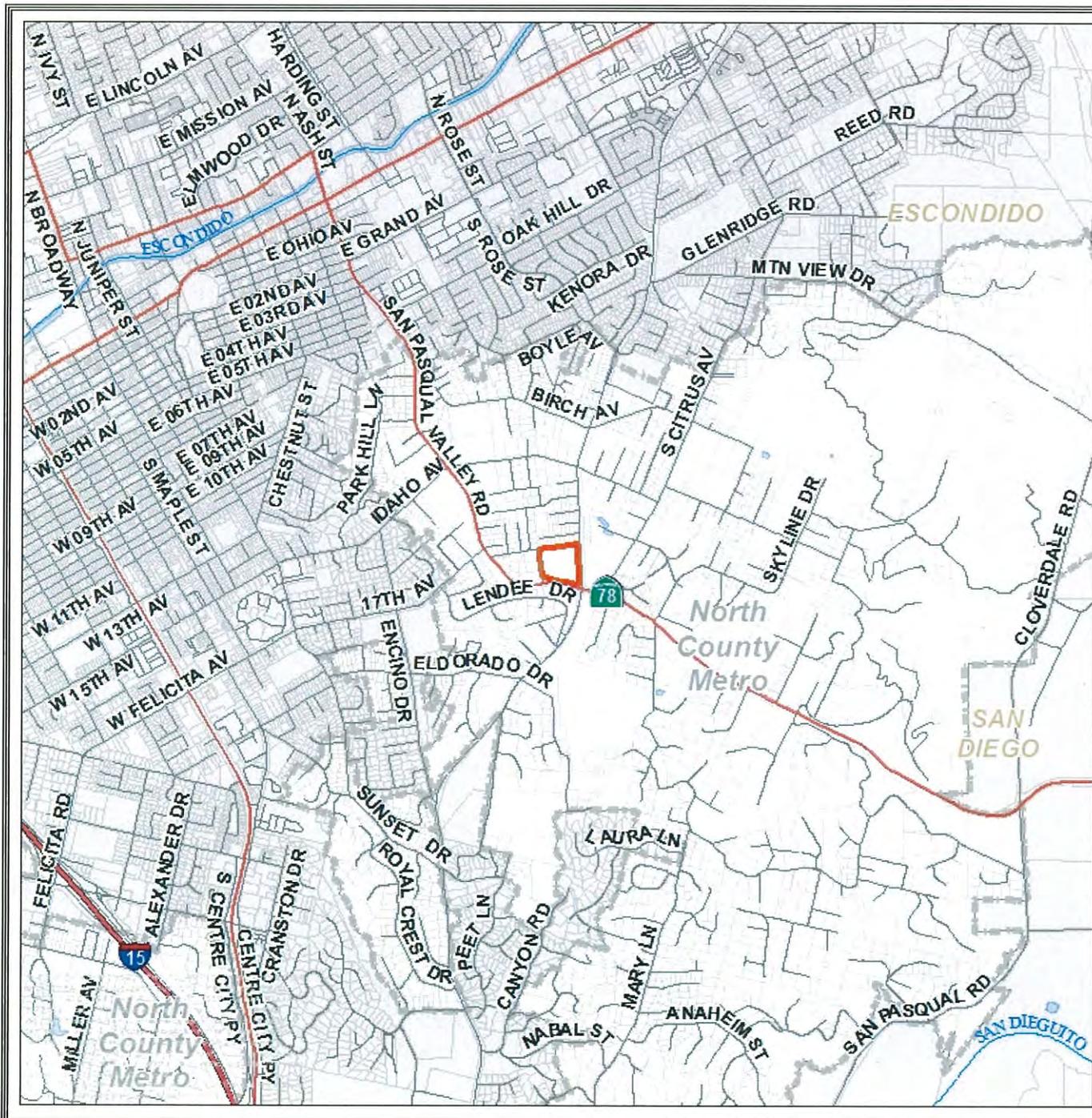


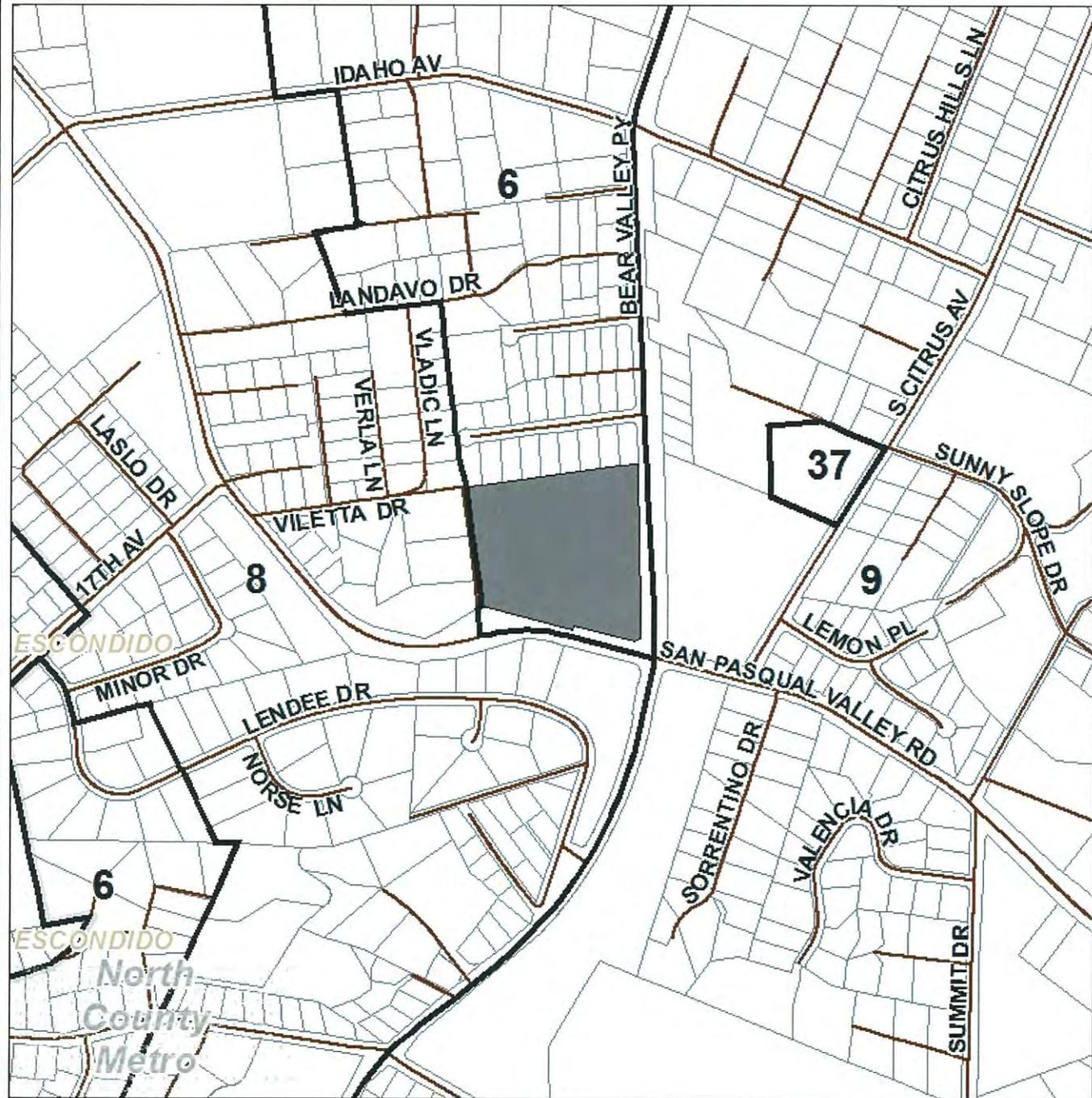
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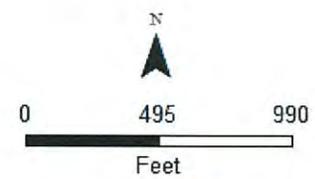
Trinity Meadows

General Plan Map

North County Metro
Community Plan Area

- (6) Village Residential (VR-4.3)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (37) Open Space (Conservation)

	Roads
	Site
	Parcels
	Planning



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North
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Metro

Trinity Meadows

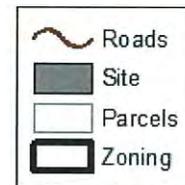
Zoning Map

North County Metro
Community Plan Area

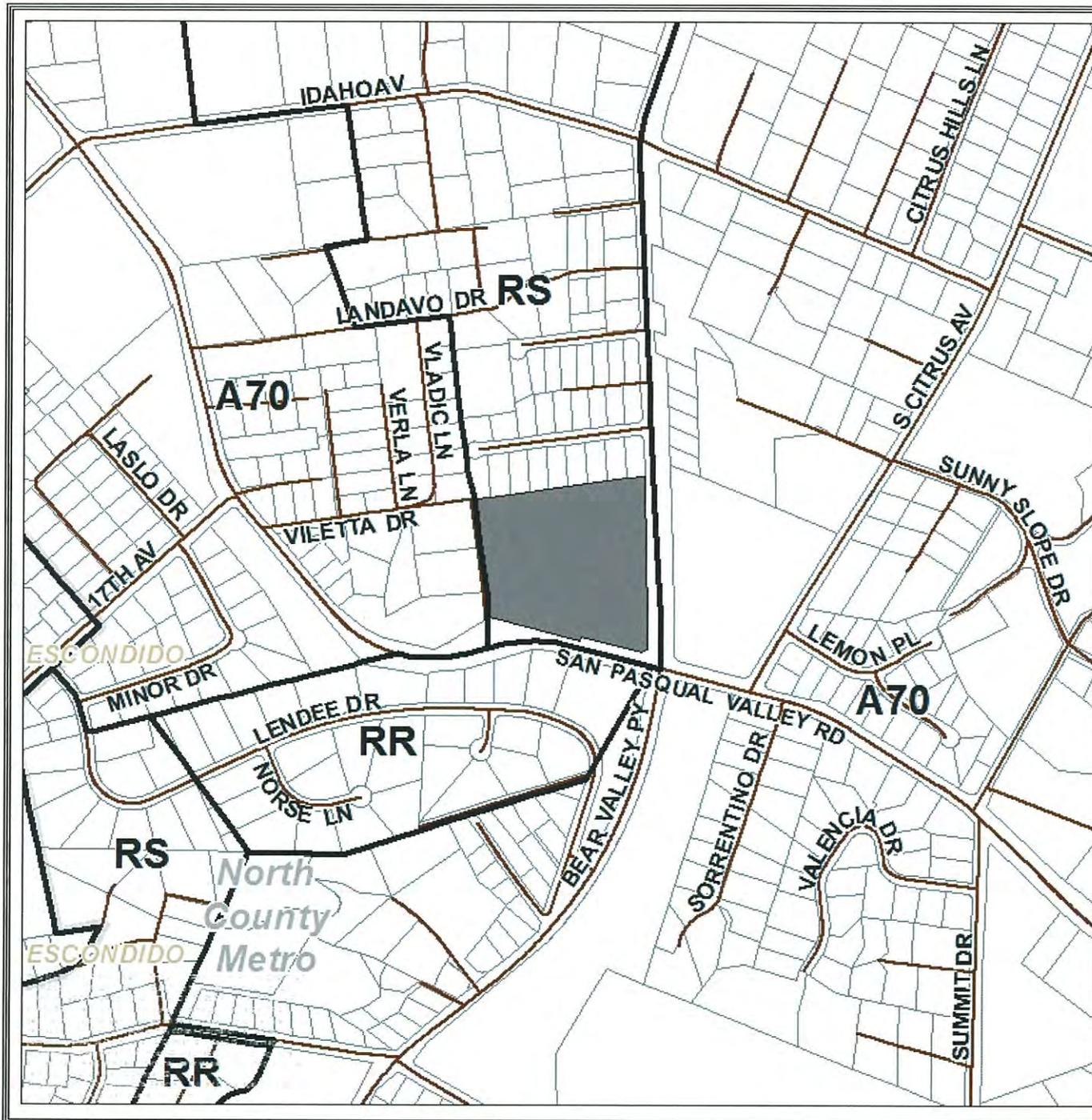
A70 - Limited Agricultural

RR - Rural Residential

RS - Single Family Residential



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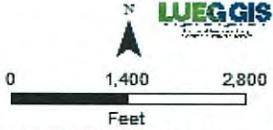


