The County of San Diego

Planning Commission Hearing Report

Date:	July 15, 2016	**Case/File No.:**	Sweetwater Place PDS2014-GPA-14-003 PDS2014-REZ-14-003 PDS2014-TM-5588 PDS2014-STP-14-015 PDS2014-ER-14-19-005
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	**Project:**	122-Unit Residential Condominiums on 18 Acres
Time:	9:00 a.m.	**Location:**	Jamacha Boulevard (SR-54) at Sweetwater Springs Boulevard
Agenda Item:	#3	**General Plan:**	Rural Lands (RL-80)
Appeal Status:	Not Applicable; Approval by to the Board of Supervisors	**Zoning:**	S90 (Holding Area)
Applicant/Owner:	SAM-Sweetwater LLC Mastercraft Homes	**Community:**	Spring Valley Community Plan Area
Environmental:	Mitigated Negative Declaration	**APN:**	505-231-36

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project, which is a General Plan Amendment, Rezone, Tentative Map, and Site Plan, determine if the required findings can be made, and if so, make the following recommendations to the Board of Supervisors:

a. Adopt the environmental findings included in Attachment F, which includes the adoption of a Mitigated Negative Declaration.

b. Adopt the Resolution approving General Plan Amendment PDS2014-GPA-14-003 (Attachment B) for the reasons stated therein and discussed in this report.

c. Adopt the Ordinance for Zone Reclassification PDS2014-REZ-14-003 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY (Attachment C).

d. Adopt the Resolution of Approval of Tentative Map PDS2014-TM-5588, 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 D).

e. Grant Site Plan PDS2014-STP-14-015, which includes the requirements and conditions set forth in the Site Plan Form of Decision (Attachment E).

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 Community Plan?

c. Is the project consistent with the Spring Valley Design Review Guidelines?

d. Is the proposed project consistent with the County's Zoning Ordinance?

e. Is the proposed project consistent with the County's Subdivision Ordinance?

f. Is the project consistent with other applicable County regulations?

g. Does the project comply with the California Environmental Quality Act (CEQA)?

B. REPORT SUMMARY

The applicant proposes a General Plan Amendment (GPA), A Zone Classification (REZ), a Tentative Map (TM) and Site Plan (STP) for a condominium development consisting of 122 dwelling units and a public community park. Based on staff's analysis, it is the Department of Planning & Development Service's (PDS) position that the required findings can be made, and recommends approval of the GPA, REZ, TM, and STP, with the conditions noted in the attached Ordinance, Resolutions, and Forms of Decision.

C. DEVELOPMENT PROPOSAL

1. Project Description

The project proposes construction of 122 detached residential units and a new 2-acre public community park. The proposed TM would subdivide the property into two lots; one for the detached homes in the condominium development and one for the park. A proposed GPA would change the current General Plan Land Use Designation of Public/Semi-Public to Village (VR-7.3). The proposed REZ would change the current Zoning of Holding Area (S90) to Variable Residential (RV). A proposed STP is also included to demonstrate conformance with the Spring Valley Design Guidelines and the Special Study section in the Spring Valley Community Plan; and to establish the exterior setbacks.

The units would appear as single-family residential units, but since the land is owned commonly on one lot the development is considered a condominium development. The separation between the homes would vary from eight to 24 feet between the homes. Each home would have a private fenced backyard and a two car garage. Each home will also include a driveway with a minimum length of 19 feet with roll up garage doors. The interior driveways would be 24 feet wide with a

sidewalk on one side. The Zoning Ordinance requires one guest space for every five homes or in this case 25 guest spaces. This project includes 36 guest parking spaces scattered throughout the project. The park would also include an additional 29-space parking lot (see Figure 1).

Figure 1: Conceptual Landscape Plan

The proposed main access would be from Jamacha Boulevard at the existing Folex Way intersection. The Jamacha Boulevard frontage would be improved, along with a fourth leg of the existing Folex Way signalized intersection (see Figure 2). This frontage would also include a public trail to connect to the new park (see Figure 3) and a bus stop. Secondary access is proposed off of Sweetwater Springs Boulevard and this access would also provide access to the park. The Sweetwater Springs Boulevard frontage would be improved and a median would be constructed to allow a left turn into the project, but would not allow a left hand turn out of the project onto Sweetwater Springs Boulevard (see Figure 4).

Figure 2: Primary Access at Jamacha Boulevard and Folex Way

Figure 3: Photosimulation of Jamacha Boulevard Frontage and Trail Improvement

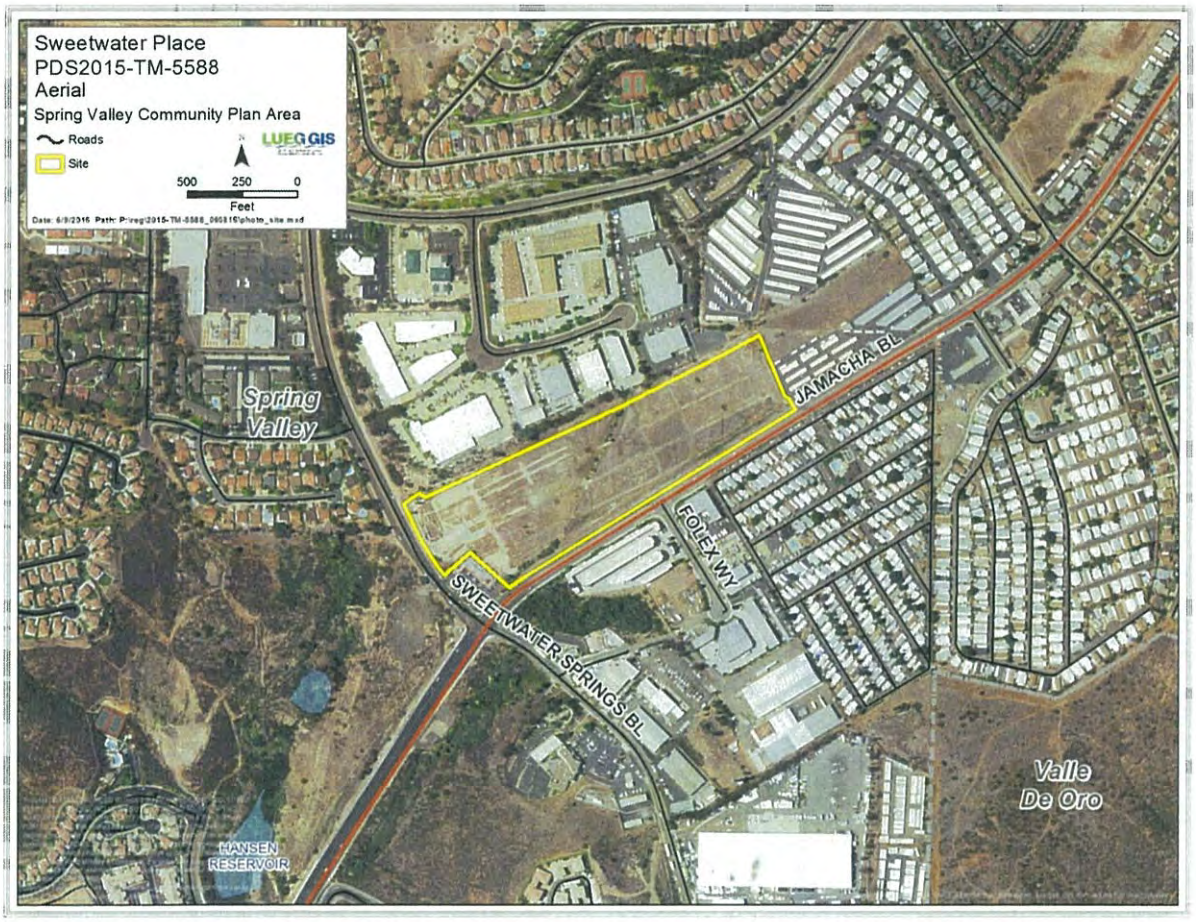


Figure 4: Immediate Vicinity Aerial

Water would be provided by the Otay Water District and sewer would be provided by the San Diego County (Spring Valley) Sanitation District. Fire Services would be provided by the San Miguel Consolidated Fire Protection. The nearest fire station is one block to the north on Austin Drive.

The exact community park improvements would be determined when a park plan is finalized during the building permit process to the satisfaction of the Department of Parks and Recreation. A conceptual rendering and a photosimulation have been provided (see Figures 5 and 6). If the park plan substantially matches the conceptual rendering, then no Site Plan Modification would be required. The public park would be constructed by the developer and the maintenance would be paid for in perpetuity by the residents of Sweetwater Place through a Community Facilities District (CFD) or similar other funding mechanism. The CFD or other funding mechanism shall be approved by the Board of Supervisors subsequent to the project and prior to Final Map recordation.

Figure 5: Conceptual Landscape Plan of Proposed Park

Figure 6: Photo-simulation of Proposed Park

Please refer to Attachment A – Planning Documentation, to view the exhibits, the Tentative Map, the Site Plan Plot Plan, the Rezone Exhibits, and the General Plan exhibits.

2. Subject Property and Surrounding Land Uses

This 18-acre site is located near the northeast corner of Jamacha Boulevard and Sweetwater Springs Boulevard, within the Spring Valley Community Plan. The property is near the eastern edge of Spring Valley with southerly views of Sweetwater Reservoir. Jamacha Boulevard is classified as a Major Road and is the main thoroughfare from State Highway Route 125 to Campo Road and Rancho San Diego about a mile and a half away. Sweetwater Springs Boulevard is also classified as a Major Road and connects Jamacha Road to State Highway Rout 94/Campo Road. The largest use in the area is Monte Vista High School which is about a half a mile north on Sweetwater Springs Boulevard (see Figure 7).

The immediately surrounding land uses are mixed, but mostly developed. To the north is an industrial/ office area. To the east are a small vacant property and a self-storage business. Across Jamacha Boulevard to the south are a mobile home park, a small commercial area and another self-storage business. The project surrounds a small commercial center on the corner of Jamacha Boulevard and Sweetwater Springs Boulevard. To the west, across Sweetwater Springs is the proposed Sweetwater Vistas project (243-unit condominium project) and existing single-family homes. The nearest higher density residential complexes include the Casa Monterey Apartments (16.3 dwelling units per acre), just north on Sweetwater Springs Boulevard and the Sweetwater Lodge Mobile Home Park (9.9 dwelling units per acre) across Jamacha Boulevard (see Figure 8).