Trinity Meadows

Aerial
North County Metro Community Plan Area

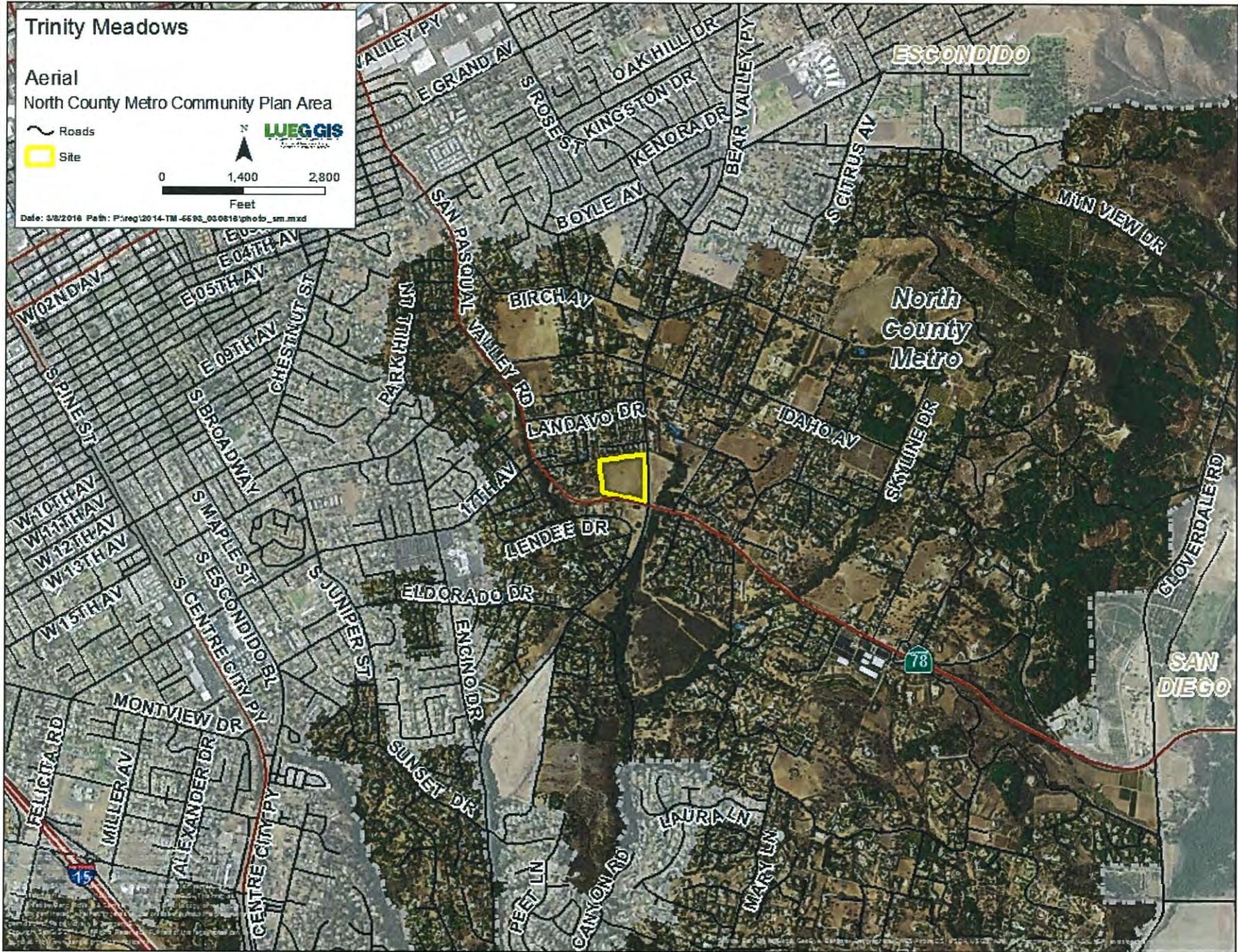
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□ Site



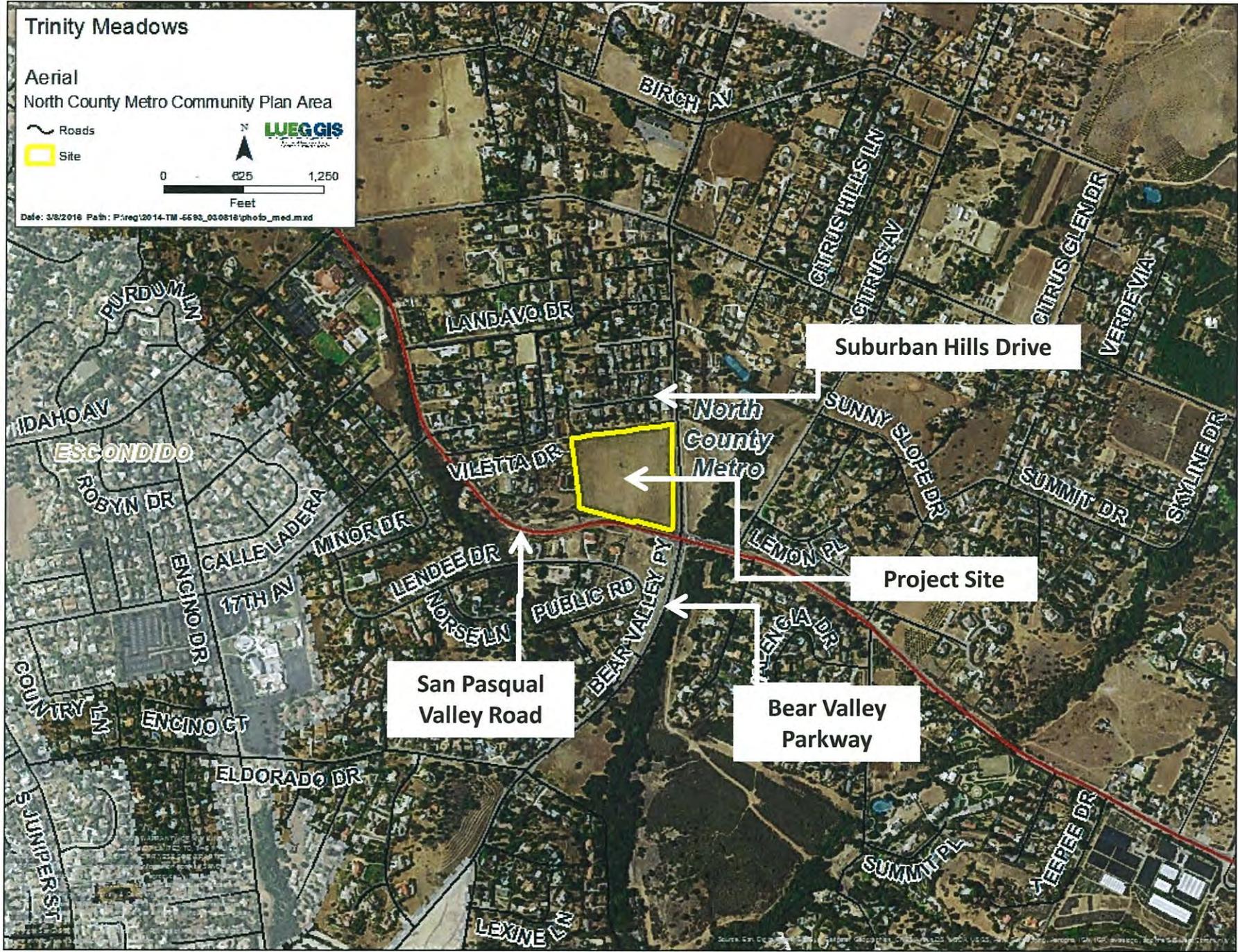
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Trinity Meadows

Aerial
North County Metro Community Plan Area



Suburban Hills Drive

North County Metro

Project Site

San Pasqual Valley Road

Bear Valley Parkway

Trinity Meadows



Existing northwest view from the intersection of San Pasqual Valley Road & Bear Valley Parkway

Trinity Meadows



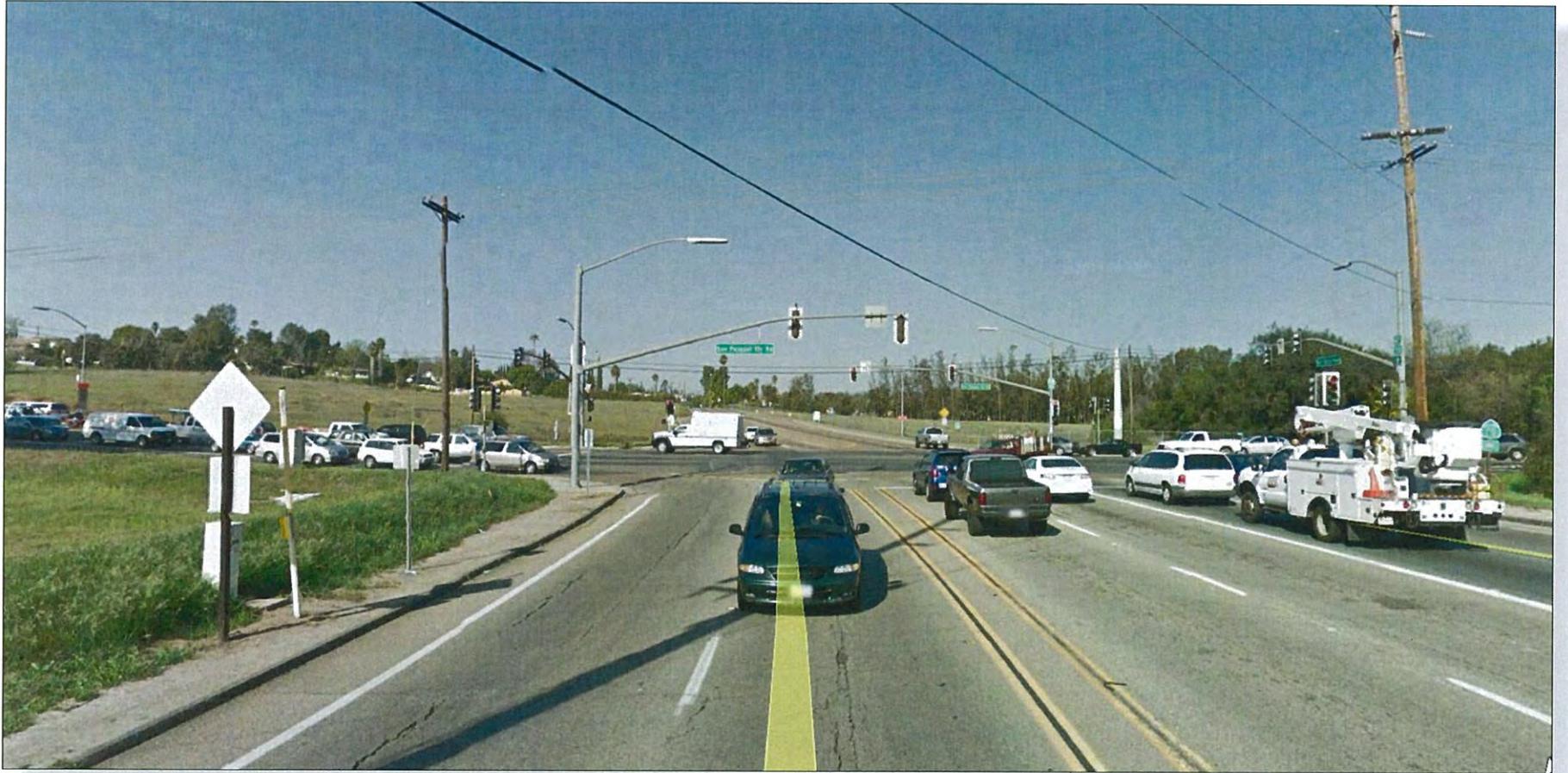
*Project northwest view from Bear Valley Parkway
north of San Pasqual Valley Road*

Trinity Meadows



Project northwest view from the intersection of San Pasqual Valley Road & Bear Valley Parkway

Trinity Meadows



*Existing northwest view from Bear Valley Parkway
south of San Pasqual Valley Road*

Trinity Meadows



*Project northwest view from Bear Valley Parkway
south of San Pasqual Valley Road*

COUNTY OF SAN DIEGO TRACT NO. 5593 RPL 1
 TRINITY MEADOWS SUBDIVISION
 22 LOT RESIDENTIAL SUBDIVISION

NO	DATE
NO 1	5-19-15
NO 2	8-15-15



OWNER CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONSCIOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONVEYED EVEN IF IT IS SEPARATED BY FENCES, STREETS, UTILITY EASEMENTS OR HIGHWAY RIGHTS OF WAY.

OWNER / DEVELOPER
 BY PARTNERS, LLC
 C/O TRINITY PACIFIC INVESTMENTS
 1565 COAST RD #40
 DEL MAR, CA 92014
 DATE: 8/12/2015
 SOLE FRANCHISE MANAGER

- GENERAL NOTES**
- GROSS AREA WITHIN SUBDIVISION BOUNDARY: 12.514 ACRES
 - NET AREA WITHIN THE SUBDIVISION BOUNDARY: 12.018 ACRES
 - PROJECT IS WITHIN THE NORTH COUNTY METRO COMMUNITY PLAN AREA.
 - GENERAL PLAN DESIGNATION: MH 4.1
 - POLICE PROTECTION PROVIDED BY THE COUNTY OF SAN DIEGO SHERIFF'S DEPARTMENT.
 - SETBACKS TO CONFORM TO ZONE REGULATIONS.
 - THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 89 (4)(a) SUBDIVISION ORDINANCE. ALL LOTS HAVE AT LEAST 100 SF OF UNOBSTRUCTED ACCESS TO SUNLIGHT ON THE BUILDABLE PORTION OF THE LOT.
 - NO SPECIAL ASSESSMENT PROCEEDINGS PROPOSED AT THIS TIME.
 - PARK IN LEVY FEES TO BE PAID.
 - THIS PROJECT SHALL COMPLY WITH THE STREET LIGHTS REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
 - PROJECT IS NOT SUBJECT TO 100-YEAR FLOODPLAINS.
 - SEE PRELIMINARY GRADING PLAN FOR THE DETAILED PROPOSED GRADING CONCEPT BY EXCEL ENGINEERING.
 - THIS PROJECT IS WITHIN TAX RATE AREA 740514.
 - LOTS B AND C ARE FOR PROPOSED BIORETENTION BASINS FOR STORMWATER TREATMENT. THEY WILL BE OWNED BY THE HOA FOR THE PROPOSED COMMUNITY. THE HOA WILL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THESE FACILITIES.
 - A HOSE RESTRICTION EASEMENT WILL BE APPLICABLE TO THE ENTIRE AREA OF LOTS 1 THROUGH 22.

- EXISTING EASEMENTS**
- AN EASEMENT TO ESCROWED IRRIGATION DISTRICT FOR ALL DITCH LINES FOR WATER RECORDED AUGUST 1, 1985 IN BOOK 336, PAGE 390 OF DEEDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DECLOSED IN THE PUBLIC RECORDS.
 - AN EASEMENT TO ESCROWED LAND AND TOWN COMPANY, A CORPORATION, FOR THE RIGHT TO LAY WATER PIPES FOR ADOPTION RECORDED AUGUST 16, 1989 IN BOOK 344, PAGE 138 OF DEEDS. THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DECLOSED IN THE PUBLIC RECORDS.
 - AN EASEMENT TO THE CITY OF ESCROWED FOR STREET, ROAD, HIGHWAY AND PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED OCTOBER 20, 1987, AS INSTRUMENT NO. 87-606790 OF O.R.
 - PUBLIC RIGHT OF WAY GRANTED TO THE COUNTY OF SAN DIEGO PER COUNTY RIGHT OF WAY MAP PWR-00371, 80761-3 AND PER DOC. NO. 2011-034593 DATED: JULY 6, 2011.
 - AN EASEMENT TO THE COUNTY OF SAN DIEGO FOR WATERLINE AND INCIDENTAL PURPOSES RECORDED JUNE 11, 2014 AS INSTRUMENT NO. 2014-024105 OF O.R.