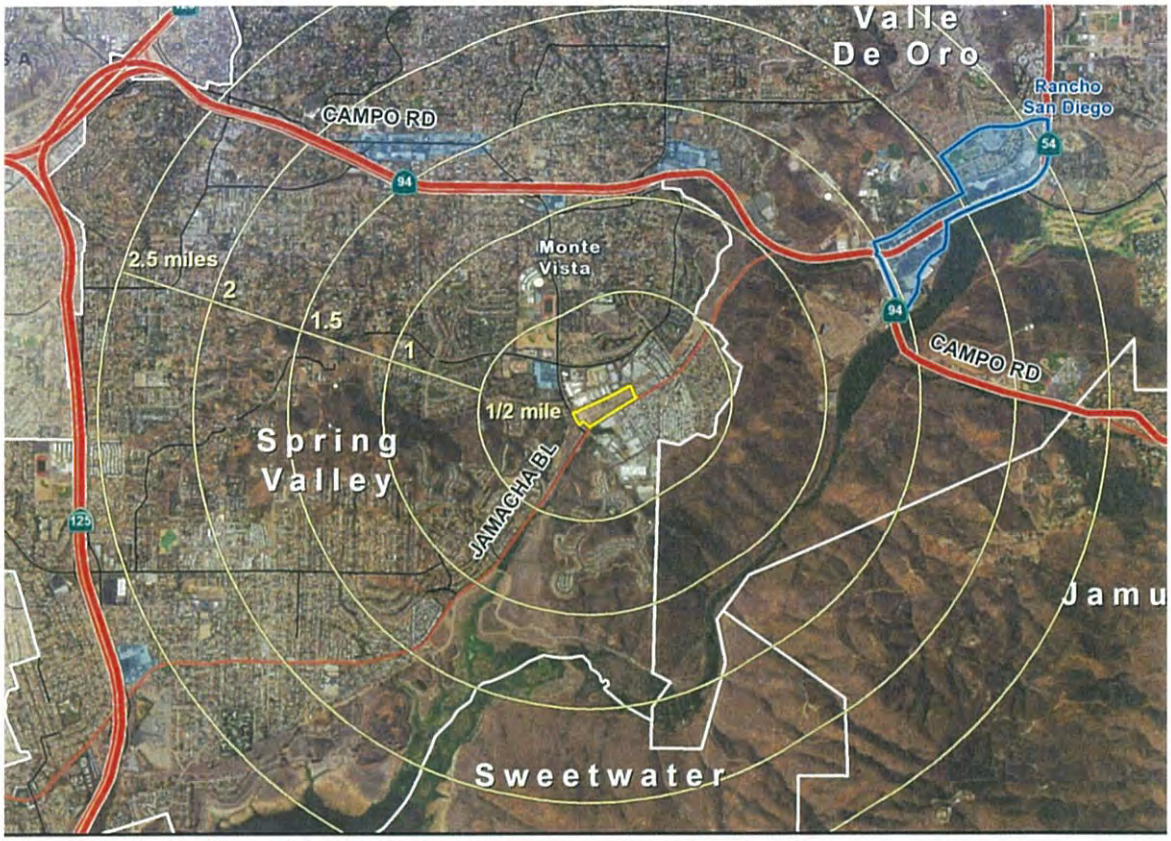


Figure 7: Vicinity Map Showing Distance

Figure 8: Aerial Map

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Limited Impact Industrial	M52	Austin Drive	Industrial
East	Public/Semi-Public, Limited Impact Industrial	S90, M52	Calavo Drive	Industrial
South	High Impact Industrial, Village Residential 15, Open Space (Recreation)	M58, RMH	Jamacha Blvd, Folex Way, 1st Street, 10th Street	Residential, Industrial, Open Space
West	Village Residential 7.3, Specific Plan Area, Limited Impact Industrial	RS, S88, S80, M52	Sweetwater Springs Blvd, Calle Marinero, Tres Lagos Court	Residential, Vacant, Open Space

D. ANALYSIS AND DISCUSSION

The project has been reviewed to ensure it conforms to the all the relevant ordinances and guidelines, including, but not limited to, the San Diego County General Plan, the Spring Valley Community Plan, the Spring Valley Design Review Guidelines, the Subdivision Ordinance, the Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project analysis and consistency with applicable codes, policies and ordinances is as follows.

1. Project Site History

The 18-acre site is part of a 34-acre area that was originally slated for SR-54 extension, but Caltrans has since abandoned the SR-54 extension project. The site was temporarily used as a nursery and Caltrans sold the site at auction to the applicant. The nursery use is no longer on the disturbed site, which is now vacant. The remaining 16 acres to the northeast (shaded in yellow in Figure 9) is owned by Caltrans has not yet been sold.

2. Project Analysis

Conformance to Spring Valley Community Plan Special Studies

During the preparation of the County's General Plan Update, it was known that the 34-acre Caltrans property would be available for sale. County Staff worked with the Spring Valley Community Planning Group to include language in the Spring Valley Community Plan to help guide future private development on this previously publicly-owned property. The guidance language was included as a Special Study Area in the Community Plan and the intent was that the exact use(s) would be determined after the Special Studies were prepared, reviewed and accepted.

Figure 9: Special Study Area – Sweetwater Springs and Jamacha Boulevard

"Special Study Area – Sweetwater Springs and Jamacha Boulevard:

Issue SP 1.1. - Spring Valley has no downtown area, and it is recognized that a town center in Spring Valley would be a positive amenity that would enhance the community identity, character and economic vibrancy. The following vision, goals and policies should guide the preparation of a development plan on this site.

An approximately 34-acre area, consisting of two non-contiguous sites at the northeast corner of Sweetwater Springs and Jamacha Boulevards, has been designated as a Special Study Area. This Special Study Area is within the former right-of-way of an unbuilt segment of SR-54, which is no longer planned to be built. The large undeveloped area offers a unique opportunity for the community of Spring Valley.

This community plan would encourage the development of the two sites as a town center and parklands for the Spring Valley CPA should it become available for private development. The development of this site would require a comprehensive master site plan prior to the approval of any single development proposals. This site plan is expected to create a community-wide amenity to enhance the community of Spring Valley.

The study area should be developed with a mixture of uses, where the most encouraged uses are identified below:

- *A community forum, which could include a small amount of open space, walkways with paving stones with a view of the Sweetwater Reservoir, desert landscape, benches public area, and a small amphitheater*

- *Condominiums or loft type housing*
- *Restaurants*
- *Retail stores*
- *Shared parking facility to promote a walkable land use plan*
- *Pedestrian connectivity to a community park and the County Trails network*
- *Boutique Wineries*
- *Micro Breweries*

Uses that would not be allowed in this town center would be non-pedestrian-oriented activities with negative impacts that would be inconsistent with the community's vision of a community-wide amenity and gathering point. Typical inconsistent uses include industrial uses such as processing activities with visual and noise impacts, recycling facilities, car repair facilities, used car lots, storage facilities, or medical marijuana dispensaries."

Staff determined that four special studies would be required to determine the best and most appropriate uses for this area. These studies include a Retail Site Analysis Study, a Land Use Compatibility Study, a Market Overview and Land Optimization Study and a Market Viability of Mixed Use Development Study. These studies were prepared by consultants and reviewed by an outside consultant (AECOM) to validate the conclusions.

- The Retail Site Analysis Study prepared by Stoffel & Associates concluded that the site lacks the fundamentals necessary to be a successful destination or local-serving retail site, the site would not attract quality retail and dining uses, the site is near already struggling retail areas, the surrounding topography would make it feel isolated, the site would not be able to compete with the better-located retail competition and a mixed use development would not be viable.

- The Land Use Compatibility Analysis prepared by Michael Baker International examined the nearby uses and the proposed uses were found to result in no substantial land use conflicts or incompatibility with other surrounding land uses within the Spring Valley Community.

- The Market Overview and Land Optimization Study completed by John Burns Real Estate Consulting, looked at the housing market and analyzed factors such as supply and demand; as well as geographic, demographic and consumer trends. The study concluded that the best use for the property would be for-sale residential.

- The Market Viability of Mixed Use Development Study also prepared by John Burns Real Estate Consulting, concluded that a mixed-use or town center development that includes a retail component would fail at this location. The study discussed that success of a mixed-use or town center relies upon close proximity to a freeway, the lack of demand for more retail in the area, a larger enough site to accommodate a large attractor retailer and enough residential density to help the retail component succeed. The project site does not fit any of these criteria.

The four studies concluded that mixed-use or town center development on this site would be unsuccessful. The studies also concluded that the proposed use of for-sale condominiums with a community public park would be successful on this site.

The project includes several aspects in the Special Study Area; including a community park with views to the Sweetwater Reservoir with a small amphitheater, housing and pedestrian connectivity to a community park and the County trails network. Additionally, the park would act as a positive amenity that would enhance the community identity, character and economic vibrancy which is the overall intent of this Special Study Area.

Lastly, the requirement of a comprehensive master site plan could not be accommodated. Caltrans has not sold the remaining two pieces (16 acres) of the Special Study Area and has requested that the County not assign any uses to these areas until they are sold. Caltrans is concerned that any restriction would restrict the potential sale price of these properties.

For further analysis of the conformance to the Special Study Area refer to Section 4 (below), Community Plan Conformance and Table D-2.

Project Density

During the processing of the application the majority of the members of the Spring Valley Community Planning Group recommended that the project be limited to five dwelling units per acre (89 units) and that the proposed project was too dense.

The applicant contends that the 122 units (6.8 dwelling units per acre) are required to pay for the required road improvements, the public community park, the trails and the other required infrastructure. A comparison was completed with the other existing multi-family residential complexes in the immediate area. The density Sweetwater Lodge Mobile Home Park across Jamacha Boulevard is 9.9 dwelling units per acre and the density of the Casa Monterey Apartments is 16.3 dwelling units per acre, just north on Sweetwater Springs Boulevard. The project's density of 6.8 dwelling units per acre is less than the two nearest existing multi-family residential complexes.

There are four other nearby single-family residential areas within a half of a mile with densities that vary from 3.7 to 4.0 dwelling units per acre. These single-family areas are not as close to the intersection of two major roads, not immediately adjacent to commercial areas, do not have a bus stop along their frontage and are not attached to a community park. These typically are characteristics of higher density residential projects. Therefore, staff concluded that the 6.8 dwelling units per acre density of the proposed project is appropriate because it is between the densities of the existing multi-family developments and single-family developments in the immediate area (see Figure 10).

Figure 10: Densities of Existing Nearby Residential Areas

Visual Impact

The majority of the Spring Valley Community Planning Group also thought that the project and appeared as highly urbanized row houses. As a motorist drives on Jamacha Boulevard the existing businesses and residential projects are lined up parallel to the edge of the road with minimal screening landscaping (see Figures 11 and 12). The linear appearance from Jamacha Boulevard would be minimized by the backyards positioned at an angle to the edge of the right-of-way and set back further from the street edge (from 38 feet to 115 feet) than other developments in the area. The visual impact would also be reduced by substantial tree planting requirements in this area. The noise walls would be behind the landscaping, which would screen the walls from Jamacha Boulevard. The proposed project would appear similar in form, scale and pattern as surrounding developments.

The project would also include four different floor plans, three different elevations and three color selections per elevation. To prevent a negative visual impact there would be 36 different distinctive appearances balanced throughout the development so no two similar designs would be next to or across the street from each other. Therefore, staff concludes that the project would blend into the surrounding community and would have a less than significant visual impact.

Figure 11: Photo-simulation of Proposed Homes – Looking North from Jamacha Boulevard

Figure 12: Photo-simulation of Proposed Homes – Looking South from Jamacha Boulevard

Internal Design Issues

During the processing of the project, the majority of the members of the Spring Valley Community Planning Group requested design changes to provide larger yards, wider internal roads, to include sidewalks on both sides, to have each unit separated by at least 10 feet, and longer driveways of least 20-feet in length.

The project proposes a backyard for each unit with a minimum of square footage of 350 square feet to satisfy the private usable open space requirement from Zoning Ordinance Section 4910. There is no County requirement that mandates larger yards. The adjacent 2-acre community park also would provider recreational space.

The project proposes 24 foot wide driveways. The widths of driveways are regulated by the County's Parking Design Manual, which states that 24 feet is the minimum width for a two-way driveway or greater upon the request of the Fire District. The San Miguel Consolidated Fire Protect District accepted the Fire Protection Plan for this project, including the 24 feet wide interior driveways. Traffic on the internal driveways would be slowed by speed bumps and posted at 15 mph. Traffic on the internal driveways would be limited to the residents and their guests and is

expected to be very slow. Sidewalks would be provided on one side of the driveways. There is no County requirement to mandate sidewalks along driveways in the interior of a project.

Figure 13: Photo-simulation from within Project

The project is designed with the space between the units varying from 8 to 14 feet. The varying separation would create a less uniformed and better aesthetic design. There is no County requirement to mandate distance between these homes. The separation between units is regulated by the fire district, which has approved the varying separation distance as proposed. San Miguel Consolidated Fire Protect District accepted the Fire Protection Plan for this project, including a minimum separation of 8 feet.

The project proposes 19 feet of driveway from the garage to the edge of the interior private driveways or the sidewalk. The applicant is also proposing roll up garage doors to not limit the driveway area for parking purposes. The County's Parking Design Manual requires 20 feet from the garage door to the edge of a public right-or-way. There is no distance requirement from the garage to the edge of a private driveway. The required length of a typical parking space in the Parking Design Manual is 18 feet. The distance from the garage door to the edge of the driveway or sidewalk is acceptable to County staff since roll up garage doors are proposed and the roadways are private driveways.

County staff has determined that size of the yards, the widths of the internal driveways, the amount of sidewalks, the separation between the units and the length of the driveways do not conflict with any County ordinance or regulation. It was also determined that the site would be appropriate as designed and the project would be compatible with other residential projects in the area.