LEGAL DESCRIPTION
 LOT 2, BLOCK 321 OF THE RANCHO PINON DEL DIABLO AS SHOWN ON MAP 725, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.
SOURCE OF TOPOGRAPHY
 AERIAL TOPOGRAPHY CONFIRMED BY FIELD SURVEY PERFORMED BY EXCEL ENGINEERING ON JUNE 14, 2011.
ASSESSOR'S PARCEL NUMBER
 234-291-11

USE REGULATIONS	MS
ANNUAL REGULATIONS	0
LENGTH	-
LOT SIZE	16,000 SF
GRADING PIPE	C
MAXIMUM FLOOR AREA	-
FLOOR AREA RA70	-
HEIGHT	-
LOT COVERAGE	-
SETBACK	10
OPEN SPACE	-
SPECIAL AREA REGULATIONS	-

LOT AREA SUMMARY

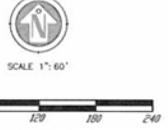
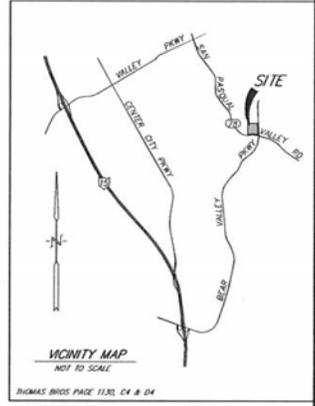
LOT NO.	GA (sq. ft.)	NA (sq. ft.)	PA (sq. ft.)
1	24,489.67	24,489.67	10,563.18
2	18,462.74	18,462.74	8,279.70
3	18,986.46	18,986.46	8,568.54
4	18,270.76	18,270.76	8,680.54
5	20,426.87	20,426.87	10,145.23
6	26,124.71	26,124.71	11,270.43
7	19,115.15	19,115.15	8,404.50
8	12,124.46	12,124.46	6,246.57
9	23,028.10	23,028.10	12,532.63
10	22,562.51	22,562.51	8,868.85
11	21,715.07	21,715.07	8,855.82
12	21,306.70	21,306.70	2,408.74
13	16,529.74	16,529.74	5,426.30
14	12,579.44	12,579.44	2,527.50
15	21,615.15	21,615.15	12,856.63
16	16,272.61	16,272.61	10,100.73
17	21,840.17	21,840.17	11,102.06
18	18,572.28	18,572.28	8,575.27
19	16,062.80	16,062.80	8,278.24
20	12,213.83	12,213.83	10,411.20
21	11,620.71	11,620.71	6,864.27
22	11,124.24	11,124.24	8,105.66
A	87,086.21	87,086.21	---
B	10,455.95	10,455.95	---
C	10,722.57	10,722.57	---

GA = GROSS AREA
 NA = NET AREA
 PA = PAD AREA

- SHEET INDEX**
 SHEET 1: THIS SHEET
 SHEETS 2 & 3: TENTATIVE MAP
- EARTHWORK QUANTITIES**
 TOTAL CUT: 15,167 CY
 TOTAL FILL: 15,167 CY
 SITE WILL BE A BALANCE WITH NO IMPORT OR EXPORT ANTICIPATED
- PUBLIC UTILITIES & DISTRICTS**
 SEWER - SERVICE SYSTEMS (COUNTY OF SAN DIEGO SDU)
 WATER - RANCHO DEL DIABLO MUNICIPAL WATER DISTRICT
 GAS & ELECTRIC - SERVED BY THE CITY OF ESCROWED
 TELEPHONE - PACIFIC BELL TELEPHONE COMPANY
 FIRE PROTECTION - RANCHO DEL DIABLO FIRE PROTECTION DISTRICT
 SERVED BY THE ESCROWED FIRE DEPARTMENT
 SCHOOLS - ESCROWED UNION SCHOOL DISTRICT, ESCROWED UNION HIGH SCHOOL DISTRICT

SURVEYOR OF WORK
 EXCEL ENGINEERING
 440 STATE PLACE
 ESCROWED, CA 92029
 PHONE (760) 745-8818
 FAX (760) 745-1000
 MICHAEL S. LEVINE, PLS 6098

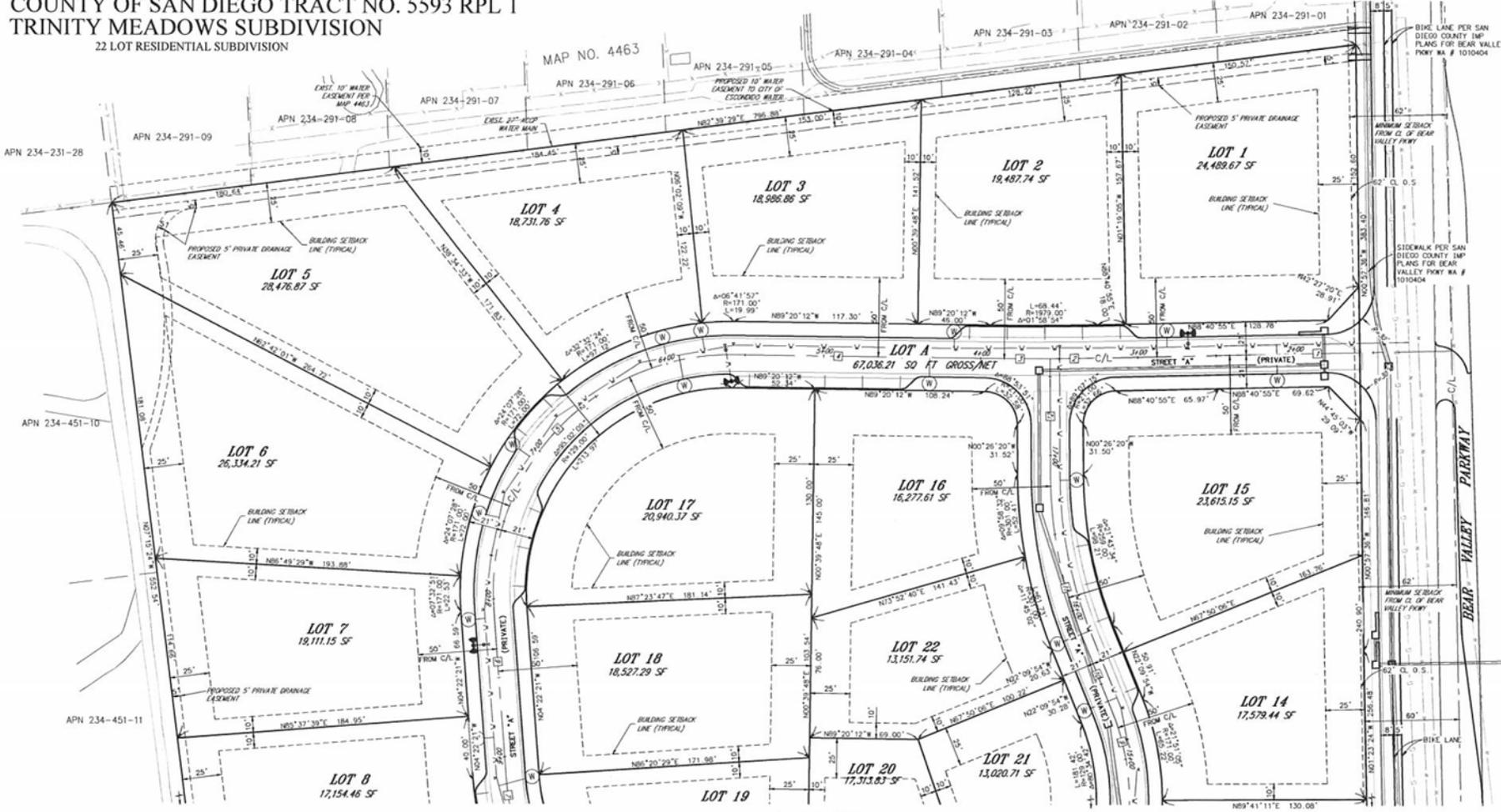
REGISTERED LAND SURVEYOR
 Michael S. Levine
 No. 6098
 STATE OF CALIFORNIA



2 - 29

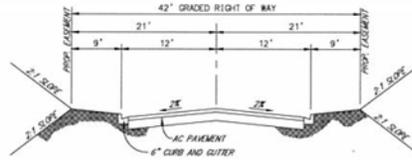
COUNTY OF SAN DIEGO TRACT NO. 5593 RPL 1
 TRINITY MEADOWS SUBDIVISION
 22 LOT RESIDENTIAL SUBDIVISION

MAP NO. 4463

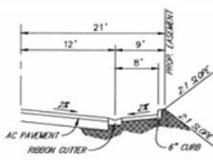


SEE SHEET 3

NO	DEL. LA./BVC	RADIUS	LENGTH	REMARK
01	M89K355 T	---	225.10'	**
02	B-0952'45"	2000.00'	30.69'	**
03	B-0910'09"	2000.00'	38.49'	**
04	M89709'2" W	---	163.20'	**
05	B-0932'08"	150.00'	248.80'	**
06	N0422'21" W	---	306.59'	**
07	B-1030'06"	150.00'	184.83'	**
08	N7458'22" W	---	100.25'	**
09	B-1271'21" W	150.00'	332.89'	**
10	N2259'34" W	---	50.91'	**
11	B-21'43.34"	280.00'	106.17'	**
12	M8929'20" W	---	73.09'	**



TYPICAL STREET "A" (PRIVATE)
 NOT TO SCALE



TYPICAL PARALLEL PARKING STALL
 NOT TO SCALE

EXCEL
 ENGINEERING



SCALE 1" = 30'

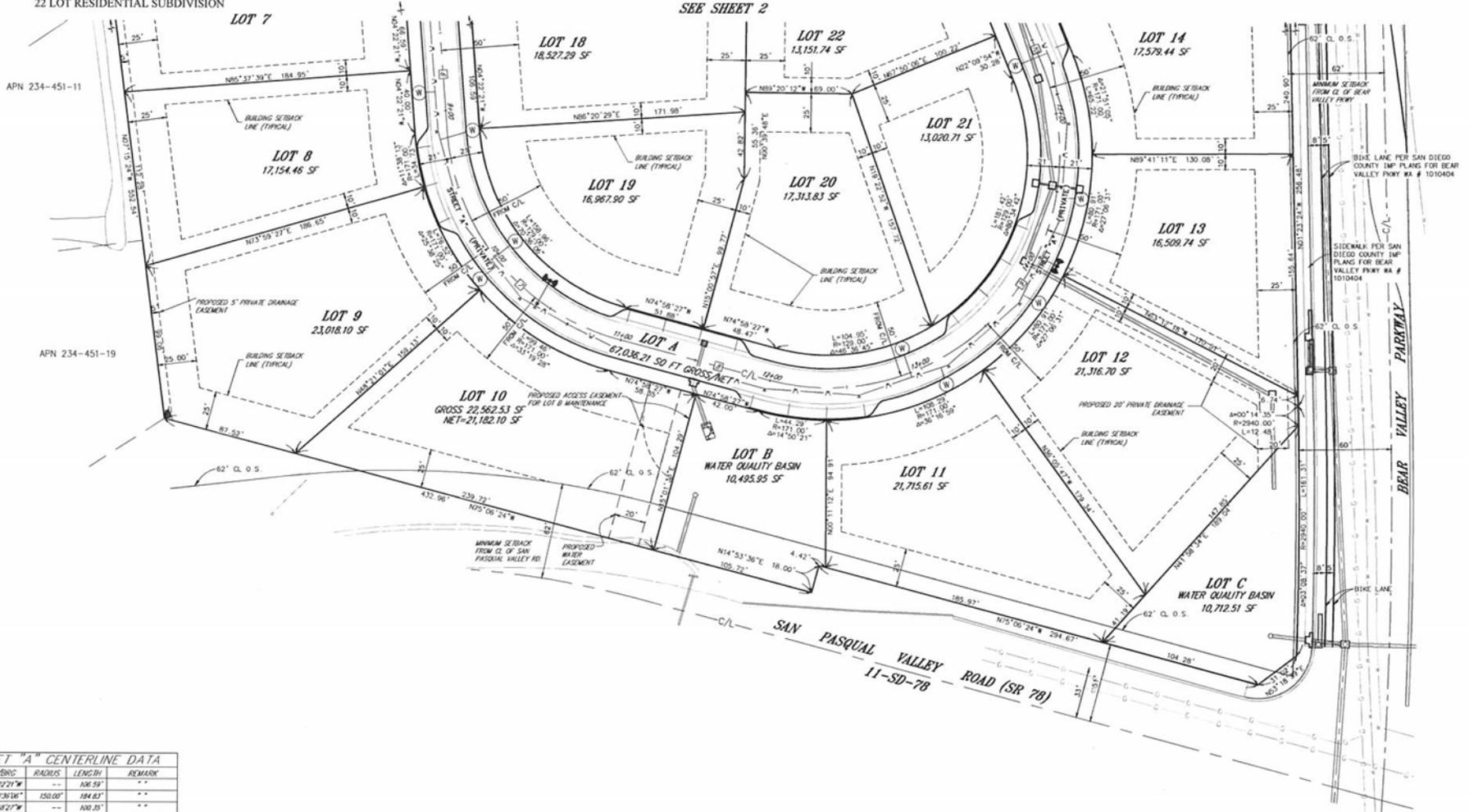


2 - 30

TENTATIVE MAP
 SHEET 2 OF 3

COUNTY OF SAN DIEGO TRACT NO. 5593 RPL 1
TRINITY MEADOWS SUBDIVISION

22 LOT RESIDENTIAL SUBDIVISION



STREET "A" CENTERLINE DATA				
NO	DELTA/BGC	RADIUS	LENG/BI	REMARK
6	N04°22'21"W	--	NR 59'	--
7	Δ=70°36'06"	150.00'	NR 63'	--
8	N74°58'27"W	--	NR 25'	--
9	Δ=12°71'21"	150.00'	NR 99'	--
10	N22°09'54"W	--	NR 91'	--

EXCEL
ENGINEERING
1400 W. VALLEY VIEW BLVD
SAN DIEGO, CA 92111
PH (619) 444-1111 FAX (619) 444-1110



SCALE: 1" = 30'



SEE SHEET 2

2 - 31

TENTATIVE MAP
SHEET 3 OF 3

PRELIMINARY GRADING PLAN FOR COUNTY OF SAN DIEGO TRACT NO. 5593 RPL 1

TRINITY MEADOWS SUBDIVISION
22 LOT RESIDENTIAL SUBDIVISION



WORK TO BE DONE

STORMDRAIN IMPROVEMENTS

- CLEAN-OUT
- 3/4" BROOKS BOX
- BROW DITCH
- HEADWALL
- RRAP
- CURB INLET
- 18" HOPE STORM DRAIN PIPE
- 24" HOPE STORM DRAIN PIPE
- 30" HOPE STORM DRAIN PIPE
- BROKEN TRENCH / DEPRESSION BASIN (LOT B & LOT C)
- 6-25 SIDEWALK UNDERDRAIN

UTILITY IMPROVEMENTS

- 8" PVC WATERLINE
- POTABLE WATER SERVICE

LEGEND

- BOUNDARY LINE
- DAUGHT LINE
- WATER LINE
- WATER LATERAL
- FIRE HYDRANT
- FILL SLOPE
- CUT SLOPE
- ALTERNATIVE SEPTIC SYSTEM
- PROPOSED SOUND WALL
- PROPOSED SOUND FENCE

LEGAL DESCRIPTION
LOT 2, BLOCK 321 OF THE RANCHO PRINCE DEL DAURO AS SHOWN ON MAP 725, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

SOURCE OF TOPOGRAPHY
AERIAL TOPOGRAPHY CONTINUED BY FIELD SURVEY PERFORMED BY CTRZ ENGINEERING ON JUNE 14, 2013.