3. 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
LU-1.3: Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.	The proposed General Plan Land Use Designation is VR 7.3, which is consistent with surrounding designations. The project site is located near a commercial center and on a major road. There are no immediately adjacent rural areas.
LU-1.6: Conversion of Public Lands to Private Ownership. Assign lands in public use an underlying designation of Rural Lands 80. When such lands are transferred to private ownership, the RL-80 designation shall apply until the appropriate long-term use of the property is determined and a general plan amendment is approved for redesignation of the property. This policy applies to areas on the Land Use Map designated Public/Semi-Public Facilities, Federal and State Lands, and Tribal Lands.	The proposed project is following this policy because the current designation of Public/Semi-Public Facilities. The long-term use of the property of detached homes in a condominium development and a community public park was determined to be appropriate after reviewing and accepting the four Special Studies. The proposed General Plan Land Use Designation is VR 7.3.
LU-1.7: Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.	The maximum number of dwelling units for this project would be 130 if rounded down (7.3 x 17.87 = 130.4. The project is proposing 122 dwelling units, so the project is consistent with this policy.
LU-2.3: Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.	The project was designed at 6.8 dwelling units per acre density (du/acre), which was found to be appropriate since it is less than the nearby existing higher density developments (9.9 and 16.3 du/acre) and more than the existing single-family developments (3.7 to 4.0 du/acre) in the immediate area.

General Plan Policy	Explanation of Project Conformance
LU-5.5: Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative are implemented.	Jamacha Boulevard and Sweetwater Springs Boulevard are classified as Major Roads with a bike lane. The frontage improvements on both roads include a bike lane and sidewalks. In addition, the project will include an 8-foot wide public trail along the Jamacha Boulevard frontage to connect the adjacent neighborhood to the community park.
Goal LU-12: Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	The service providing agencies (schools, fire, water, and sewer) have indicated that they are able to provide service to the project by signing service availability forms. The project has been closely coordinated with all service provider agencies and utility companies to ensure the availability of services and facilities concurrent with need.
M-8.1: Maximize Transit Service Opportunities. Coordinate with SANDAG, The CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate.	County staff and the applicant have coordinated with these agencies. The project would include an MTS bus stop along the Jamacha Boulevard frontage. The developers are required to construct the bus stop.

4. Community Plan Consistency

The proposed project is overall consistent with the following relevant Spring Valley Community Plan goals, policies, and actions as described in Table D-2. The project is partially consistent with two of the Special Study Policies and inconsistent with one of the Special Study Policies.

Table D-2: Community Plan Conformance

Community Plan Policy	Explanation of Project Conformance
Goal LU 2.1: Residential development that is not higher than 15 dwelling units per acre to allow for moderate development that complements and improves the character of Spring Valley.	The project's density is 6.8 du/acre and includes a 2-acre public park. The community park will act as a gathering place and connected to other nearby housing and businesses with trails and sidewalks.

Community Plan Policy	Explanation of Project Conformance
Policy CM 9.1.1: Require off-street parking for all vehicles at a rate of two vehicles per unit in addition to visitor and handicapped parking for multi-family residential.	Each home would include a 2-car garage, as well as 2 parking spaces available in their front driveway. The garages would include roll-up garages and a minimum of 19 feet of driveway length. Therefore 244 spaces are required and 488 spaces would be provided. One guest parking space is required for every five units, which equals (122 units / 5 = 25) 25 spaces. The project would provide 36 guest parking spaces. No ADA spaces are required for detached homes in a condominium development. No reductions are proposed.
Policy COS 2.2.1: Enforce the current requirements for trails. Submitted plans from developers will be reviewed by the CSA. Even though some of these trail pieces may be fragmented, they will eventually link into one continuous trail for Spring Valley.	The project has been reviewed by DPR Staff and PDS Trails staff. The project proposes an improved trail along Jamacha Boulevard, internal sidewalks along the driveways and a sidewalk along Sweetwater Springs Boulevards. These trails and walkways would link adjacent uses to the proposed community park and to the nearby commercial areas.
Goal SSA 1.1: A Spring Valley town center that provides a unique positive identity and serves as a gathering place for the community while generating economic development for the greater community.	The project proposes detached homes in a condominium development and a community park. Although, an exact park plan has not yet been agreed upon, the applicant has worked with DPR to conceptually propose a park plan that will act as a community gathering place. No retail, commercial, dining and entertainment, or office uses are proposed. As a result, the project would not be considered a town center or mixed-use development as defined by the General Plan. However, the proposed park and added detached homes could attract new residents to Spring Valley, which could generate economic development for the greater community. Therefore, the project is partially consistent with this Goal.
Policy SSA 1.1.1: Encourage compatible mixed-use development of the Special Study Area with land uses such as passive recreation, retail commercial, dining and entertainment, office, and multi-family residential.	The project proposes detached homes in a condominium development and a community park. No retail, commercial, dining and entertainment, or office uses are proposed. As a result, the project would not be considered a mixed-use development as defined by the General Plan. Therefore, the project is partially consistent with this Policy.

Community Plan Policy	Explanation of Project Conformance
Policy SSA 1.1.2: Require a comprehensive master development plan, to be prepared with extensive community outreach, of the entire property before any development is approved. The master development plan is to identify types of land use; form, massing and scale, vehicular, bicycle, and pedestrian circulation patterns, parking plan, open space areas, viewsheds, and development phasing.	The project represents approximately 18 acres of the overall 34-acre area designated as the Special Study area, which is comprised of two noncontiguous properties. The 18 acres of the project is the only portion that is under private ownership. The remaining acreage will be put for sale by Caltrans when their vacation process is being completed. Caltrans has requested that a master development plan not be proposed at this time as it may limit potential buyers if a particular use is designated. Therefore, the proposed project is not consistent with this Policy because Caltrans did not put the entire Special Study Area up for sale at one time.
Policy SSA 1.1.3: Require all development in the Special Study Area to be scaled and oriented for the pedestrian, as well as the development to consider methods to supplement a pedestrian connection to other commercial and civic centers along Sweetwater Springs Road.	The project has been designed with an internal circulation network for pedestrians with a 5-foot sidewalk on at least one side of every internal driveway. An 8-foot wide public trail is proposed along Jamacha Boulevard to connect the surrounding area to the adjacent commercial areas and the proposed public park. A sidewalk is proposed along the Sweetwater Springs Boulevard frontage to also help with accessibility. The project was found to be consistent with this Policy.
Policy SSA 1.1.4: Provide a sufficient amount of on-site parking, while minimizing the surface parking lots through other means, such as by accommodating the parking requirements with shared parking facilities, parking garages or underground.	The project exceeds the required parking ratio with parking in garages, driveways and scattered guest parking spaces. The only small surface parking lot is located behind the park and will be utilized for only the park. The project is consistent with this Policy.

5. Design Review Guidelines Consistency

The proposed project is consistent with the following relevant Spring Valley Design Review Guidelines as described in Table D-3.

Table D-3: Design Review Conformance

Spring Valley Design Review Guidelines	Explanation of Project Conformance
Sweetwater Springs District Design Guidelines: Multi-family Developments. The District currently includes several examples of high quality multi-family residential projects. Each, however, is developed in relative isolation. Future projects should carefully analyze the potential for physical and functional linkages among these projects, to develop a greater sense of community.	The project proposes to complete a fully signalized intersection with crosswalks across Jamacha Boulevard. The project also proposes a sidewalk and trail along Jamacha Boulevard that provide access to a proposed public park with internal trails that connect to Sweetwater Springs Boulevard. The crosswalk, sidewalk, and trails would reduce isolation of the higher density development on the south side of Jamacha Boulevard and the development on Sweetwater Springs Boulevard to the north. The new public park would provide a public gathering spot for the Spring Valley community.
Design Guidelines Applicable to All Developments: A. Site Design – Landscape Zones. (Noncommercial) projects should include a minimum 20 foot street-facing Landscaped Zone along all front and side street property lines. This zone should be measured from the edge of the sidewalk associated with the ultimate property line (after any dedication of land the County may require for the future widening of streets).	The proposed detached homes in a condominium development project would include landscaped areas, a sidewalk and trail along Jamacha Boulevard. This landscape zone ranges from 25 to 90 feet. The proposed public park along Sweetwater Springs Boulevard is over two acres.
Design Guidelines Applicable to All Developments: A. Site Design – Circulation and Parking. In Multi-family residential developments: Parking lots should not be located between the fronts of buildings and public streets. Place parking lots to the rear, side or internal locations on the property. Parking Drives: Parking arranged in bays to give a street-like character is encouraged.	All proposed parking areas are internal to the property. No parking is proposed between buildings and public streets. Internal parking lanes are street-like in character, including trees.

Spring Valley Design Review Guidelines	Explanation of Project Conformance
Design Guidelines Applicable to All Developments: A. Site Design – Multi-family Residential Open Space. Provide all multi-family projects with at least 100 square feet of Group Usable Open Space per dwelling unit. Provide at least one designated children's play area of a minimum 400 square feet for the first 25 dwelling units with 2 or more bedrooms. Provide at least 100 square feet of Private Usable Open Space per dwelling unit.	The project includes a public park of over two acres directly accessible to the project residents as well as to the public. The exact specifics of the park design would be determined and would include a children's play area. Each unit would have a back yard of at least 350 square feet.
Design Guidelines Applicable to All Developments: E. Signage – Sign Types. Monument: A sign supported by one or more uprights or braces on the ground. Generally, these should not exceed 4 feet in height for average-sized projects.	The proposed monument sign is four feet high, constructed of masonry with a faux stone finish.
Design Guidelines Applicable to All Developments: F. Screening. Like signage control, screening (of parking, outdoor storage and service areas, and other unsightly elements of site development) is a critical factor in project review.	The parking design is comparable to that of single family homes, with garages, driveways, and guest parking along internal lanes. There will be no large, common parking, outdoor storage, or service areas.

6. Zoning Ordinance Consistency

The proposed project includes a rezone to change the Use Regulation from Holding Zone (S90) to Variable Residential (RV). The zoning of this site anticipated that a rezone would be required once an appropriate use was determined for this site. The Animal Regulation, Building Type, Setback and Open Space Designators are also proposed to change to accurately reflect the proposed use. The project is consistent with the proposed Zoning Regulations. 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-4: Zoning Ordinance Development Regulations

ZONING REGULATIONS	CURRENT	PROPOSED	CONSISTENT
Use Regulation:	S90	RV	Yes
Animal Regulation:	S	--	Yes
Density:	--	--	Yes
Lot Size:	6000	6000	Yes
Building Type:	W	K	Yes
Height:	G	G	Yes
Lot Coverage:	--	--	Yes
Setback:	E	V	Yes
Open Space:	--	J	Yes
Special Area Regulations:	B	B	Yes

Development Standard	Proposed/Provided	Complies?
Zoning Ordinance Section 6758 requires 2 parking spaces per unit and 0.2 guest parking spaces per unit. Therefore, with 122 units 244 spaces are required and 25 guest spaces are required. Zoning Ordinance Section 6764 requires 10 spaces for every acre of park; there are 21 spaces required.	A total of 244 parking spaces would be provided with 2 spaces inside each garage and two in each driveway. There would be 36 guest spaces provided and 29 spaces for the park. Overall this project exceeds parking requirements by 263 parking spaces.	Yes ☒ No ☐
The existing and proposed minimum lot size for this site is 6,000 square feet.	The project is a multi-family resident development and all 122 units would be on one lot, equaling 15.8 acres. The park lot also conforms at 2 acres.	Yes ☒ No ☐
Zoning Ordinance Section 4910 requires 350 square feet of private usable open space and 150 square feet of public open space per unit (122 units), which equals 18,300 square feet.	Each unit would include fenced backyards with at least 350 square feet. The adjacent 2-acre public park exceeds the 18,300 square feet of public usable open space required.	Yes ☒ No ☐
The applicant choose to define setbacks in the Site Plan process, since the intent of setback schedule in Zoning Ordinance Section 4810 is to regulate single-family setbacks not multi-family exterior setbacks.	The nearest residence would be 38 feet away from the edge of the Jamacha Blvd. right-of-way. The nearest unit would be 11 feet away from the park property line. The nearest home would be 10 feet to the north property line and 32 feet from the east property line.	Yes ☒ No ☐

7. 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.

8. Applicable County Regulations

Table D-5: Applicable Regulations

County Regulation Policy		Explanation of Project Conformance
1	Resource Protection Ordinance (RPO)	The project complies with the RPO because it would not impact any wetlands, floodplains/ floodways, steep slopes, or sensitive habitat lands. Archaeological monitoring is proposed to ensure archaeological resources are not disturbed. Therefore, it has been found that the proposed project complies with RPO.
2	Noise Ordinance	A noise analysis was prepared by a County approved noise specialist. With mitigation including a noise wall in between the units and Jamacha Boulevard, the project would be in compliance with the Noise Ordinance.
3	County Fire Code	The project completed a Fire Protection Plan (FPP) which demonstrates compliance with the County Fire Code. The FPP was reviewed and accepted by the San Miguel Consolidated Fire Protection District and the County Fire Authority.
4	Multiple Species Conservation Ordinance (MSCP)	The site is within the Metro-Lakeside-Jamul segment of the County's MSCP. The impact does not qualify as Biological Resource Core Area and is not located in proximity to any Pre-Approved Mitigation Areas.
5	Watershed Protection Ordinance (WPO)	A Stormwater Quality Management Plan has been prepared for the project and found to be in compliance with the WPO. The project is conditioned to remain in compliance with the RPO.

9. California Environmental Quality Act (CEQA) Compliance

The project has been reviewed in compliance with the CEQA because a Mitigated Negative Declaration under CEQA was prepared and was available during Public Review from September 10, 2015 to October 26, 2015, on file under PDS2015-ER-14-19-005. The project, as designed, would not cause any significant effects on the environment; the project requires minimal grading which would not significantly affect stormwater or air quality, and the project complies with the County Noise Ordinance. Mitigation measures for air quality, traffic, drainage, stormwater, biology, noise, cultural resources, and hazards and hazardous materials have been included in the Tentative Map and Site Plan Forms of Decisions (Attachment D and E).

Greenhouse Gas Emissions

The California Supreme Court rendered its decision in the Center for Biological Diversity v. California Department of Fish and Wildlife and Newhall Land and Farming (2015) 224 Cal.App.4th 1105 (CBD vs. CDFW, also known as the "Newhall Ranch" case) in November 2015 which invalidated that EIRs use of the climate change analysis methodology known as "Business as Usual". According to the court's decision, the Business as Usual methodology did not clearly relate the projects greenhouse gas (GHG) emissions to the state emission reduction targets. Since November, the County has been considering various options to address climate change in CEQA Documents during the County's review process for discretionary projects. The County has determined the most legally defensible climate change analysis employs a quantitative methodology using an efficiency metric to determine the potential significance of a projects impacts on climate change. The efficiency metric methodology allows the County to assess whether any given project or plan would accommodate population and employment growth in a way that is consistent with the emission reduction targets. The resultant GHG efficiency metric for the targeted emissions level for 2020 is 4.9 Metric Tons of CO2e per service population on an annual basis (MT CO2e/SP/year). Service population is the sum of residents and employees for a project.

The proposed project would develop 122 multi-family residential units and is anticipated to be fully operational in 2017-2018. Each residential unit will have 2.84 people per residence, according to SANDAG's Series 12 Regional Growth Forecast for the year 2020. Therefore, the service population of the project would be 346.48 persons (2.84*122) as there will not be any employees associated with the residential project. Based on the project's mitigated levels of GHG emissions at 1,530.93 Metric Tons of CO2e annually, and a service population of 346.48, the project would have an efficiency ratio of 4.42 MT CO2e/SP/year. The Project's efficiency ratio is below the efficiency metric of 4.9 MT CO2e/service population/year needed to achieve the emission reductions required by Assembly Bill 32 (AB 32). The project's mitigated GHG emissions would be less-than-cumulatively considerable as demonstrated in the updated Climate Change Analysis technical study.

Stormwater Requirements

In May 2013, the California Regional Water Quality Control Board for the San Diego Region reissued a Municipal Separate Storm Sewer System permit to the County and other local jurisdictions in the San Diego area. The permit went into effect on February 26, 2016. The applicant prepared a Stormwater Quality Management Plan in order to meet the new standards. The study has been found acceptable and compliant to the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410.

E. COMMUNITY PLANNING GROUP

The Planning Group voted on March 24, 2015 (8-2-0-5) to deny the project. The consensus of the group thought that the project should be a mixed-use project to generate permanent jobs, the project was too dense, the yards were too small, the units were too close together, the internal driveways were too narrow, there were not enough sidewalks and the driveways should be longer. The Group also voted to rehear the project on November 10, 2015, but that vote failed by a vote of (3-5-0-7) (Attachment H).

F. PUBLIC INPUT

There were two letters of opposition received during the public review period of the Mitigated Negative Declaration and one other opposition letter received after public review from a business owner. There were eight letters of support for the project received (Attachment H).

G. RECOMMENDATIONS

Staff recommends that the Planning Commission make the following recommendations to the Board of Supervisors:

a. Adopt the environmental findings included in Attachment F, which includes the adoption of a Mitigated Negative Declaration.

b. Adopt the Resolution approving General Plan Amendment PDS2014-GPA-14-003 (Attachment B) for the reasons stated therein and discussed in this report.

c. Adopt the Ordinance for Zone Reclassification PDS2014-REZ-14-003 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY (Attachment C).

d. Adopt the Resolution of Approval of Tentative Map PDS2014-TM-5588, 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 D).

e. Grant Site Plan PDS2014-STP-14-015, which includes the requirements and conditions set forth in the Site Plan Form of Decision (Attachment E).

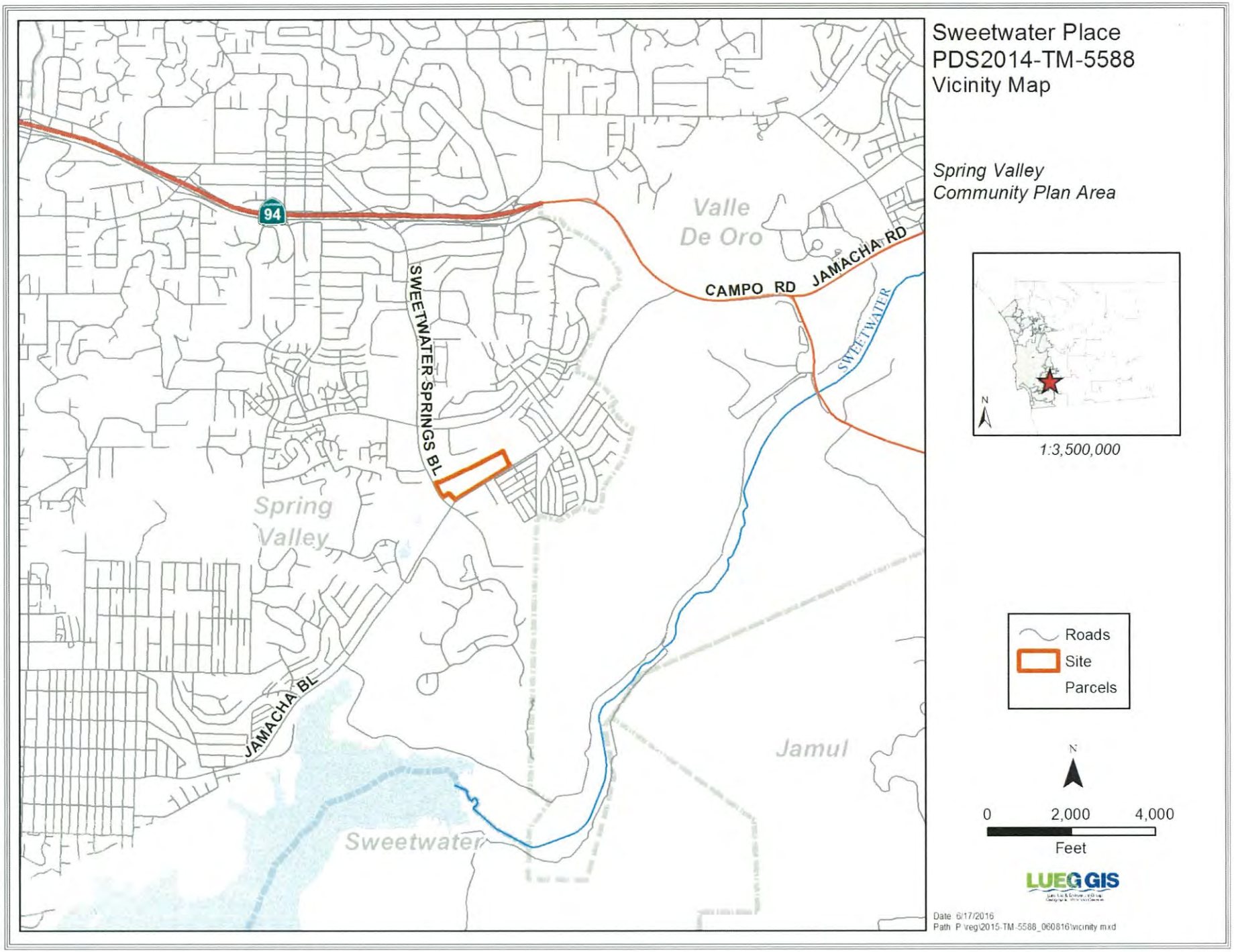
Report Prepared By:	***Report Approved By:***
David Sibbet, Project Manager	Mark Wardlaw, Director
858-694-3091	858-694-2962
david.sibbet@sdcounty.ca.gov	mark.wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE: _____

MARK WARDLAW, DIRECTOR

ATTACHMENTS:
Attachment A – Planning Documentation
Attachment B – Resolution Approving PDS2014-GPA-14-003
Attachment C – Ordinance Changing the Zoning Classification PDS2014-REZ-14-003
Attachment D – Form of Resolution Approving PDS2014-TM-5588
Attachment E – Form of Decision Approving PDS2014-STP-14-015
Attachment F – Environmental Documentation
Attachment G – Environmental Findings
Attachment H – Public Documentation
Attachment I – Ownership Disclosure

Attachment A – Planning Documentation


Sweetwater Place
PDS2014-TM-5588
Vicinity Map
Spring Valley
Community Plan Area
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Roads
Site
Parcels
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4,000
Feet
Date 6/17/2016
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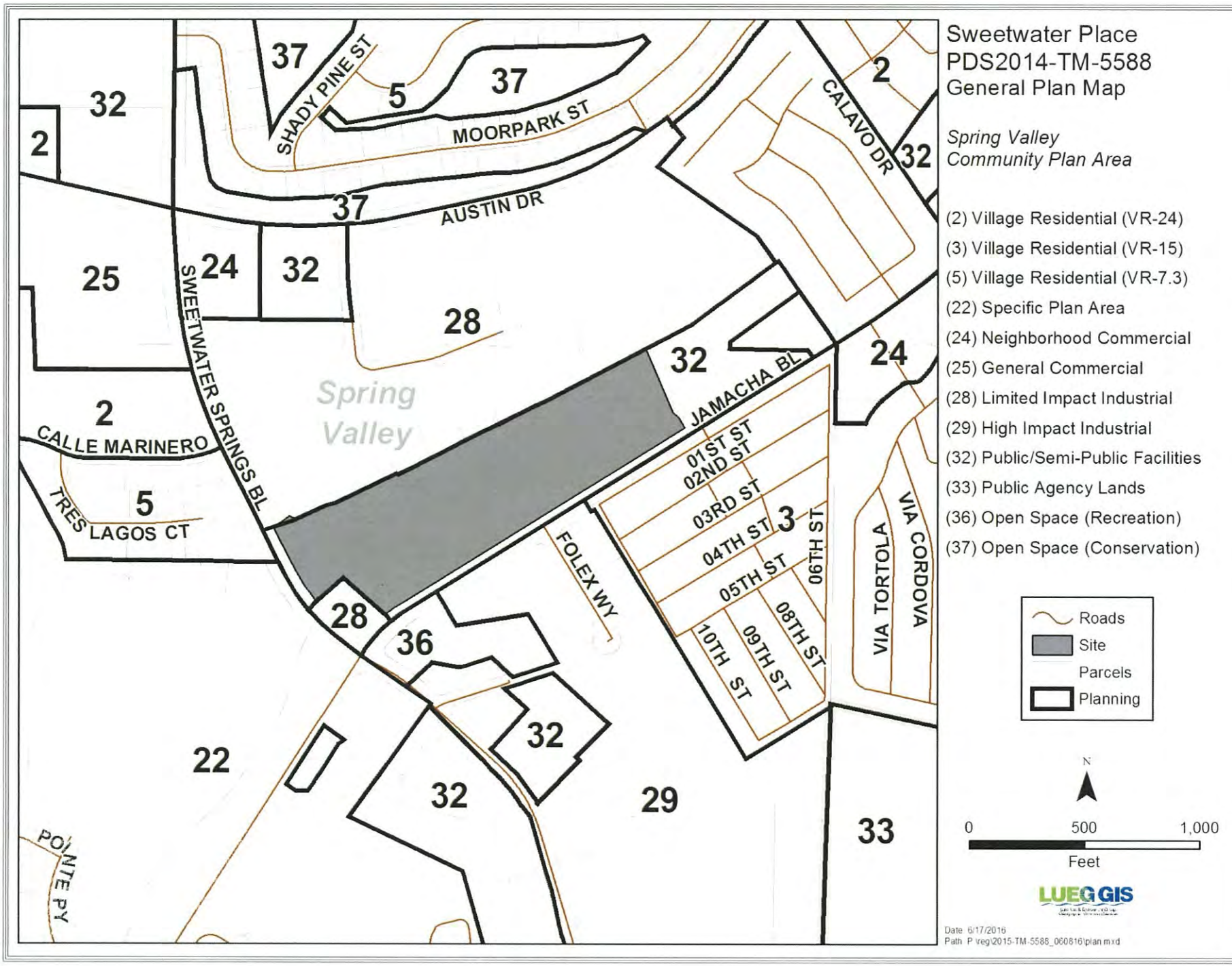
94
SWEETWATER SPRINGS BL
CAMPO RD
JAMACHA RD
JAMACHA BL
SWEETWATER
Valle De Oro
Spring Valley
Jamul
Sweetwater