ASSESSOR'S PARCEL NUMBER
234-281-11

ABBREVIATION

TO = TOP OF GRADE
FS = FINISH SURFACE
E = EXISTING ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
FL = FLOW LINE

PRELIMINARY GRADING 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 SHOWN HEREON AND ADDRESSES TO OBTAIN VALID GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY.

LOT AREA SUMMARY

LOT NO.	GA (SQ. FT.)	MA (SQ. FT.)	PA (SQ. FT.)
1	24,489.62	24,489.62	10,851.19
2	18,467.74	18,467.74	8,729.20
3	18,986.86	18,986.86	8,568.24
4	18,725.36	18,725.36	8,681.54
5	28,476.87	28,476.87	10,445.03
6	20,334.21	20,334.21	11,220.43
7	18,111.55	18,111.55	8,404.50
8	12,754.48	12,754.48	8,362.57
9	23,018.10	23,018.10	12,517.63
10	22,562.53	22,562.53	8,188.95
11	21,725.61	21,725.61	8,825.82
12	21,206.70	21,206.70	7,428.74
13	16,529.74	16,529.74	6,425.36
14	12,529.44	12,529.44	7,227.50
15	23,615.15	23,615.15	12,958.41
16	16,277.61	16,277.61	10,308.23
17	20,845.37	20,845.37	11,322.06
18	16,527.29	16,527.29	8,525.27
19	16,962.90	16,962.90	8,298.24
20	12,313.83	12,313.83	10,461.20
21	12,020.71	12,020.71	6,266.22
22	12,151.74	12,151.74	11,016.62
A	63,838.27	67,838.27	---
B	10,493.95	10,493.95	---
C	18,725.52	18,725.52	---

GA - GROSS AREA
MA - NET AREA
PA - PAD AREA

GENERAL TEMPORARY CONSTRUCTION NOISE: [DPW, PDC]

IN ORDER TO MINIMIZE TEMPORARY CONSTRUCTION NOISE FOR GRADING OPERATIONS ASSOCIATED WITH THESE3 DESCRIPTION OF REQUIREMENT. THE PROJECT SHALL COMPLY WITH THE FOLLOWING TEMPORARY CONSTRUCTION NOISE CONTROL MEASURES AND SHALL COMPLY WITH THE EXISTING HOURLY AVERAGE SOUND LEVEL OF 75 DBA PURSUANT TO NOISE ORDINANCE SECTION 18.401 & 38.402.

- TURN OFF EQUIPMENT WHEN NOT IN USE.
- EQUIPMENT USED IN CONSTRUCTION SHOULD BE MAINTAINED IN PROPER OPERATING CONDITION AND ALL LOADS SHOULD BE PROPERLY SECURED, TO PREVENT RATTLE AND BANGING.
- USE EQUIPMENT WITH EFFECTIVE MUFFLERS.
- MINIMIZE THE USE OF BACK UP ALARM.
- EQUIPMENT STAGING AREAS SHALL BE PLACED AT LOCATIONS AWAY FARTHEST AWAY FROM NOISE SENSITIVE RECEPTION AS DEEMED FEASIBLE.

DOCUMENTATION THE APPLICANT SHALL COMPLY WITH THE TEMPORARY CONSTRUCTION NOISE MEASURES AND THE COUNTY NOISE ORDINANCE AS DESCRIBED WITHIN THIS CONDITION. THE FOLLOWING ACTIONS SHALL OCCUR THROUGHOUT THE DURATION OF THE GRADING CONSTRUCTION AND CONSTRUCTION EQUIPMENT OPERATIONS. MONITORING THE [DPW, PDC] SHALL MAKE SURE THAT THE GRADING CONTRACTOR COMPLIES WITH THE CONSTRUCTION NOISE CONTROL MEASURES OF THIS CONDITION. THE [DPW, PDC] SHALL CONTACT THE [PDC, PDC] IF THE APPLICANT FAILS TO COMPLY WITH THIS CONDITION.

FINAL GRADING RELEASE: PRIOR TO ANY OCCUPANCY, FINAL GRADING RELEASE, OR USE OF THE PREMISES IN RELIANCE OF THIS PERMIT.

OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORDED OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE SUBDIVISION MAP AND THAT SAID MAP SHOWS MY ENTIRE CONTIGUOUS OWNERSHIP. I UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR AIRBORNE RIGHTS OF WAY.

OWNER / DEVELOPER

BY PATRICKS, LLC
C/O TRINITY PACIFIC INVESTMENTS
1055 EAST BIRD
DEE AVE, #10214
SAN DIEGO, CA 92114
DATE: 8/22/2015
DATE

SHEET INDEX

SHEET 1 TITLE SHEET
SHEETS 2 & 3 PRELIMINARY GRADING

EARTHWORK QUANTITIES

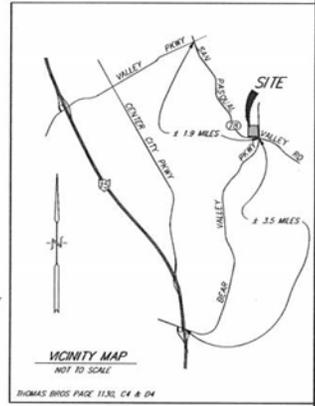
TOTAL CUT: 15,967 CY
TOTAL FILL: 13,987 CY
SITE WILL BE A BALANCE WITH NO IMPORT OR EXPORT ANTICIPATED

PUBLIC UTILITIES & DISTRICTS

- SEWER - ESCONDIDO (COUNTY OF SAN DIEGO DEPT)
- WATER - RANCHO DEL DABO MUNICIPAL WATER DISTRICT
- GAS & ELECTRIC - SAN DIEGO GAS & ELECTRIC
- TELEPHONE - PACIFIC BELL TELEPHONE COMPANY
- FIRE PROTECTION - RANCHO DEL DABO FIRE PROTECTION DISTRICT
- SCHOOLS - ESCONDIDO UNION SCHOOL DISTRICT, ESCONDIDO UNION HIGH SCHOOL DISTRICT

ENGINEER OF WORK

EXCEL ENGINEERING
440 STATE PLACE
ESCONDIDO, CA 92029
PHONE (760) 743-8118
FAX (760) 743-1890



EXCEL ENGINEERING
440 STATE PLACE, ESCONDIDO, CA 92029
PH (760) 743-8118 FAX (760) 743-1890

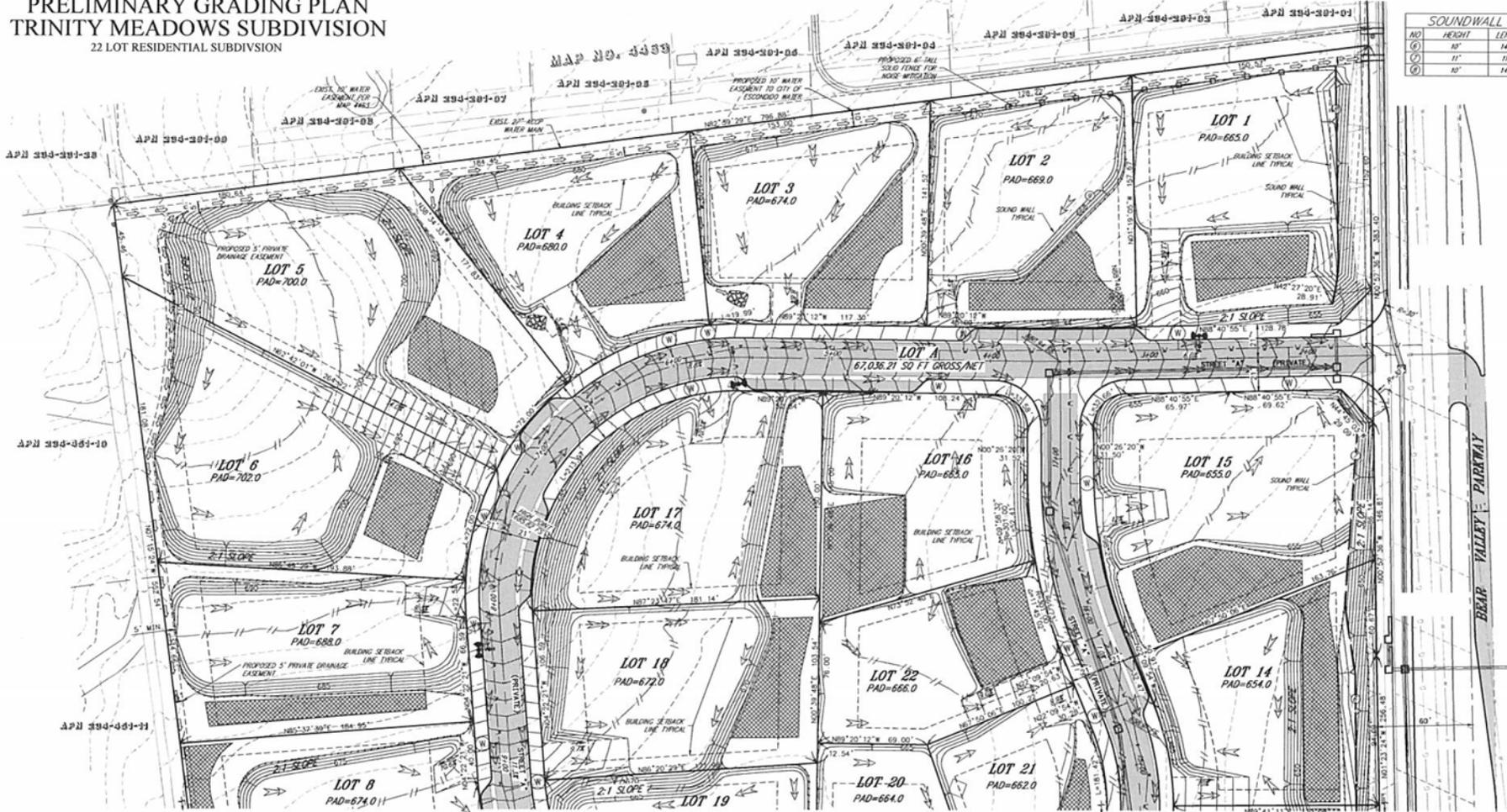
SCALE: 1" = 60'

0 60 120 180 240

2 - 32

PRELIMINARY GRADING PLAN
TRINITY MEADOWS SUBDIVISION
 22 LOT RESIDENTIAL SUBDIVISION

SOUNDWALL DATA			
NO	HEIGHT	LENGTH	LOT
1	10'	148.2'	LOT 14
2	11'	111.8'	LOT 15
3	10'	149.9'	LOT 1



2 - 33

SHEET 3



SCALE 1" = 30'

NOISE BARRIER REQUIREMENT (POD, FEE)

IN ORDER TO REDUCE THE EXPOSURE TO NOISE LEVELS IN EXCESS OF STANDARDS ESTABLISHED BY THE COUNTY OF SAN DIEGO GENERAL PLAN NOISE ELEMENT (TABLES N-1 & N-2), AS EVALUATED IN THE COUNTY OF SAN DIEGO NOISE GUIDELINES FOR DETERMINING SIGNIFICANCE, NOISE BARRIERS SHALL BE INSTALLED TO MITIGATE THE NOISE EXPOSURE OF LAND USES FOR SENSITIVE RECEPTORS BELOW LEVELS OF SIGNIFICANCE. NOISE BARRIERS SHALL BE PLACED ALONG LOTS 1, 2, AND 9 WITH ITS DESCRIPTION OF REQUIREMENT. A SIGNED STAMPED STATEMENT FROM A CALIFORNIA REGISTERED ENGINEER OR LICENSED SURVEYOR AND PHOTOGRAPHIC EVIDENCE THAT THE NOISE BARRIERS HAVE BEEN CONSTRUCTED PURSUANT TO THE APPROVED GRADING PLAN AND THE NOISE REPORT VERIFYING THE FOLLOWING:

- THE NOISE BARRIER SHALL RANGE FROM 5 TO 11-FEET IN HEIGHT. LOT 8 REQUIRES A 5-FOOT BARRIER AND LOT 10 REQUIRES AN 8-FOOT BARRIER. LOTS 11-14 AND LOT 1 REQUIRES A 10-FOOT BARRIER. LOT 2 REQUIRES A 6-FOOT BARRIER AND LOT 15 REQUIRES AN 11-FOOT BARRIER. PLEASE REFER TO FIGURE 2-C WITHIN THE NOISE REPORT. CONSTRUCTION OF THE PERMANENT NOISE BARRIER SHALL HAVE A MINIMUM SURFACE DENSITY OF 3.5 POUNDS PER SQUARE FOOT, CONSISTING OF MASONRY, WOOD, BEAM, PLASTIC, POLYGLASS, STEEL OR A COMBINATION OF THESE MATERIALS WITH NO CRACKS OR GAPS THROUGH OR BELOW THE BARRIER.
- PERMANENT NOISE WALL DETAILS AND LOCATION ARE DISCUSSED IN SECTION 2.2.C AND FIGURE 2-C.6 WITHIN THE NOISE REPORT PREPARED BY LHM CONSULTING DATED AUGUST 3, 2015. THE NOISE STUDY IS ON FILE WITH THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES AS CASE NUMBER TENTATIVE MAP 5543.
- IF NEW INFORMATION IS PROVIDED TO PROVE AND CERTIFY THAT THE NOISE BARRIERS BEING USED IS DIFFERENT THEN WHAT WAS PROPOSED IN THE NOISE REPORT, THEN A NEW NOISE ANALYSIS MAYBE REVIEWED TO THE SATISFACTION OF THE (POD, POC). THE SUPPLEMENTAL NOISE ANALYSIS SHALL BE PREPARED BY A COUNTY APPROVED NOISE CONSULTANT AND THE REPORT SHALL COMPLY WITH THE NOISE REPORT FORMAT AND CONTENT REQUIREMENTS. ANY PROPOSED ALTERNATIVE METHODS, OR THE REDUCTION OR ELIMINATION OF THE BARRIER MAYBE APPROVED IF THE PROPOSED NOISE SENSITIVE LAND USES ARE NOT EXPOSED TO 60 DBA ONE OR GREATER AS INDICATED WITHIN THE COUNTY NOISE ELEMENT TABLES N-1 AND N-2.