Sweetwater Place
PDS2014-TM-5588
General Plan Map
Spring Valley
Community Plan Area
(2) Village Residential (VR-24)
(3) Village Residential (VR-15)
(5) Village Residential (VR-7.3)
(22) Specific Plan Area
(24) Neighborhood Commercial
(25) General Commercial
(28) Limited Impact Industrial
(29) High Impact Industrial
(32) Public/Semi-Public Facilities
(33) Public Agency Lands
(36) Open Space (Recreation)
(37) Open Space (Conservation)
Roads
Site
Parcels
Planning
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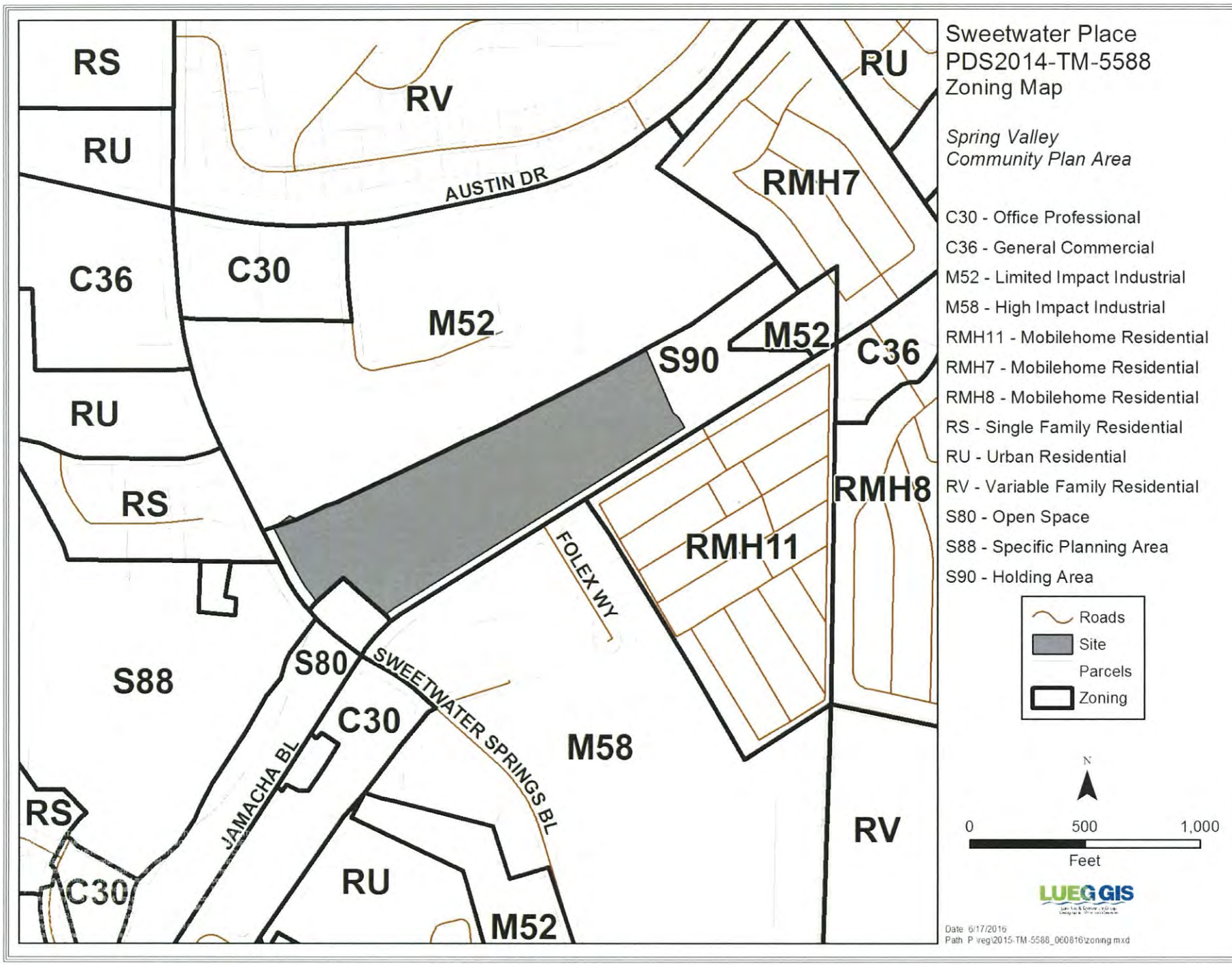
Spring Valley
SHADY PINE ST
MOORPARK ST
AUSTIN DR
CALAVO DR
SWEETWATER SPRINGS BL
JAMACHA BL
CALLE MARINERO
TRES LAGOS CT
FOLEX WY
01ST ST
02ND ST
03RD ST
04TH ST
05TH ST
06TH ST
08TH ST
09TH ST
10TH ST
VIA TORTOLA
VIA CORDOVA
POINTE PY


Sweetwater Place
PDS2014-TM-5588
Zoning Map
Spring Valley
Community Plan Area
C30 - Office Professional
C36 - General Commercial
M52 - Limited Impact Industrial
M58 - High Impact Industrial
RMH11 - Mobilehome Residential
RMH7 - Mobilehome Residential
RMH8 - Mobilehome Residential
RS - Single Family Residential
RU - Urban Residential
RV - Variable Family Residential
S80 - Open Space
S88 - Specific Planning Area
S90 - Holding Area
Roads
Site
Parcels
Zoning
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RS
RU
RV
AUSTIN DR
C36
C30
M52
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RS
S88
S80
SWEETWATER SPRINGS BL
C30
JAMACHA BL
RS
C30
RU
M52
M58
RV
S90
M52
RU
RMH7
C36
RMH8
RMH11
FOLEX WY

Sweetwater Place
PDS2014-TM-5588
Aerial
Spring Valley Community Plan Area
Roads
Site
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SWEETWATER SPRINGS BL
CAMPO RD
JAMACHA BL
Spring Valley
HANSEN RESERVOIR
Valle De Oro
Jamul
SWEETWATER RESERVOIR

Sweetwater Place
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Aerial
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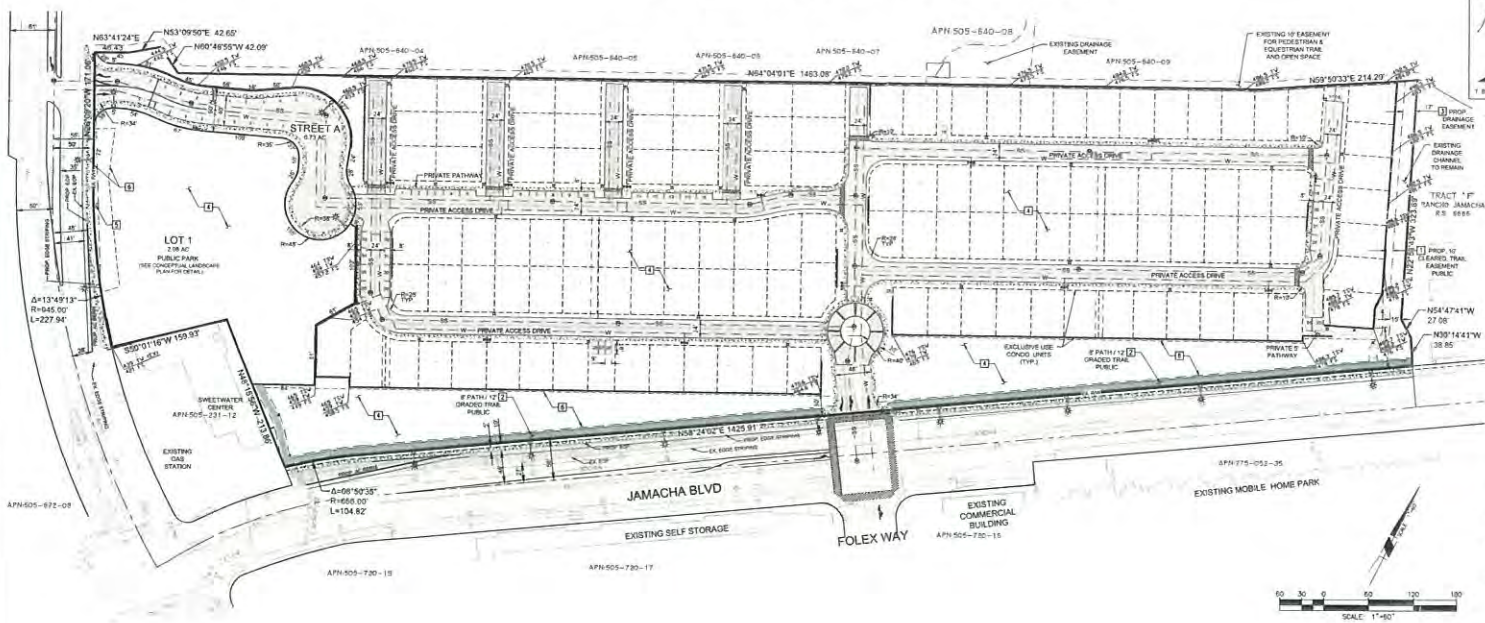
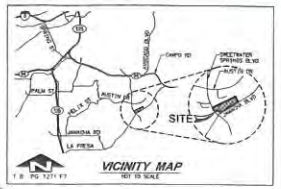
Spring Valley
JAMACHA BL
FOLEX WY
SWEETWATER SPRINGS BL
HANSEN RESERVOIR
Valle De Oro

COUNTY OF SAN DIEGO TRACT 5588 RPL-1
TENTATIVE MAP - CONDOMINIUM





CONDOMINIUM MAP STATEMENT
THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE GOVERNMENT CODE PURSUANT TO THE SUBDIVISION MAP ACT. THE MAXIMUM NUMBER OF DWELLING UNITS IS 122.

LEGAL DESCRIPTION
PORTION OF LOTS 24-31 IN SWEETWATER SPRINGS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 576, RECORDED JANUARY 11 1888.

PROJECT ADDRESS: 2657 SWEETWATER SPRINGS BLVD. SPRING VALLEY, CA.

ASSESSOR PARCEL NUMBER: 505-231-36

GENERAL PLAN DESIGNATION
EXISTING: RURAL LANDS 80
PROPOSED: VR 7.3

COMMUNITY PLAN
SPRING VALLEY COMMUNITY PLANNING AREA

GENERAL PLAN REGIONAL CATEGORY
EXISTING: VILLAGE (NO CHANGE)

TAX RATE AREA: 83297

SITE AREA
GROSS: 17.87 AC
NET: 17.14 AC (6.73 AC. PUBLIC STREET A)

LOT AREA
LOT 1: 2.08 AC (PUBLIC PARK)
LOT 2: 15.06 AC (RESIDENTIAL)

DENSITY CALCULATION: 7.12 DU PER AC. (122 LOTS / 17.14 AC)

TOTAL NUMBER OF LOTS PROPOSED: 2

TOTAL NUMBER OF CONDOMINIUM RESIDENTIAL UNITS PROPOSED: 122

SERVICE PROVIDERS:
SEWER: SPRING VALLEY SANITATION DISTRICT
WATER: OTAY WATER DISTRICT
FIRE: SAN MIGUEL FIRE DISTRICT
STREET LIGHTS: COUNTY OF SAN DIEGO
ELEMENTARY SCHOOL: LA MESA-SPRING VALLEY DISTRICT
MIDDLE SCHOOL: LA MESA-SPRING VALLEY DISTRICT
HIGH SCHOOL: GROSSMONT UNION HIGH SCHOOL DISTRICT

PARK LAND DEDICATION STATEMENT
A 2.08 AC. PUBLIC PARK WITH PARKING SHALL BE DEDICATED TO THE COUNTY OF SAN DIEGO. SEE SITE PLAN SHEET 2 OF 4 FOR AREA AND USE BREAKDOWN.

SOLAR ACCESS STATEMENT
ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

SPECIAL ASSESSMENT ACT STATEMENT
A STATEMENT BY THE SUBDIVIDER AS TO WHETHER A REQUEST WILL BE MADE TO THE BOARD OF SUPERVISORS FOR PERMISSION TO INITIATE PROCEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF ANY OF THE SUBDIVISION IMPROVEMENTS. IF SUCH A REQUEST WILL BE MADE, DESIGNATE THE IMPROVEMENTS PROPOSED FOR CONSTRUCTION.

GENERAL NOTES:
1. STREET LIGHTS. LOCATION OF ALL STREET LIGHTS PROPOSED TO BE INSTALLED WITHIN THE SUBDIVISION, OR A STATEMENT INDICATING THE INTENT OF THE DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
2. PARKING. EACH UNIT PROPOSES A 2 CAR GARAGE. ADDITIONAL GUEST PARKING SPACES ARE PROVIDED.
3. SOURCE OF TOPOGRAPHY: ROBERT J. LUNG & ASSOC. DATED: FEB. 15, 2013
4. SEE SITE PLAN FOR BUILDING LOCATION AND SETBACKS.
5. ASSOCIATED PERMITS - SEE GENERAL PLAN AMENDMENT GPA-14-003, REZONE REZ-14-003 AND SITE PLAN STP-14-015.

ALL STREET LIGHTS (8), TRAFFIC SIGNAL (2), ROAD SIGNS AND APPURTENANCES ALONG JAMACHA BLVD AND SWEETWATER SPRINGS BLVD TO BE RELOCATED AS NEEDED TO ACCOMMODATE PROPOSED ROAD WIDENING.

ZONE		EXISTING	PROPOSED
USE REGULATIONS		3500	RV
NEIGHBORHOOD / ANIMAL REGULATIONS		S	–
DEVELOPMENT REGULATIONS	DENSITY	–	–
	LOT SIZE	6000	6000
	BUILDING TYPE	W	K
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	G
	LOT COVERAGE	–	–
	SETBACK	E	V
	OPEN SPACE	–	I
SPECIAL AREA REGULATIONS		B	B

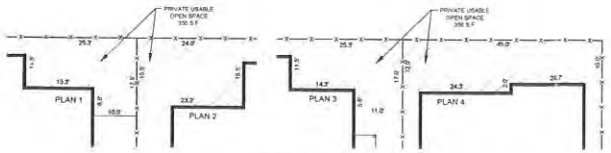
PROPOSED EASEMENTS

	DESCRIPTION
1	10' TRAIL EASEMENT
2	12' PUBLIC TRAIL EASEMENT
3	PRIVATE DRAINAGE EASEMENT
4	NOISE RESTRICTION EASEMENT
5	CLEAR SPACE EASEMENT
6	STORM WATER MAINTENANCE EASEMENT

LEGEND
- PROJECT BOUNDARY
- EXIST. EASEMENT
- PROP. EASEMENT
- PROP. LOT LINE
- EXCLUSIVE USE AREA
- CONDO UNIT NUMBER
- PROP. 8" MIN. WATER LINE PUBLIC
- PROP. 8" MIN. SEWER LINE PUBLIC
- PROP. FIRE HYDRANT
- PROP. SEWER MANHOLE
- PROP. STREET LIGHT (PUBLIC)
- PROP. STREET LAMP (PRIVATE)
- PROP. TRAFFIC SIGNAL
- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. STORM DRAIN
- EXIST. TELEPHONE
- EXIST. GAS LINE
- EXIST. FIRE HYDRANT
- EXIST. STREET LIGHT
- EXIST. TRAFFIC SIGNAL
- PROP. SIDEWALK
- PRIVATE TRAIL
- PUBLIC TRAIL
- EXIST. PAVEMENT
- PROP. PAVEMENT
- EXIST. 16" SDCWA PIPELINE
- EXIST. AIR VENT (TO BE RELOCATED)
- PROP. AIR VENT
- PROP. 6' SOUNDWALL
- PROP. RETAINING WALL
- TOP OF SOUNDWALL
- TOP OF SLOPE

NOTE:
- DISTANCES BETWEEN BUILDING WALL UNIT (NOT INCLUDED ON TRAIL, ARCHITECTURAL PLANS AND LOCATION OF THE 300 SF PRIVATE USABLE OPEN SPACE AREA FOR EACH CONDOMINIUM UNIT PER CONDO ORD. SEC. 4100
- 10' ARCHITECTURAL PROJECTION PERMITTED WITHIN SETBACK

-PLAN VIEW-
BUILDING SETBACKS (MIN.)
N.T.S.



-PLAN VIEW-
PRIVATE USABLE OPEN SPACE
N.T.S.

PROPERTY OWNER AND SUBDIVIDER
SAM - SWEETWATER LLC
20201 SW BIRCH ST., SUITE 100
NEWPORT BEACH, CA. 92660
PHONE: (949) 252-1122 EXT. 132

Daniel Thompson
SIGNATURE: DAN THOMPSON DATE

PREPARED BY:
MICHAEL BAKER INTERNATIONAL
9755 CLAREMONT MESA BLVD. SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000

ENGINEER OF WORK
PATRICIA S. TOLTZMAN, R.C.E. 59276 DATE: 7/9/2015
EXP: 6-30-2015

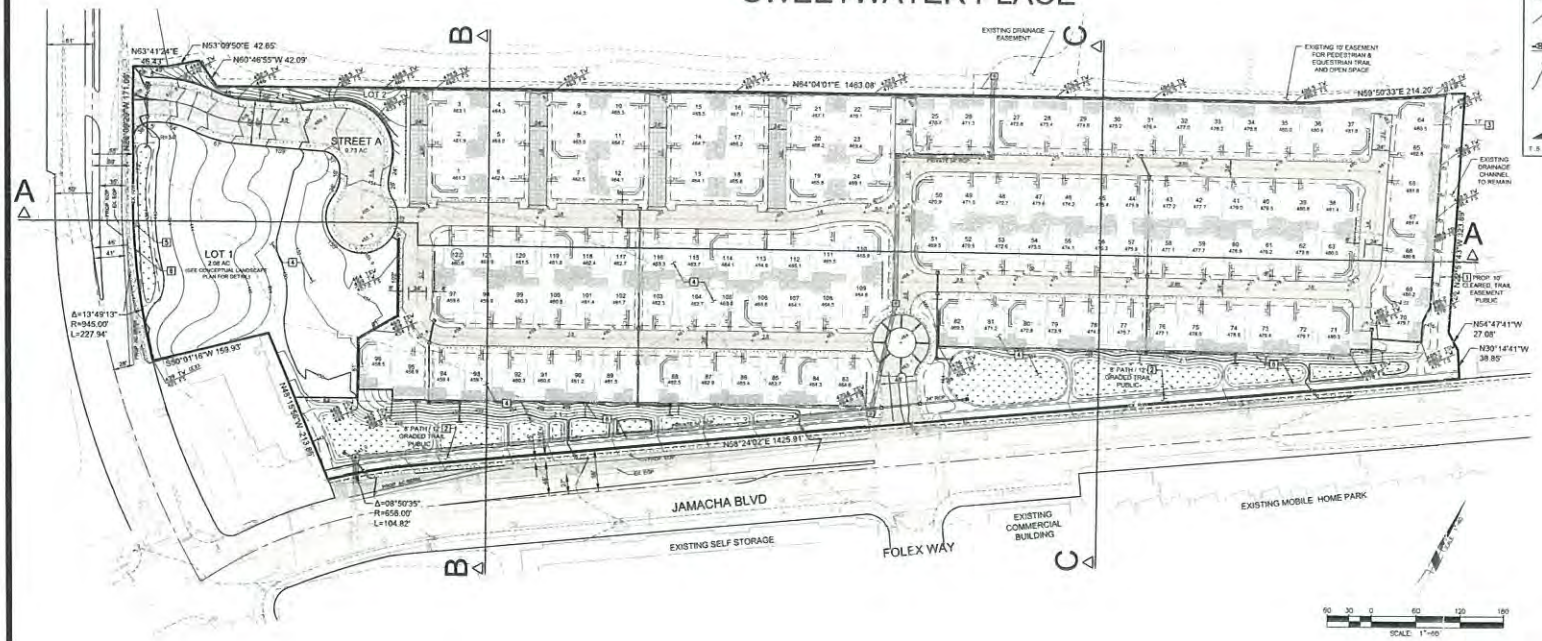
SDC PDS RCVD 07-24-15
TM5588

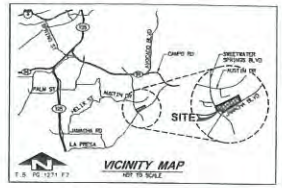
SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
TENTATIVE MAP-CONDOMINIUM
TM-5588 RPL-1, STP-14-015, GPA-14-003
REZ-14-003, ER-14-19-005

JULY 9, 2015
SHEET 1 OF 1

Michael Baker INTERNATIONAL
9755 Claremont Mesa Blvd.
San Diego, CA 92124
Phone: (858) 614-5000
MBAKERINTL.COM

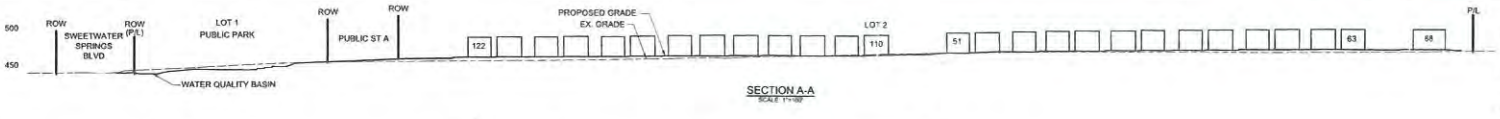
SWEETWATER PLACE



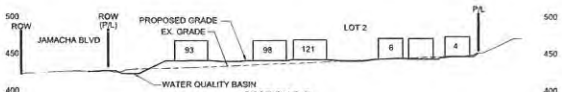


LEGEND

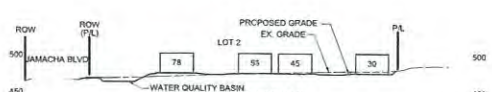
- PROJECT BOUNDARY
- EXIST. EASEMENT
- PROP. EASEMENT
- PROP. LOT LINE
- CONDO UNIT NUMBER
- PAD ELEVATION
- TOP OF SOUNDWALL / TOP OF WALL / FINISH SURFACE
- SPOT ELEVATION
- CONTOUR
- STORM DRAIN
- DRAIN PIPE W/RISER INLET
- STORM DRAIN STRUCTURE
- INLET
- HEADWALL
- RETAINING WALL
- 6' SOUNDWALL
- WATER QUALITY BASIN
- EXISTING PAVEMENT
- PAVEMENT
- PERMEABLE PAVEMENT
- 5' PATHWAY (PRIVATE)
- 5' PATHWAY (PRIVATE)
- 8' TRAIL (PUBLIC)
- EXIST. TRAFFIC LIGHT
- EXIST. LIGHT POLE
- EXIST. FIRE HYDRANT
- EXIST. MANHOLE
- EXIST. AIR VENT (TO BE RELOCATED)
- PROP. AIR VENT
- EXIST. STORM DRAIN
- PROP. SLOPE



SECTION A-A
SCALE: 1"=100'



SECTION B-B
SCALE: 1"=100'



SECTION C-C
SCALE: 1"=100'

TOPOGRAPHY AND GRADING

VOLUME OF CUT/FILL: 59,095 CY
EXPORT/IMPORT: 0 CY

MAXIMUM SITE RETAINING WALL HEIGHT: 10.5'

TOTAL DISTURBED AREA BEFORE PROJECT: 15.9 AC
TOTAL DISTURBED AREA AFTER PROJECT: 17.9 AC

TOTAL IMPERVIOUS AREA BEFORE PROJECT: 4.5 AC
TOTAL IMPERVIOUS AREA AFTER PROJECT: 7.5 AC

SUMMARY OF SOURCE CONTROL BMPS

- SELECT BUILDING DESIGN FEATURES THAT DISCOURAGE ENTRY TO PESTS.
- SELECT DROUGHT TOLERANT PLANTS THAT WILL ALSO SURVIVE SATURATED SOILS WHEN LOCATED IN BIORETENTION AREAS.
- AVOID ROOFING, GUTTERS, AND TRIM MADE OF COPPER OR OTHER UNPROTECTED METALS THAT MAY LEACH INTO RUNOFF.