DOCUMENTATION: THE APPLICANT SHALL SUBMIT THE CERTIFICATION AND THE PHOTOGRAPHIC EVIDENCE TO THE (POD, POC) FOR REVIEW AND APPROVAL. TIMING: PRIOR TO THE OCCUPANCY OF ANY STRUCTURE OR USE OF THE PREMISES AND/OR PRIOR TO FINAL GRADING RELEASE (GRADING ORDINANCE SEC. 862424.1). THE CERTIFICATION MUST BE SUBMITTED WITHIN THE (POD, POC) SHALL REVIEW THE CERTIFICATION AND THE PHOTOS FOR COMPLIANCE WITH THIS CONDITION, AND SHALL INFORM (DPK, POC) THAT THE REQUIREMENT IS COMPLETED.

THE (POD, POC) SHALL REVIEW THE FINAL REPORT FOR COMPLIANCE WITH THE PROJECT MAPS, AND INFORM (DPK, POC) THAT THE REQUIREMENT IS COMPLETED.

WORK TO BE DONE

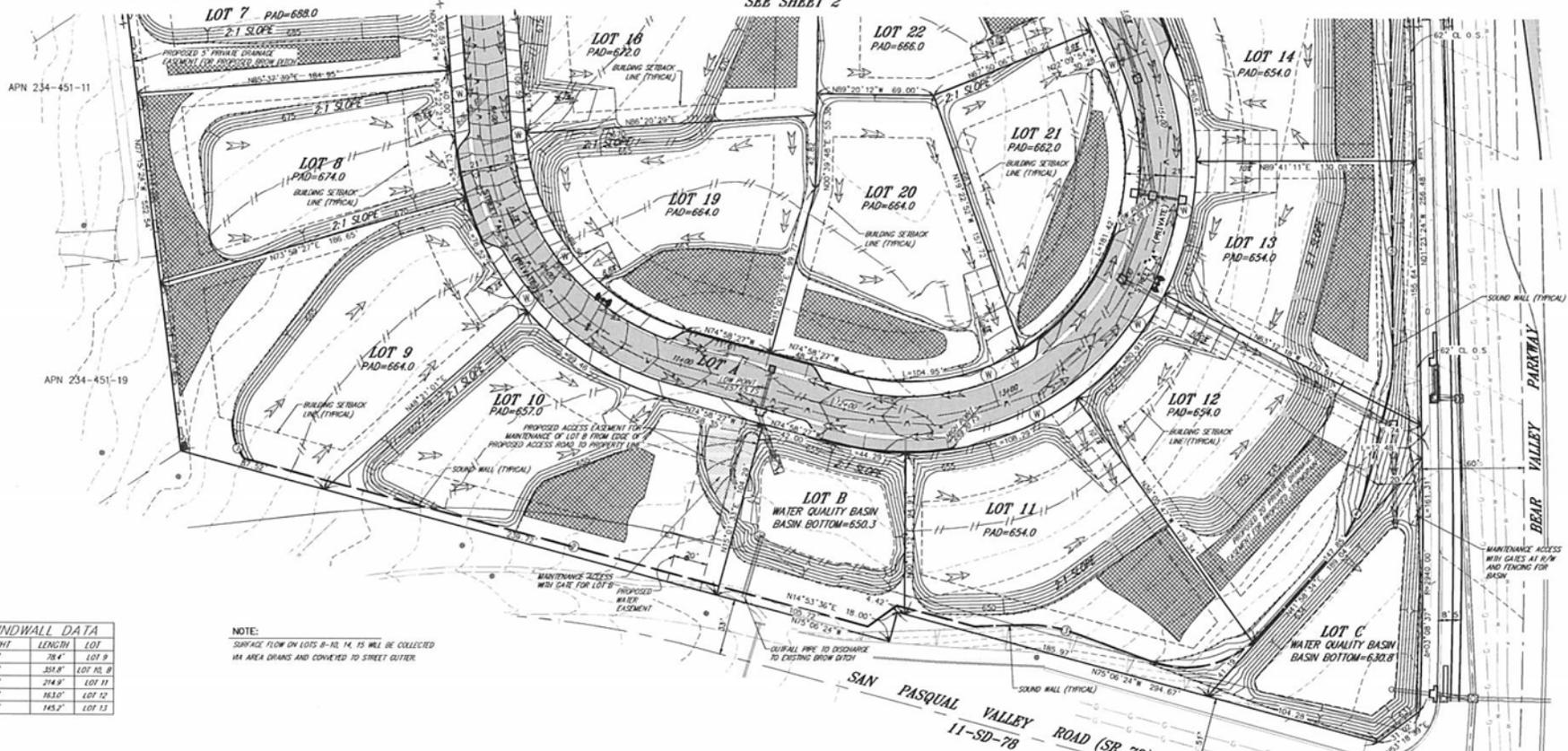
- STORMDRAIN IMPROVEMENTS
 - CLEAN-OUT
 - 24" DRAIN BOX
 - BROW DRIZZ
 - HEADWALL
 - HEADWALL
 - 18" HOPE STORM DRAIN PIPE
 - 24" HOPE STORM DRAIN PIPE
 - 30" HOPE STORM DRAIN PIPE
 - INVERT/VENT / DETENTION BASIN (LOT 8 & LOT 1)
- UTILITY IMPROVEMENTS
 - 8" PVC WATERLINE
 - POTABLE WATER SERVICE

LEGEND

- BOUNDARY LINE
- DAUGHT LINE
- WATER LINE
- WATER LATERAL
- FIRE HYDRANT
- FILL SLOPE
- CUT SLOPE
- ALTERNATIVE SEPTIC SYSTEM
- PROPOSED SOUND WALL
- PROPOSED SOUND FENCE
- FLOW DIRECTION

PRELIMINARY GRADING SHEET 2 OF 4

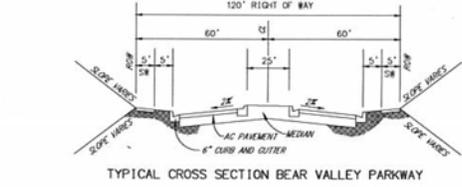
PRELIMINARY GRADING PLAN
TRINITY MEADOWS SUBDIVISION
 22 LOT RESIDENTIAL SUBDIVISION



SOUNDWALL DATA

NO	HEIGHT	LENGTH	LOT
1	5'	28.4'	LOT 9
2	8'	35.8'	LOT 10, B
3	10'	214.8'	LOT 11
4	10'	163.0'	LOT 12
5	10'	145.2'	LOT 13

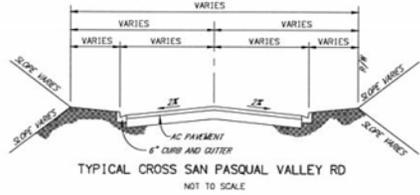
NOTE:
 SURFACE FLOW ON LOTS 9-10, 14, 15 WILL BE COLLECTED
 IN AREA DRAINS AND CONVEYED TO STREET OUTLET.



TYPICAL CROSS SECTION BEAR VALLEY PARKWAY

- WORK TO BE DONE**
- STORMWATER IMPROVEMENTS
 - CLEAN-OUT
 - 3x3' BROOKS BOX
 - BROW DITCH
 - HEADWALL
 - RIPRAP
 - CURB INLET
 - 18" HDPE STORM DRAIN PIPE
 - 24" HDPE STORM DRAIN PIPE
 - 30" HDPE STORM DRAIN PIPE
 - BORNTRENCH / DETENTION BASIN (LOT B & LOT C)
 - UTILITY IMPROVEMENTS
 - 8" PVC WATERLINE
 - POTABLE WATER SERVICE

- LEGEND**
- BOUNDARY LINE
 - DAKLEIGHT LINE
 - WATER LINE
 - WATER LATERAL
 - FIRE HYDRANT
 - FILL SLOPE
 - CUT SLOPE
 - ALTERNATIVE SEPTIC SYSTEM
 - PROPOSED SOUND WALL
 - FLOW DIRECTION
 - PROPOSED ACCESS EASEMENT



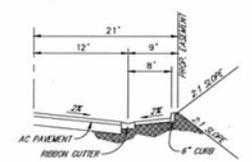
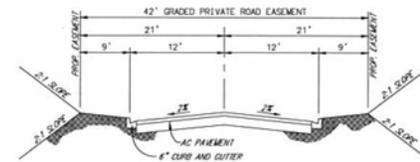
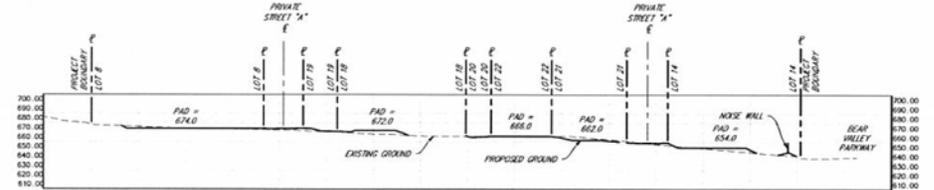
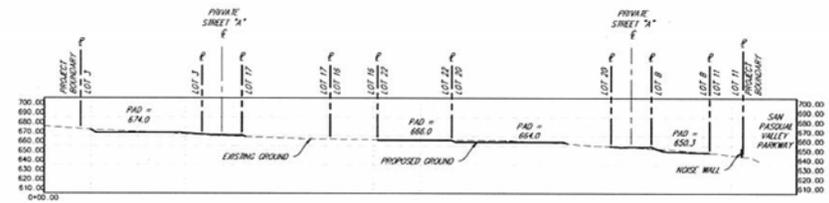
TYPICAL CROSS SAN PASQUAL VALLEY RD
 NOT TO SCALE



SCALE 1" = 30'



PRELIMINARY GRADING PLAN
TRINITY MEADOWS SUBDIVISION
 22 LOT RESIDENTIAL SUBDIVISION



SCALE 1" = 30'



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**Attachment B – Resolution
Approving TM5593**

April 22, 2016

RESOLUTION OF SAN DIEGO COUNTY)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. 5593)

WHEREAS, Tentative Map No. 5593 proposing the division of property located at northwest corner of San Pasqual Valley Road and Bear Valley Parkway and generally described as:

Lot 2, Block 321 of the Rancho Rincon Del Diablo as shown on Map 725, in the County of San Diego, State of California

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on September 23, 2014; and

WHEREAS, on April 22, 2016, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

STANDARD CONDITIONS: The "Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199, shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

- a. Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of high pressure sodium (HPS) vapor light sources at the project site if

required. HPS vapor light sources are only prohibited within a 15 mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

- b. Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading and Improvement Plan dated _____ consisting of _____ sheets (Attached Herein as Exhibit B) pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

- 1-29.** The “Standard Conditions (1-29) for Tentative Subdivision Maps” approved by the Board of Supervisors on June 16, 2000, with the exception of those “Standard Conditions” waived above.

30. GEN#1—COST RECOVERY

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

31. GEN#2—GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved

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

32. BIO#1—OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for impacts to non-native grassland, which is a sensitive biological resource pursuant to the County Resource Protection Ordinance (RPO) and California Environmental Quality Act (CEQA), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 6.01 acres of non-native grassland habitat located within a County-approved mitigation bank as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in North San Diego County, as indicated below:

1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS, PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING]. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

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

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

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

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the contract or letter of acceptance shall be provided. **MONITORING:** [PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

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

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION**

OF REQUIREMENT: A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials collected during the survey, testing, and archaeological monitoring program have been curated and/or repatriated as follows:

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

or

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

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid. Historic materials determined to be tribal cultural resources may be repatriated as described in c(1) above.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, and any culturally-affiliated tribe who requests a copy. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the contract or letter of acceptance shall be provided. **MONITORING:** The [PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PPD] shall inform [PPD] and [PPD], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

35. LNDSCP#1-LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate landscaping that provides screening and addresses community character, a landscape plan shall be prepared.

DESCRIPTION OF REQUIREMENT: The Landscape Plans shall be prepared pursuant to the State's Model Water Efficient Landscape Ordinance (MWELO) as codified at 23 California Code of Regulations sections 490 et. seq. until such time as the County enacts an updated Water Conservation in Landscaping Ordinance found to be as effective as the States MWELO. Upon the effective date of the Ordinance, the County's updated water efficient landscape requirements shall apply to all new, modified, and existing landscapes in place of the State's MWELO, the COSD Grading Ordinance. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.

- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the Off-street Parking Design Manual and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: The State's MWELO can be found at: <https://govt.westlaw.com/calregs/Browse/Home/California/CaliforniaCodeofRegulations?guid=I55B69DB0D45A11DEA95CA4428EC25FA0&originationContext=documenttoc&transitionType=Default&contextData=%28sc.Default%29>.
- j. Provide appropriate screening plant material on the north side of the 6' solid wood sound fence at Lot 1 and Lot 2 per the water district's approval / recommendations.
- k. Provide massing shrubs on the slopes along Bear Valley Parkway and San Pasqual Valley Road including Arctostaphylos 'Hr. Hurd' (Dr. Hurd Manzanita), Artemisia 'Powis Castle' (Wormwood), Baccharis Pilularis (Coyote Bush), Ceanothus Spp California Lilac), Cistus Salvifolius 'Prostrata' (Sageleaf Rockrose), Encelia Californica (Coast Sunflower), Fremontodendron 'California Glory' Flannel Bush), Heteromeles Arbutifolia (Toyon), Prunus Arbutifolia (Hollyleaf Cherry) and Rhus Ovata (Sugar Bush).

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

36. NOISE#1–NOISE RESTRICTION EASEMENT [PDS, FEE X 4]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Table N-1 & N-2), and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the entire site to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **DESCRIPTION OF REQUIREMENT:** A Noise Restriction Easement as indicated on the approved TM5593 shall be granted on the map. The said easement shall include and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed habitable use will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels for single-family developments. Exterior noise sensitive land uses are defined by the General Plan Noise Element (Table N-1 & N-2). Future traffic noise level estimates must utilize a Level of Service "C" traffic flow for Bear Valley Parkway/San Pasqual Valley Road.
- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.
- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.

DOCUMENTATION: The applicant shall show the easement on the Final map with the appropriate granting language on the title sheet concurrent with Final Map Review. **TIMING:** Prior to the recordation of the Final Map, the requirements of this condition shall be completed. **MONITORING:** The [PDS, LDR] shall verify that the easement is indicated on the map as specified and recorded.

37. ROADS#1-PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, proposed onsite private road easement shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for the onsite private road easement, to

- a. ***The proposed onsite private road easement, Lot A*** shall be graded to a width of forty-two feet (42') and improved to a width of twenty-four feet (24') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750') trips shall apply.
- b. Whenever on-street vehicle parking is required, on-street parking shall be provided by increasing the graded and improved width by a minimum six feet (6') for each side of the road in which on-street parking is to be provided pursuant to County Private Road Standards, Section 3.1.C footnote.
- c. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the County of San Diego Private Road Standards, and San Diego County Standards for Private Roads, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve the proposed onsite private road easement.
- b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408.
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

38. ROADS#2–SIGHT DISTANCE

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is _____ feet of unobstructed intersectional sight distance in both directions along **Bear Valley Parkway** from the proposed onsite private road easement in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____ as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall have a Registered Civil Engineer, or a Licensed Land Surveyor provide a signed statement as detailed above, and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the recordation of the Final Map, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

39. ROADS#3–RELINQUISH ACCESS

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan, access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto Bear Valley Parkway (SA 590) along the project frontage except for the proposed onsite private road easement opening. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the pages of the Final Map and present them for review to [PDS, LDR]. **TIMING:** Prior to the recordation of the Final Map, the

access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map.

- b. Relinquish access rights onto San Pasqual Valley Road/SR 78 along the project frontage. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. **DOCUMENTATION:** The applicant shall prepare the pages of the Final Map and present them for review to [PDS, LDR]. **TIMING:** Prior to the recordation of the Final Map, the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map.

40. ROADS#4—TRAFFIC CONTROL PLAN

INTENT: In order to mitigate below levels of significance for temporary traffic impacts, a Traffic Control Plan (TCP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have A Registered Civil Engineer or licensed Traffic Control Contractor prepare a TCP to the satisfaction of Director of DPW. **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to recordation of the Final Map, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

41. ROADS#5—HAUL ROUTE PLAN

INTENT: In order to ensure the roads are not damaged by heavy loads that loaded trucks place on the construction route (or subsequent operations- use for applicable projects), a Haul Route Plan (HRP), if applicable, shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused to the on-site and offsite County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant will repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads as identified on the haul route plan shall be returned to the existing condition or better.

- c. Prior to import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more depending on the frequency of hauling.

DOCUMENTATION: The applicant shall have the HRP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on the construction route. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to recordation of the Final Map a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

42. ROADS#6–PAVEMENT CUT POLICY

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

43. ROADS#7–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement shall be provided. **DESCRIPTION OF REQUIREMENT:** The Final Map shall show a minimum forty-foot (40') wide for a proposed onsite private road easement, Lot A. **DOCUMENTATION:** The applicant shall show the easements on the Final Map. **TIMING:** Prior to recordation of the Final Map, the easements shall be shown. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the fire turnout easement is indicated pursuant to this condition.

44. ROADS#8—ONE FOOT ACCESS DEDICATION

INTENT: In order to ensure that the subdivision's accesses comply with the County Subdivision Ordinance Section 81.401 (g), all the through lots shall relinquish access rights to private roads. **DESCRIPTION OF REQUIREMENT:**

- a. Lot 15: Show one foot access restriction easement along the northerly project boundary fronting the unnamed private road easement.
- b. Lot 16: Show one foot access restriction easement along the easterly project boundary fronting the unnamed private road easement.

DOCUMENTATION: The applicant shall show the easements on the Final Map
TIMING: Prior to recordation of the Final Map, the easements shall be indicated on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that one foot access restriction easements are indicated pursuant to this condition.

45. ROADS#9—PRIVATE ROAD MAINTENANCE AGREEMENT

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

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. The Director of PDS shall be notified as to the final disposition of title (ownership) to Lot A – unnamed private road easement, and place a note on the Final Map as to the final title status of said road.
- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

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

46. DRNG#1—ONSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage

improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for onsite bioretention. All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, Community Trails Master Plan and Parkland Dedication Ordinance and County Flood Damage Protection Ordinance (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. **DOCUMENTATION:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve onsite bioretentions.
- b. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.404 (a)(2).
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

47. STRMWTR#1—STORMWATER FACILITIES MAINTENANCE AGREEMENT

INTENT: In order to promote orderly development and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:** To the satisfaction of the Director of PDS, complete the following:

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity.

- b. Establish a maintenance agreement/mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines.

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

48. STRMWTR#2-EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF REQUIREMENT:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP) including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

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

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

stormwater and erosion control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

49. DEH#1–SEPTIC REVIEW

INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the County Regulatory Code Section 68.311, the Final Map shall be reviewed by the Department of Environmental Health (DEH) to ensure the lot design, location, lot numbers, grading are consistent as shown on the approved Tentative Map and Preliminary Grading Plan. **DESCRIPTION OF REQUIREMENT:** The Final Map shall be reviewed by the Department of Environmental Health for consistency in regards to the individual [DEH, LWQ]. **DOCUMENTATION:** The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to the recordation of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

50. DEH#2–ONSITE WASTEWATER TREATMENT SYSTEM

INTENT: In order to ensure that the on-site Supplemental Treatment System (STS) is adequate and complies with the County Regulatory Code Section 68.311, the following conditions must be enforced. **DESCRIPTION OF REQUIREMENT:**

- a. Each dwelling constructed within this subdivision shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.
- b. All home owners will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the home. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- c. All home owners will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the homeowner or their service provider.

DOCUMENTATION: The applicant shall provide PDS a letter from DEH stating that the Maps/Plans have been reviewed for septic purposes, and have received approval. **TIMING:** Prior to the recordation of the Final Map, and prior to the approval of any plan, issuance of any permit, the applicant shall have the septic system reviewed. **MONITORING:** The [PDS, PCC] shall review the documents provided for the satisfaction of this condition.

51. DEH#3– WELL DESTRUCTION

INTENT: In order to ensure that the water well located on the property is removed, and to comply with the County Regulatory Code Section 67.431, the well shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** The water well on-site shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained from the [DEH, LWQ] and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. **TIMING:** Prior to final grading release and prior to occupancy or use of the premises in reliance of this permit, the applicant shall destroy the well. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed. The destruction logs shall be stamped and returned to the applicant.

The following Grading and or Improvement Plan Notes shall be placed on the Preliminary Grading Plan and made conditions of the issuance of said permits. An email or disc will be provided with an electronic copy of the grading plan note language.

Biological Resources**1. BIO#1–RESOURCE AVOIDANCE AREA FOR NESTING BIRDS AND RAPTORS [PDS, FEE X2]**

INTENT: In order to avoid impacts to nesting birds and raptors, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act, a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed during the breeding season of nesting migratory birds. The breeding season is defined as occurring between January 1 and August 31. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no nesting migratory birds 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, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

Cultural Resources

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

2. CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and both the Kumeyaay and Luiseno Native American monitors shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist shall communicate the status of the project to the San Luis Rey Band of Mission Indians prior to the start of earth disturbing activities. The Project Archaeologist and Kumeyaay and Luiseno Native American monitors shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay and Luiseno Native American monitors shall also evaluate fill soils to determine that they are clean of cultural resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Kumeyaay and Luiseno Native Americans attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW. PDCI] shall confirm the attendance of the approved Project Archaeologist.

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

3. CULT#GR-2 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and both Kumeyaay and Luiseno Native American monitors shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Kumeyaay and Luiseno Native American monitors shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the

presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay and Luiseno Native American monitors. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay and Luiseno Native American monitors.

- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Kumeyaay or Luiseno Native American monitors shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay and Luiseno Native American monitors shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay or Luiseno Native American monitors may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Kumeyaay and Luiseno Native American monitors. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their

recommendations as required by Public Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. The Project Archaeologist and Kumeyaay and Luiseno Native American monitors shall evaluate fill soils to determine that they are clean of cultural resources.
- e. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

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

4. CULT#GR-3 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. The Project Archaeologist shall communicate the status of the project to the San Luis Rey Band of Mission Indians.
- b. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Kumeyaay or Luiseno Native American Monitor must be included in the Negative Monitoring Report.

- c. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

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

5. CULT#GR-4 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS, FEE]

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79. The collections and associated records, including title, shall be transferred to the San Diego curation

facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

- (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid. Any historic materials determined to be tribal cultural resources may be repatriated as described in c(1) above.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.
- e. The Project Archaeologist shall communicate the status of the project to the San Luis Rey Band of Mission Indians.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to [PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

Noise

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

6. NOISE# GR1 GENERAL TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with TM5593. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers
- d. Minimize the use of back up alarm.
- e. Equipment staging areas shall be placed at locations away farthest away from noise sensitive receivers as deemed feasible.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures and the County Noise Ordinance as described within this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction and construction equipment operations. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

7. NOISE# GR2 NOISE BARRIER REQUIREMENT [PDS, FEE]

INTENT: In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element (Tables N-1 & N-2), as evaluated in the County of San Diego Noise Guidelines for Determining Significance, noise barriers shall be installed to mitigate the noise exposure of land uses for sensitive receptors below levels of significance. Noise barriers shall be placed along Lots 1, 2, and 9 thru 15. **DESCRIPTION OF REQUIREMENT:** A signed, stamped statement from a California Registered Engineer or licensed surveyor, and photographic evidence that the noise barriers

have been constructed pursuant to the approved grading plan and the noise report verifying the following:

- a. The noise barrier shall range from 5 to 11-feet in height. Lot 9 requires a 5-foot barrier and Lot 10 requires an 8-foot barrier. Lots 11-14 and Lot 1 require a 10-foot barrier. Lot 2 requires a 6-foot barrier and Lot 15 requires an 11-foot barrier. Please refer to Figure 2-C within the Noise Report. Construction of the permanent noise barrier shall have a minimum surface density of 3.5 pounds per square foot, consisting of masonry, wood, berm, plastic, fiberglass, steel or a combination of these materials with no cracks or gaps through or below the barrier.
- b. Permanent noise wall details and location are discussed in Section 2.2.c and Figure 2-C 6 within the noise report prepared by LDN Consulting dated August 3, 2015. The Noise Study is on file with the Department of Planning and Development Services as Case Number Tentative Map 5593.
- c. If new information is provided to prove and certify that the noise barriers being used is different than what was proposed in the noise report, then a new noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction or elimination of the barrier may be approved if the proposed noise sensitive land uses are not exposed to 60 dBA CNEL or greater as indicated within the County Noise Element Tables N-1 and N-2).

DOCUMENTATION: The applicant shall submit the certification and the photographic evidence to the [PDS, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises and/or prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), the certification must be submitted. **MONITORING:** The [PDS, PCC] shall review the certification and the photos for compliance with this condition, and shall inform [DPW, PDCI] that the requirement is completed.

The [PDS, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential VR-4.3 Land Use Designation of

- the North County Subregional Plan because it proposes a residential use type at a density of 4.3 units per acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net lot size of 10,000 square feet in the Single Family (RR) Use Regulation;
 3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the North County Metro Subregional Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
 4. The site is physically suitable for the residential type of development because slope is moderate and minimal grading is required to create appropriately sized lots without a setback variance or impacts to sensitive resources ;
 5. The site is physically suitable for the proposed density of development because the site is located along a public road, in close proximity to State Route 78 and a fire station, with existing water lines located in the roadways ;
 6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
 7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of CEQA Section 15183;
 8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;

9. The discharge of sewage waste from the subdivision into the individual private subsurface sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;

10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

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

Section 21081.6(a)(1) states, in part:

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

Section 21081(b) further states:

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

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

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

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

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

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

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

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

32, 33, 34, 36

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

- The Final map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.
- Prior to the approval of the Final Map by the Department of Public Works, the subdivider shall provide the Department of Public Works with a copy of the deed by which the subject property was acquired and a Final Map report from a qualified title insurance company.
- The following notes shall appear on the Final Map:
 - All parcels within this subdivision have a minimum of 100 square feet of solar access for each future dwelling unit allowed by this subdivision as required by Section 81.401(m) of the Subdivision Ordinance.
 - At the time of recordation of the Final Map, the name of the person authorizing the map and whose name appears on the SURVEYOR'S CERTIFICATE as the person who requested the map, shall be the name of the owner of the subject property.
 - The public and private easement roads serving this project shall be named. The responsible party shall contact the Street Address Section of Planning & Development Services (858-694-3797) to discuss the road naming requirements for the development. Naming of the roads is necessary for the health and safety of present and future residents.
 - Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Final Map.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to

enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On February 26, 2016, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

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

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

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

STORMWATER COMPLIANCE NOTICE: Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to periodic adjustment as changes are made to the National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements imposed by the San Diego Regional Water Quality Control Board (Regional Board) on discharges from municipal separate storm sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. The County has begun the process of amending ordinances and taking other action to implement the new MS4 Permit. Additional studies and other action may be needed to comply with the new and future MS4 Permits.