SUMMARY OF TREATMENT CONTROL BMPs

- BIORETENTION WITH UNDER DRAINS
- PERMEABLE PAVEMENT WITH 6-INCH SAND LAYER AND UNDER DRAINS

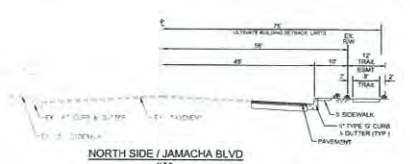
NOTES

1. GROSS AREA: 17.67 ACRES
   NET AREA: 17.14 ACRES
2. ASSESSOR PARCEL NUMBER: 505-291-36
3. TOPOGRAPHY SOURCE: ROBERT J. LUNG & ASSOC. FLOWN FEB. 15, 2013
4. 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 AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
5. AVERAGE SLOPE: 5.8% ; NO RPO STEEP SLOPES ONSITE

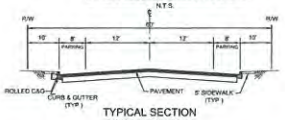
PROPOSED EASEMENTS

	DESCRIPTION
1	10' TRAIL EASEMENT
2	12' PUBLIC TRAIL EASEMENT
3	PRIVATE DRAINAGE EASEMENT
4	NOISE RESTRICTION EASEMENT
5	CLEAR SPACE EASEMENT
6	STORM WATER MAINTENANCE EASEMENT

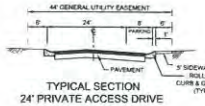
SWEETWATER SPRINGS BLVD
N.T.S.



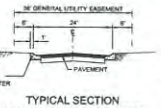
NORTH SIDE / JAMACHA BLVD
N.T.S.



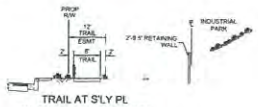
TYPICAL SECTION
PUBLIC STREET A
N.T.S.



TYPICAL SECTION
24' PRIVATE ACCESS DRIVE
WITH PARKING
N.T.S.



TYPICAL SECTION
24' PRIVATE ACCESS DRIVE
N.T.S.



TRAIL AT S'LY PL
(ALONG JAMACHA ROAD)
N.T.S.

PROPERTY OWNER AND SUBDIVIDER

SAM - SWEETWATER, LLC
2020 I SW BIRCH ST., SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 252-1122 EXT. 132

PREPARED BY:

MICHAEL BAKER INTERNATIONAL
9755 CLAREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000

REGISTERED PROFESSIONAL ENGINEER — No. 59276 — Exp. 6/30/16 — CIVIL — STATE OF CALIFORNIA

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
PRELIMINARY GRADING PLAN & RPO SLOPE MAP

JULY 9, 2015
SHEET 1 OF 1

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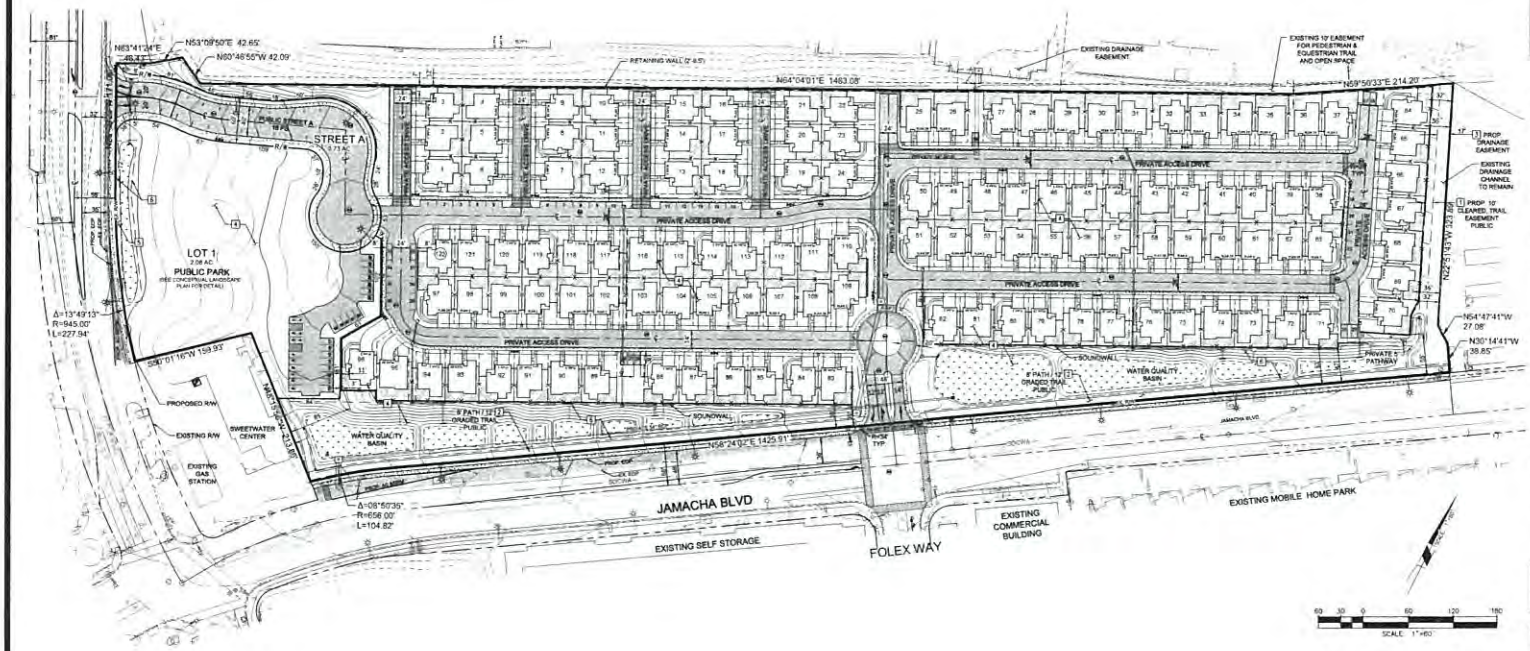
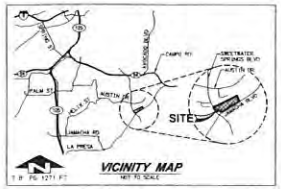
SDC PDS RCVD 07-24-15

TM5588

SITE PLAN STP 14-015





LEGAL DESCRIPTION
PORTION OF LOTS 24-31 IN SWEETWATER SPRINGS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 576, RECORDED JANUARY 11, 1888

PROJECT ADDRESS: 2657 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA

ASSESSOR PARCEL NUMBER: 595-231-36

SITE AREA:
GROSS: 17.87 AC
NET: 17.14 AC (PUBLIC STREET A: 0.73 AC.)

TOTAL NUMBER OF LOTS PROPOSED: 2
LOT 1: PUBLIC PARK
LOT 2: CONDOMINIUM UNITS

TOTAL NUMBER OF CONDOMINIUM UNITS PROPOSED:
122 - WITH EXCLUSIVE USE AREA OF 2,360 S.F. MINIMUM (45'x53' TYPICAL)

PARKING SUMMARY:
RESIDENTIAL
REQUIRED: 280 (122x2=244 + GUEST 1 PARKING PER 5 DU=25)
PROVIDED: 513 (244 GARAGE , 244 DRIVEWAY & 25 PRIVATE ACCESS DRIVE)

PUBLIC PARK
PASSIVE REQUIRED: 7 PARKING SPACES (6 STANDARD + 1 ACCESSIBLE PARKING)
AMPHITHEATER REQUIRED: 22 PARKING SPACES (20 STANDARD + 2 ACCESSIBLE PARKING)
TOTAL PROVIDED: 29 PARKING SPACES (26 STANDARD + 3 ACCESSIBLE PARKING)

GROUP USABLE OPEN SPACE (ZONING ORD. SEC. 4900)
REQUIRED: 18,300 SF (122 LOTS x 150 SF)
PROVIDED: 18,300 SF

PRIVATE USABLE OPEN SPACE (ZONING ORD. SEC. 4900)
REQUIRED: 42,700 SF (122 LOTS X 350 SF)
PROVIDED: 42,700 SF

GENERAL NOTES
1. STREET LIGHTS: LOCATION OF ALL PRIVATE STREET LIGHTS PROPOSED TO BE INSTALLED WITHIN THE SUBDIVISION, OR A STATEMENT INDICATING THE INTENT OF THE DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY.
2. ASSOCIATED PERMITS: SEE GENERAL PLAN AMENDMENT GPA 14-003, REZONE REZ 14-009 AND TENTATIVE MAP CONDOMINIUM TM 5588.
3. SEE CONCEPTUAL LANDSCAPE SHEET 4 FOR PUBLIC PARK DESIGN.
4. SEE PRELIMINARY GRADING PLAN FOR RETAINING WALL LOCATIONS.

THE SITE PLAN SATISFY THE REQUIREMENTS AS SET FORTH IN THE
- "B" SPRING VALLEY COMMUNITY DESIGNATOR GUIDELINES
- "V" VARIABLE SETBACK REGULATIONS.

ALL STREET LIGHTS (SL), TRAFFIC SIGNAL (S), ROAD SIGNS AND APPURTENANCES ALONG JAMACHA BLVD AND SWEETWATER SPRINGS BLVD TO BE RELOCATED AS NEEDED TO ACCOMMODATE PROPOSED ROAD WIDENING.

PROPOSED EASEMENTS

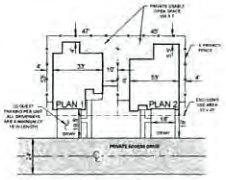
	DESCRIPTION
1	10' TRAIL EASEMENT
2	12' PUBLIC TRAIL EASEMENT
3	PRIVATE DRAINAGE EASEMENT
4	NOISE RESTRICTION EASEMENT
5	CLEAR SPACE EASEMENT
6	STORM WATER MAINTENANCE EASEMENT

LEGEND

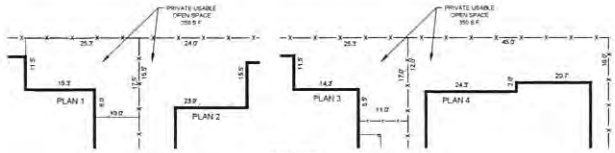
PROJECT BOUNDARY	WATER QUALITY BASIN
EXIST. EASEMENT	PRIVATE USABLE OPEN SPACE
PROP. EASEMENT	PERMEABLE PAVEMENT
PROP. LOT LINE	PARKING SPACE (9'x21')
EXCLUSIVE USE AREA	PARKING SPACE (9'x18')
CONDO UNIT NUMBER	RETAINING WALL
PROP. FIRE HYDRANT	PROP. STREET LIGHT (PUBLIC)
PROP. SEWER MANHOLE	PROP. STREET LAMP (PRIVATE)
PROP. STORM DRAIN STRUCTURE	EXIST. MANHOLE
PROP. INLET	EXIST. SIGN
PROP. HEADWALL	EXIST. FLAG POLE
EXIST. FIRE HYDRANT	EXIST. TRAFFIC LIGHT
EXIST. FENCE	EXIST. LIGHT POLE
PROP. 5' PRIVACY FENCE	EXIST. BUILDING
PROP. 6' SOUNDWALL	PROP. BUILDING
PROP. SIDEWALK	EXIST. CONTOUR
PRIVATE TRAIL	PROP. CONTOUR
PUBLIC TRAIL	EXIST. 18" SDCWA PIPELINE
EXIST. PAVEMENT	EXIST. AIR VENT (TO BE RELOCATED)
PROP. PAVEMENT	PROP. AIR VENT

ARCHITECTURAL PLAN TYPES AND ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT BUILDING PERMIT PHASE. PROVIDED COMPLIANCE WITH BUILDING ENVELOPE/SETBACK REQUIREMENTS AS ILLUSTRATED AND PRIVATE USABLE OPEN SPACE CRITERIA PER COUNTY OF SAN DIEGO. THERE SHALL BE A MINIMUM OF TWO DIFFERENT ARCHITECTURAL PLAN TYPES AND ELEVATIONS FOR EVERY 3 ADJACENT RESIDENCES.