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

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

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

NOTICE: THE ISSUANCE OF THIS PERMIT BY THE COUNTY OF SAN DIEGO DOES NOT AUTHORIZE THE APPLICANT FOR SAID PERMIT TO VIOLATE ANY FEDERAL, STATE, OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT AND ANY AMENDMENTS THERETO.

NOTICE: - The project was found to be “Exempt” from the California Environmental Quality Act (CEQA), therefore no fee is required

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

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
Planning & Development Services (PDS)			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA

Zoning Counter	ZO		
Department of Public Works (DPW)			
Private Development Construction Inspection	PDCI	Environmental Services Unit	ESU
Department of Environmental Health (DEH)			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
Department of Parks and Recreation (DPR)			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		
Department of General Service (DGS)			
Real Property Division	RP		

APPEAL PROCEDURE: Within ten days after adoption of this Resolution, these findings and conditions may be appealed in accordance with Section 81.310 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the appellant body and/or the Board of Supervisors within TEN CALENDAR DAYS of the date of this Resolution AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. No Final Map shall be approved, no grading permit issues, and no building permits for model homes or other temporary uses as permitted by Section 6116 of the Zoning Ordinance shall be issued pursuant to said Tentative Map until after the expiration of the 10th day following adoption of this Resolution, or if an appeal is taken, until the appeal board has sustained the determination of this advisory body. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of adoption of this Resolution.

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 11th day of April 2016, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

DPLWP 001-TM (06/29/09)

cc: BV Partners, LLC, 1565 Coast Blvd., Del Mar, CA 92014
Excel Engineering, 440 State Place, Escondido, CA 92029

email cc:

Ken Brazell, Team Leader, Planning & Development Services
Michelle Chan, Project Manager, Planning & Development Services

**Attachment C – Form of Decision
Approving AD15-036**



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

April 22, 2016

PERMITEE: BV PARTNERS, LLC
ADMINISTRATIVE PERMIT: PDS2015-AD-15-036
E.R. NUMBER: PDS2014-ER-14-08-014
PROPERTY: NORTHWEST CORNER OF BEAR VALLEY PARKWAY AND SAN PASQUAL VALLEY ROAD
APN: 234-291-11

DECISION OF THE PLANNING COMMISSION

This Administrative Permit for a noise barrier height exception, in relation to TM 5593. This permit authorizes an increase in height of a noise barrier on Lot 1, 9-15, and "B" from required 42" up to 11' within the exterior side yard setback pursuant to Section 6708(h) and 6708(i) of the Zoning Ordinance.

Approval of this permit also approves the Preliminary Grading and Improvement Plan dated March 16, 2016, consisting of 4 sheets. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

AD PERMIT EXPIRATION: This Administrative Permit shall expire on April 22, 2019, at 4:00 p.m. (or such longer period as may be approved pursuant to Section 7070 and 7062 of The Zoning Ordinance of the County of San Diego prior to said expiration date) unless construction or use in reliance on this Administrative Permit has commenced prior to said expiration date.

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

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

1. GEN#2 COST RECOVERY

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

2. GEN#3 RECORDATION OF DECISION

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

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

3. PLN#1 PLAN CONFORMANCE

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

shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

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

4. PLN#2 SITE CONFORMANCE

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

.....

ADMINISTRATIVE PERMIT FINDINGS:

The following findings and standards are made in support of the granting of this Administrative Permit:

- 1. Solid fences or walls exceeding the height otherwise allowed by The Zoning Ordinance Section 6708(b), may be permitted an exception in accordance with The Zoning Ordinance Section 6708(h)(1).

The Administrative Permit is request, pursuant to Section 6708(h) of the Zoning Ordinance, to allow for a noise barrier to exceed 42" for Lots 2, 9-15 and "B" within the front yard or exterior side yard setback area.

- 2. Notice of the application is required to be distributed to property owners within a radius of 300 feet of the applicant's property.

The required notice was issued to all property owners within 300 feet of the project site.

- 3. The structure will be compatible with the community character and will not be detrimental to the health, safety or general welfare of the surrounding properties or the neighborhood.

The surrounding neighborhood mainly consist of single-family residences with detached accessory structures and fences. Various types and height of fences and walls can be found within the neighborhood. Therefore, the proposed over height noise barrier would not detract from the community character.

4. The structure will not interfere with traffic circulation, nor create a safety hazard or obstruct future road widening.

The proposed noise barrier would be setback approximately 15 feet from the edge of the pavement and would not impede the current road improvement project on Bear Valley Parkway or future improvement on San Pasqual Valley Road. Due to the adequate setback of the noise barrier from the edge of the pavement and the opening of the proposed private road, sight distance is unlikely to be a concern. However, the applicant is required to provide sight distance certification prior to the recordation of Final Map. Therefore, the proposed noise barrier would not interfere with traffic circulation, nor create a safety hazard or obstruct future road widening.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10385 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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

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

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

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

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

APPEAL PROCEDURE: Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Board of Supervisors in accordance with Section 7166 of the County Zoning Ordinance. An appeal shall be filed with the Secretary of the Board of Supervisors within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

COUNTY OF SAN DIEGO PLANNING COMMISSION
MARK WARDLAW, SECRETARY

BY:

Cara Lacey, Chief
Project Planning Division
Planning & Development Services

cc: BV Partners, LLC, 1565 Coast Blvd., Del Mar, CA 92014
Excel Engineering, 440 State Place, Escondido, CA 92029

email cc:

Ken Brazell, Team Leader, Planning & Development Services
Michelle Chan, Project Manager, Planning & Development Services

Attachment D – 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: April 22, 2016
Project Title: Trinity Meadows Tentative Map
Record ID: PDS2014-TM-5593; PDS2015-AD-15-036, LOG NO. PDS2014-ER-14-08-014
Plan Area: North County Metro Subregional Plan Area
GP Designation: Village Residential (VR 4.3)
Density: 4.3 units per gross acre
Zoning: Single Family Residence (RS)
Min. Lot Size: 10,000 square feet
Special Area Reg.: N/A
Lot Size: 12.5 acres
Applicant: BV Partners, LLC (858)299-7799
Staff Contact: Michelle Chan - (858) 495-5428
 Michelle.Chan@sdcounty.ca.gov

Project Description

The project is a major subdivision to divide a 12.5-acre property into 22 residential lots. The project site is located at the northwest corner of Bear Valley Parkway and San Pasqual Valley Road in the North County Metro Subregional Plan Area. Access to the site would be provided by a private road connecting to Bear Valley Parkway. Potable water would be provided by City of Escondido, and the on-site wastewater systems are proposed. Earthwork will consist of 15,167 cubic yards of cut and fill.

The project site is subject to the Village General Plan Regional Category, Village Residential VR 4.3 Land Use Designation, and Single Family Residence (RS) Zoning Regulations. 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 existing zoning, 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 Trinity Meadows Tentative Map is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and 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.

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 would subdivide a 12.5-acre property into 22 residential lots, which is consistent with the VR4.3 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.

In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GPU EIR. The project could result in potentially significant impacts to biological resources, noise, 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 below, 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 below, 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.

	April 22, 2016
Signature	Date
Michelle Chan	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 project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista.
- 1(b) The property is not within the viewshed of a County or state scenic highway. The project site also 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 is located the North Count Metro, in an area characterized by residential and agricultural uses. The addition of 22 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 above, 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"/>

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- c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?
- 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?
- 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?

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 or agriculturally zoned land.
- 2(c) There are no timberland production zones on or near the property.
- 2(d) The project site is not located near any forest lands.
- 2(e) The project site is not located near any important farmlands or active agricultural production areas.

Conclusion

As discussed above, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors to substantial pollutant concentrations?

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

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 264 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 above, 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
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4. Biological Resources – Would the Project:

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?

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?

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?

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?

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

Discussion

4(a) Biological resources on the project site were evaluated in a Biological Resources Letter Report prepared by Everett and Associates dated November 2, 2015. The project site supports approximately 12.02 acres of non-native grassland and 0.49 acre of disturbed habitat associated with the maintenance and construction of Bear Valley Parkway and San Pasqual Valley Road. Non-native grassland is considered a sensitive biological resource in San Diego County, as defined by the County’s Guidelines for Determining Significance for Biological Resources. Urban/developed habitat is not considered a sensitive resource. No special status or sensitive plant species were observed onsite during field survey. One locally-common sensitive animal was detected onsite, turkey vulture (*Cathartes aura*). This species is not included in the U.S. Fish and Wildlife Service’s list of Birds of Conservation Concern for the Southern California Bird Conservation Region (USFWS 2002), but is a County Group 1 species. Removal of existing non-native grassland and development of the proposed project could result in direct impacts to foraging habitat for turkey vulture and other sensitive bird species with the potential to occur onsite.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of project-specific mitigation measures. The GPU EIR identified these mitigation measures as Bio-1.6 and Bio-1.7. Project impacts to sensitive habitat and species would be mitigated through ordinance compliance, in addition to conservation of 6.01 acres of non-native grassland within a County-approved mitigation bank. The proposed purchase of credits

for non-native grassland mitigation that are currently available at the Daley Ranch Mitigation Bank in Escondido would be acceptable to mitigate for project impacts. No specific mitigation for impacts to sensitive plant or animal species is required, since the potential loss of sensitive species would presumably be compensated for by the conservation of offsite habitat lands. To reduce potential impacts to nesting birds, the project will be conditioned to avoid clearing and grading activities during the bird breeding season (January 1 through August 31), pursuant to the Migratory Bird Treaty Act; Sections 3503, 3503.5, and 3513 of the California Fish and Game code; and the Endangered Species Act. A qualified biologist would be retained to survey the site prior to construction to determine if nests are located within 300 feet (for passerine birds) or 500 feet (for raptors) of construction activities; if no nesting is identified, such activities may proceed. Therefore, impacts to sensitive habitat and/or species would be mitigated to less than significant.

- 4(b) According to the Biological Letter Resources Report prepared by Everett and Associates dated November 2, 2015, the project site does not support a predominance of hydrophytic vegetation, hydric soils, or suitable hydrology characteristic of wetlands or jurisdictional waters, or have areas exhibiting an ordinary high water mark or a bed and bank. Non-native grassland is the only sensitive habitat identified on the site. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of offsite habitat purchases. Therefore, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community.
- 4(c) The project site does not contain wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. The Biological Resources Letter Report prepared by Everett and Associates dated November 2, 2015 assessed the project site for the presence of state and federal jurisdictional wetlands. It was determined that the project site does not contain features meeting any of the state or federal jurisdictional criteria, the County Resource Protection Ordinance definition, or waters of the U.S. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act.
- 4(d) The Biological Letter Resources Report prepared by Everett and Associates dated November 2, 2015 determined that the project site is surrounded on three sides by existing residential development and lacks unique features or other resources that would enhance its biological significance. The site is not part of a regional linkage/corridor nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity. Existing residential development effectively precludes movement to, from, or through the project site. The unnamed intermittent stream located east of the project site (east of Bear Valley Parkway) likely serves as a local minor wildlife movement area, but is located offsite. Therefore, the proposed project would not interfere with the movement of native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites and impacts would be less than significant.

- 4(e) 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, 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), and 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.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
5. Cultural Resources – Would the Project:			
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 5(a) Based on an analysis of records and field survey by County approved archaeologist, Mark Becker, it has been determined that there are no impacts to historical resources because they do not occur within the project site.
- 5(b) Based on an analysis of records and survey by County approved archaeologist, Mark Becker, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. Although no resources were identified during site surveys, the potential exists for subsurface deposits because of the sensitivity of the area. The project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following requirements:

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and both a Luiseno and Kumeyaay Native American monitors to explain the monitoring requirements.

- Construction
 - Monitoring. Both the Project Archaeologist and Luiseno and Kumeyaay Native American monitors are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors. Monitoring shall include the evaluation of fill soils by the Project Archaeologist and Luiseno and Kumeyaay Native American monitors to ensure that they are clean of cultural resources.

 - If cultural resources are identified:
 - The Project Archaeologist and Luiseno and Kumeyaay Native American monitors have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and the Luiseno and Kumeyaay Native American monitors shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay or Luiseno Native American monitors may collect the cultural material for transfer to a tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno and Kumeyaay Native American monitors and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
 - A copy of the report shall be provided to the San Luis Rey Band of Mission Indians and any culturally affiliated tribe who requests a copy.

- Final Grading
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
 - A copy of the report shall be provided to the San Luis Rey Band of Mission Indians and any culturally affiliated tribe who requests a copy.

- Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been repatriated to a culturally affiliated tribe, or curated at a San Diego curation facility or culturally affiliated tribal curation facility that meets federal standards per 36 CFR Part 79.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79. Historic materials determined to be tribal cultural resources may be repatriated to a culturally affiliated tribe.

- 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 County’s Paleontological Resources Maps and data on San Diego County’s geologic formations indicates that the project is located on Cretaceous Plutonic formations that have no potential (zero) to contain unique paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through ordinance compliance The GPU EIR identified these mitigation measures as Cul-3.1.

5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a 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.

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?

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

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

d) Be located on expansive soil, as defined in Table 18-1-B

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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of the Uniform Building Code (1994), creating substantial risks to life or property?

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

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 Fallbrook-Vista sandy loams, 15 to 30 percent slopes (FvE) 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 FvE, which is not considered to be an expansive soil as defined within Table 18-I-B of the Uniform Building Code (1994). Therefore, 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 will rely on public water for disposal of wastewater. The project would discharge domestic waste to on-site wastewater systems (OSWS), also known as 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 RWQCB 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 RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the

County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project and approved the project's OSWS on September 24, 2015. 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 above, 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 (i.e., the project would result in less than 50 single-family residential units).

The San Diego County Recommended Approach for Addressing Climate Change (2015) uses screening thresholds for determining the need for additional analysis. Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis.

The project proposed the development of 22 residential lots, and therefore would therefore fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact. This assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

7(b) As described above, the project would not result in a cumulatively considerable contribution to global climate change. As such, the project would be consistent with County goals and policies included in the County General Plan that address greenhouse gas reductions. Therefore, the project would be consistent with emissions reduction targets of Assembly Bill 32, the Global Warming Solutions Act. Thus, 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 above, 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.

8. Hazards and Hazardous Materials – Would the Project:

Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
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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"/>
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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"/>
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c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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h) Propose a use, or place residents adjacent to an existing

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 operations 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.
- 8f)(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 described in the approved Fire Protection Plan – Letter Report prepared for the project by Matt Simmons, (July 6, 2015). Also, a Fire Service Availability Letter dated May 1, 2014, has been received from the Rincon Del Diablolé (Escondido Fire Service Area) which indicates the expected emergency travel time to the project site to be 4 minutes which is within the 5 minutes 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 above, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?
- h) Provide substantial additional sources of polluted runoff?
- 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?
- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- 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 905.24/Bear hydrologic subareas, within the San Dieguito hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of this watershed is impaired for sediments, nutrients, trash& debris, oxygen demanding substances, oil & grease, bacteria & viruses and pesticides. 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 its water supply from City of Escondido that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater.

In addition, the project does not involve operations that would interfere substantially with groundwater recharge.

- 9(e) As outlined in the project’s SWMP, the project will implement 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.
- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: based on a Drainage Study prepared by Excel Engineering on August 14, 2015, drainage will be conveyed to either natural drainage channels or approved drainage facilities.
- 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 project site lies outside any identified special flood hazard area.
- 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 above, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(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 above, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as MRZ-3. However, the project site is surrounded by residential uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, 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 above, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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?
- 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?

Discussion

12(a) The project is a Tentative Map for a residential subdivision. Incorporation of noise barriers screening future traffic along nearby roadways would ensure the project would not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element Tables N-1 and N-2 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.

The project is comprised of a Tentative Map subdivision located in the North County Metro Subregional Plan area immediately abutting Bear Valley Parkway/San Pasqual Valley Road (SR-78). The project is subject to the County Noise Element which requires proposed exterior noise sensitive land uses not to exceed the 60 dBA CNEL noise requirement for single family residences. Noise levels from future traffic traveling on Bear Valley Parkway/San Pasqual Valley Road (SR-78) were evaluated and determined that future traffic noise levels would be as high as 71 dBA CNEL on the ground level elevation of Lots 15. Additionally, noise barriers would be required to reduce noise levels to 60 dBA CNEL and below at Lots 1, 2, and 9 thru 15. Permanent sound barriers ranging from 6 feet to 11 feet high would be located along north eastern corner at Lots 1 & 2, and the entire southern and eastern property line at Lots 9 thru 15. These noise barrier locations are shown on the Noise Report prepared by LDN Consulting. Incorporation of the noise barriers would reduce noise levels to 60 dBA CNEL and below. The entire project site would be dedicated with a Noise Restriction Easement to

ensure exterior and interior noise levels are in conformance to the County Noise Element. Therefore, incorporation of an Noise Restriction Easement and noise barriers would ensure the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line. The project does not involve any permanent noise producing equipment that would exceed applicable noise levels at the adjoining property line.

Noise Ordinance – Section 36-409: The project is also subject to temporary construction noise as it relates to the County Noise Ordinance, Section 36.409. Grading equipment operations would be spread out over the project site from varying distances in relation to occupied property lines. Grading equipment operations would be spread out over the project site from varying distances in relation to occupied property lines. General grading operations comprised of a dozer, scraper, loader and backhoe would generate temporary noise levels of 75 dBA and below within an eight-hour average at any occupied property lines.

- 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) The project involves the following permanent noise sources that may increase the ambient noise level: Additional vehicular traffic on nearby roadways and activities associated with residential subdivisions. 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. Off-site direct and cumulative noise impacts to off-site residences was also evaluated and determined that project related traffic on nearby roadways would not have a direct noise impact of 3 dBA or more and would not have a significant contributions to the cumulative noise in the area. Direct and cumulative noise impacts to off-site existing residences are not anticipated. 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 is also subject to temporary construction noise as it relates to the County Noise Ordinance, Section 36.409. Grading equipment operations would be spread out over the project site from varying distances in relation to occupied property lines. General grading operations comprised of a dozer, scraper, loader and backhoe would generate temporary noise levels of 75 dBA and below within an eight-hour average at any occupied property lines.

12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport.

12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

As discussed above, 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.

13. Population and Housing – Would the Project:

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

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

Conclusion

As discussed above, 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 above, 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 or pathways.

Conclusion

As discussed above, 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 results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 16(a) The project will result in an additional 264 ADT. However, 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 264 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 City of Escondido Fire Department 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 above, 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 would discharge domestic waste to on-site wastewater systems (OSWS), also known as 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 RWQCB 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 RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH has reviewed the OSWS layout for the project and approved the project's OSWS on September 24, 2015. 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 extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the City of Escondido has been provided which indicates that there is adequate water to serve the project.
- 17(e) The project would rely on a private septic system for each parcel. Therefore, a Service Availability Letter from a sewer district is not required.
- 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 above, 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:

Excel Engineering, Robert D Dentino, RCE 45629 (8/14/2015). Drainage Study for Trinity Meadows Subdivision

Excel Engineering, Robert D Dentino, RCE 45629 (7/24/2015). Hydromodification Study for Trinity Meadows Subdivision

Excel Engineering, Robert D Dentino, RCE 45629 (8/14/2015). Major Stormwater Management Plan for Trinity Meadows Subdivision

Everett and Associates Environmental Consultants, William Everett, (5/11/2015). Biological Resources Letter Report for Trinity Meadows Subdivision

Vinje & Middleton Engineering, Inc, Ralph M. Vinje RCE 25115 (2/25/2015). Phase I Environmental Site Assessment

ASM Affiliates, Inc., Mark S. Becker, Ph.D., RPA. (August 2015). Archaeological Survey for the Trinity Meadows Subdivision

Consultants Collaborative, Matt Simmons, (7/6/2015). Fire Protection Plan Short Form for Trinity Meadows

Ldn Consulting, Inc., Jeremy Loudon, (8/12/2015). Noise Assessment Trinity Meadows

Linscott Law & Greenspan Engineers, John Boarman, (3/1/2016). Issue Specific Traffic Impact Analysis.

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
TRINITY MEADOWS TENTATIVE MAP
PDS2014-TM-5593; PDS2015-AD-15-036; PDS2014-ER-14-08-014**

April 22, 2016

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES NO NOT APPLICABLE/EXEMPT

Discussion:

The project will obtain its water supply from the City of Escondido which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

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

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

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

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

Steep Slopes:

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

Sensitive Habitats:

No sensitive habitat lands were identified on the site as determined on a site visit. 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 in the Biological Resources Letter Report prepared by Everett and Associates dated November 2, 2015. 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 of San Diego approved archaeologist, Mark Becker and it has been determined that the property does not contain any archaeological or historical sites. As such, the project complies with 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:

Yes – The project Storm Water Management Plan and Hydromodification Management Study have been reviewed and is/are 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:

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

The project is comprised of a Tentative Map subdivision located in the North County Metro Subregional Plan area immediately abutting Bear Valley Parkway/San Pasqual Valley Road (SR-78). The project is subject to the County Noise Element which requires proposed exterior noise sensitive land uses not to exceed the 60 dBA CNEL noise requirement for single family residences. Noise levels from future traffic traveling on Bear Valley Parkway/San Pasqual Valley Road (SR-78) were evaluated and determined that future traffic noise levels would be as high as 71 dBA CNEL on the ground level elevation of Lots 15. Additionally, noise barriers would be required to reduce noise levels to 60 dBA CNEL and below at Lots 1, 2, and 9 thru 15. Permanent sound barriers ranging from 6 feet to 11 feet high would be located along north eastern corner at Lots 1 & 2, and the entire southern and eastern property line at Lots 9 thru 15.

These noise barrier locations are shown on the Noise Report prepared by LDN Consulting. Incorporation of the noise barriers would reduce noise levels to 60 dBA CNEL and below. The entire project site would be dedicated with a Noise Restriction Easement to ensure exterior and interior noise levels are in conformance to the County Noise Element. Off-site direct and cumulative noise impacts to off-site residences was also evaluated and determined that project related traffic on nearby roadways would not have a direct noise impact of 3 dBA or more and would not have a significant contributions to the cumulative noise in the area. Direct and cumulative noise impacts to off-site existing residences are not anticipated.

The project is also subject to temporary construction noise as it relates to the County Noise Ordinance, Section 36.409. Grading equipment operations would be spread out over the project site from varying distances in relation to occupied property lines. General grading operations comprised of a dozer, scraper, loader and backhoe would generate temporary noise levels of 75 dBA and below within an eight-hour average at any occupied property lines. Therefore, incorporation of noise measures comprised of a Noise Restriction Easement dedication and sound barriers would ensure the project complies with County noise standards.

NOTICE OF EXEMPTION

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

FROM: County of San Diego
Planning & Development Services, M.S. O650
Attn: Project Planning Division Section Secretary

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

Project Name: Trinity Meadows Tentative Map; PDS2014-TM-5593; PDS2015-AD-15-036; PDS2014-ER-14-08-014

Project Location: Northwest corner of Bear Valley Parkway and San Pasqual Valley Road, Escondido
APN: 234-291-11

Project Applicant: BV Partners, LLC. Address: 1565 Coast Blvd., Del Mar Telephone Number: 858.229.7799

Project Description: The project is a Tentative Map for a residential subdivision. The project consists of subdividing a 12.5-acre parcel into 22 residential lots with a minimum lot size of 10,000 square feet. The project also proposes one road lot and two water quality basin lots. The site would be served by on-site wastewater treatment systems with supplemental treatment systems, and imported water from the City of Escondido Water District. Access would be provided by a driveway connecting to Bear Valley Parkway. The project also includes an Administrative Permit to allow for an over-height noise barrier on Lots 1, 2, 9-15, and "B". The height of the noise barrier would vary from 5' to 11'. Earthwork is expected to consist of balanced cut and fill of 15,167 cubic yards.

Agency Approving Project: County of San Diego

County Contact Person: Michelle Chan Telephone Number: 858.495.5428

Date Form Completed: April 22, 2016

This is to advise that the County of San Diego Planning Commission (County decision-making body) has approved the above described project on April 22, 2016/Item #2 (date/item #) and found the project to be exempt from the CEQA under the following criteria:

- 1. Exempt status and applicable section of the CEQA ("C") and/or State CEQA Guidelines ("G"): (check only one)
[] Declared Emergency [C 21080(b)(3); G 15269(a)]
[] Emergency Project [C 21080(b)(4); G 15269(b)(c)]
[] Statutory Exemption, C Section:
[] Categorical Exemption, G Section:
[] G 15061(b)(3) - It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to the CEQA.
[] G 15182 - Residential Projects Pursuant to a Specific Plan
[X] G 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning
[] Activity is exempt from the CEQA because it is not a project as defined in Section 15378.
2. Mitigation measures [X] were [] were not made a condition of the approval of the project.
3. A Mitigation reporting or monitoring plan [X] was [] was not adopted for this project.

Statement of reasons why project is exempt: The project is consistent with the General Plan for which an Environmental Impact Report was certified, and meets all required findings in CEQA section 15183, as detailed in the Statement of Reasons for Exemption from the Additional Environmental Review and 15183 Checklist dated April 22, 2016.

The following is to be filled in only upon formal project approval by the appropriate County of San Diego decision-making body.

Signature: _____ Telephone: (858) 495-5428

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

This Notice of Exemption has been signed and filed by the County of San Diego. This notice must be filed with the Recorder/County Clerk as soon as possible after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County Clerk must return this notice to the Department address listed above along with evidence of the posting period. The originating Department must then retain the returned notice for a period of not less than twelve months. Reference: CEQA Guidelines Section 15062.

Attachment E – Environmental Findings

Environmental Findings

**TRINITY MEADOWS TENTATIVE MAP
PDS2014-TM-5593; ; PDS2015-AD-15-036; PDS2014-ER-14-08-014**

1. In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review for the reasons stated in the Notice of Exemption dated April 22, 2016, because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services as Environmental Review Number 02-ZA-001 (GPU EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated April 22, 2016.
2. In accordance with State CEQA Guidelines section 15183(e)2, the Planning Commission, at a duly noticed public hearing on April 22, 2016, find that feasible mitigation measures identified in the General Plan Update EIR will be undertaken.
3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).
4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment F – Ownership Disclosure



County of San Diego, Planning & Development Services
APPLICANT'S DISCLOSURE OF OWNERSHIP INTERESTS ON APPLICATION FOR ZONING PERMITS/ APPROVALS
ZONING DIVISION

Record ID(s) PDS2014-TM-5593

Assessor's Parcel Number(s) 234-291-11

Ordinance No. 4544 (N.S.) requires that the following information must be disclosed at the time of filing of this discretionary permit. The application shall be signed by all owners of the property subject to the application or the authorized agent(s) of the owner(s), pursuant to Section 7017 of the Zoning Ordinance. **NOTE:** Attach additional pages if necessary.

A. List the names of all persons having any *ownership interest* in the property involved.

BV PARTNERS, LLC	
_____	_____
COLE FRANCIS	
_____	_____
JOHN McCOLL	
_____	_____

B. If any person identified pursuant to (A) above is a corporation or partnership, list the names of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

_____	_____
_____	_____
_____	_____

C. If any person identified pursuant to (A) above is a non-profit organization or a trust, list the names of any persons serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

_____	_____
_____	_____
_____	_____

NOTE: Section 1127 of The Zoning Ordinance defines *Person* as: "Any individual, firm, copartnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any other group or combination acting as a unit."



Signature of Applicant

COLE FRANCIS

Print Name

7-11-14

Date

--- OFFICIAL USE ONLY ---

SDC PDS RCVD 09-23-14
TM5593