-PLAN VIEW-
BUILDING SETBACKS (MIN.)
N.T.S.



-PLAN VIEW-
TYPICAL UNIT



-PLAN VIEW-
PRIVATE USABLE OPEN SPACE
N.T.S.

SHEET INDEX
SHEET 1 - TITLE SHEET/PLOT PLAN
SHEET 2 - DETAILS
SHEET 3 - CONCEPTUAL LANDSCAPE PLAN
SHEET 4 - CONCEPTUAL LANDSCAPE PLAN
SHEET 5 - BUILDING PLAN #1
SHEET 6 - BUILDING PLAN #2
SHEET 7 - BUILDING PLAN #3
SHEET 8 - BUILDING PLAN #4

PROPERTY OWNER AND SUBDIVIDER
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PREPARED BY:
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SDC PDS RCVD 07-24-15

TM5588

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
TITLE SHEET/PLOT PLAN

JULY 9, 2015
SHEET 1 OF 8

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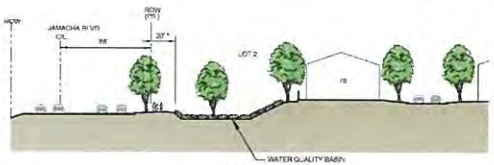
COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1
CONCEPTUAL LANDSCAPE PLAN

SECTION A-A
SCALE: 1"=30'



SECTION B-B
SCALE: 1"=30'

* 20' STREET-FACING LANDSCAPE ZONE PER THE SPRING VALLEY DESIGN GUIDELINES.

PLANT PALETTE

MAJOR PROJECT ENTRY AND NEIGHBORHOOD PARK

TREES, SUCH AS:
ACCOLENUTTERIA PANICULATA - GOLDENRAIN TREE
PLATANUS RACEMOSA - CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA - COAST LIVE OAK
SCHINUS MOLLE - CALIFORNIA PEPPER
ULMUS PARVIFOLIA - EVERGREEN ELM
15 GALLON AND 24" BOX SIZES

ACCENT SHRUBS, SUCH AS:
AGAVE SPECIES - AGAVE
BOUGAINVILLEA SP. - BOUGAINVILLEA
DASYLIRION LONGISSIMUM - MEXICAN GRASS TREE
NOLINA TEXANA - DESERT GRASS
ROSA X 'ICEBERG' - 'ICEBERG' ROSE
1 AND 5 GALLON CONTAINER SIZES

SHRUBS, SUCH AS:
ARBUTUS UNEDO 'COMPACTA' - DWARF STRAWBERRY TREE
CALLISTEMON CITRINUS 'LITTLE JOHN' - DWARF BOTTLEBRUSH
GREVILLEA NOELLII - GREVILLEA
LAURUS NOBILIS 'SARATOGA' - SWEET BAY
MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE
PITTOSPORUM TOBIRA - TOBIRA
RHAPHIOLEPIS INDICA - INDIA HAWTHORN
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS:
LONICERA JAPONICA - JAPANESE HONEYSUCKLE
MYOPORUM PARVIFOLIUM - MYOPORUM
ROSMARINUS OFFICINALIS - ROSEMARY
ROOTED CUTTINGS FROM FLATS AND 1 & 5 GALLON CONTAINER SIZES

TURF GRASS - DROUGHT TOLERANT VARIETIES

RESIDENTIAL NEIGHBORHOODS

SHADE TREES, SUCH AS:
LAGERSTROEMIA INDICA - CRAPE MYRTLE
LIQUISTRUM LUCIDUM - GLOSSY PRIVET
MAGNOLIA GRANDIFLORA 'LITTLE GEM' - LITTLE GEM MAGNOLIA
OLEA EUROPAEA - OLIVE
PISTACHIA 'TRIFOLIATA' - CHINESE TALLOW TREE
15 GALLON AND 24" BOX SIZES

SHRUBS, SUCH AS:
ARBUTUS UNEDO 'COMPACTA' - DWARF STRAWBERRY TREE
CALLISTEMON CITRINUS 'LITTLE JOHN' - DWARF BOTTLEBRUSH
CARISSA MACROCARPA 'BOXWOOD BEAUTY' - NATAL PLUM
GREVILLEA NOELLII - GREVILLEA
LAURUS NOBILIS 'SARATOGA' - SWEET BAY
MYRTUS COMMUNIS 'COMPACTA' - DWARF MYRTLE
PITTOSPORUM TOBIRA - TOBIRA
RHAPHIOLEPIS INDICA - INDIA HAWTHORN
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS:
LONICERA JAPONICA - JAPANESE HONEYSUCKLE
MYOPORUM PARVIFOLIUM - MYOPORUM
ROSMARINUS OFFICINALIS - ROSEMARY
ROOTED CUTTINGS FROM FLATS AND 1 & 5 GALLON CONTAINER SIZES

JAMACHA BOULEVARD STREETSCAPE, AND ADJACENT STORM WATER BASINS

TREES, SUCH AS:
LOPHOSTEMON CONFERTUS - BRISBANE BOX
PLATANUS RACEMOSA - CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA - COAST LIVE OAK
QUERCUS CHRYSOLEPIS - CANYON LIVE OAK
15 GALLON AND 24" BOX SIZES

SHRUBS, SUCH AS:
ECHEVERIA SPECIES - ECHEVERIA
MUHLENBERGIA RIGENS - DEER GRASS
RHUS OVATA - SUGAR SUMAC
1 AND 5 GALLON CONTAINER SIZES

GROUND COVER, SUCH AS:
BACCHARIS PILULARIS - DWARF COYOTE BRUSH
COTONEASTER SPECIES - COTONEASTER
ROOTED CUTTINGS FROM FLATS AND 1 GALLON CONTAINER SIZES

NATIVE HYDROSEED

DECOMPOSED GRANITE
CRUSHED ROCK
COBBLE

GENERAL NOTES

1. ALL LANDSCAPE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH COUNTY OF SAN DIEGO LANDSCAPE STANDARDS, SPRING VALLEY COMMUNITY PLANNING AREA - COMMUNITY DESIGN GUIDELINES, AND IN ACCORDANCE WITH AB 1881 - STATE WATER CONSERVATION REQUIREMENTS.

2. NATIVE AND DROUGHT TOLERANT PLANTS THAT MINIMIZE WATER USE AND MAINTENANCE WILL BE UTILIZED. ALL PLANT MATERIALS WILL BE APPROPRIATE FOR THE SAN DIEGO CLIMATE AND FIT IN WITH THE ADJACENT NEIGHBORHOOD.

3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH STATE OF THE ART AUTOMATIC IRRIGATION SYSTEM. IRRIGATION WATER TO BE PROVIDED VIA EXISTING ON SITE WELL AND /OR EXISTING DOMESTIC WATER METER.

4. OWNERSHIP SHALL BE RESPONSIBLE FOR MAINTAINING THE LANDSCAPE AND RELATED IMPROVEMENTS DURING THE LIFE OF THE PERMIT. ALL DEAD, DYING, OR DISEASED PLANTS WILL BE REPLACED IN KIND. OPERATIONS AND MAINTENANCE OF THE PUBLIC PARK WILL BE THE RESPONSIBILITY OF THE COUNTY OF SAN DIEGO.

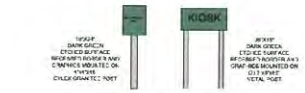
5. THE 20 FOOT STREET FACING LANDSCAPE ZONE - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 300 SQUARE FEET OF AREA. THE TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.

6. THE EASTERN SIDEYARD LANDSCAPE ZONE - THE MINIMUM TREE PLANT RATIO SHALL BE ONE TREE PER 100 SQUARE FEET OF AREA. TREE SHOULD BE MINIMUM 15 GAL. IN SIZE.

7. ALL PROPOSED STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY SHALL REQUIRE ISSUANCE OF AN ENCROACHMENT PERMIT THROUGH THE DEPARTMENT OF PUBLIC WORKS.

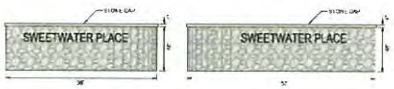
LANDSCAPE NOTES

4 TRAIL CONNECTION TO JAMACHA TRAIL
12 WATER QUALITY BASIN
20 RETAINING WALL PER SITE PLAN
21 SOUND / PRIVACY WALL PER SITE / LANDSCAPE PLAN
24 SIDE YARD FENCE
25 TRAIL EASEMENT
26 STORM DRAIN EASEMENT



INTERPRETIVE / KIOSK SIGN
SCALE: NTS

PARK ENTRY MONUMENT SIGN
SCALE: NTS



ENTRY MONUMENT SIGN
SCALE: NTS

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
CONCEPTUAL LANDSCAPE PLAN

JULY 9, 2015
SHEET 3 OF 8

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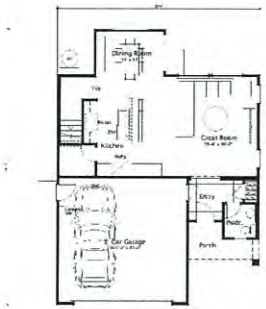
COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1



Living Area:

First Floor	743
Second Floor	1,025
Total Living Area =	1,768 sq. ft.
Garage	442

First Floor Plan

SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 1

MATERIAL NOTES
Roof: Concrete 'S' Tile
Roof Pitch: 5 : 12
Eaves: Flush
Lanes: 12" Wood Fascia
Building Height: 25'-10"
Stucco Exterior:
Wrought Iron Pot Shelves

Right Elevation

Rear Elevation

ELEVATION A - SPANISH

SCALE:1/8"=1'0"

MATERIAL AND COLOR SCHEDULE
ROOF TILE: EAGLE ROOF TILE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA (15/20 FINISH)
STONE: CORONADO
BRICK: CORONADO
NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP

ELEVATION A - SPANISH
SCHEME 1
ROOF TILE: 'S' TILE PROFILE: 3080 LOS PADRES BLEND
STUCCO: OMEGA 20 - IVORY
FASCIA/EAVES/GARAGE/WOOD: SW6103 TEA CHEST
WINDOW & DOOR TRIM: SW6149 RELAXED KHAKI
ENTRY DOOR / SHUTTERS: SW6229 TEMPE STAR
CLAY PIPES: SW6061 TAN BARK

SCHEME 2
ROOF TILE: 'S' TILE PROFILE: 3635 PIEDMONT BLEND
STUCCO: OMEGA 14 - CREAM
FASCIA/EAVES/GARAGE/WOOD: SW6035 LIBRARY PEWTER
WINDOW & DOOR TRIM: SW7530 BARCELONA BEIGE
ENTRY DOOR / SHUTTERS: SW6028 MAHOGANY
CLAY PIPES: SW6061 TAN BARK

SCHEME 3
ROOF TILE: 'S' TILE PROFILE: 3645 SUNRISE BLEND
STUCCO: OMEGA 40B - PLANTATION BEIGE
FASCIA/EAVES/GARAGE/WOOD: SW7027 WELL - BRED BROWN
WINDOW & DOOR TRIM: SW6157 FAVORITE TAN
ENTRY DOOR / SHUTTERS: SW6187 GARDEN GATE
CLAY PIPES: SW6061 TAN BARK

ELEVATION B - COTTAGE
SCHEME 4
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND
STUCCO: OMEGA 23B - ANTIQUE GREEN
GABLE INSET: SW7025 BACKDROP
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE
ENTRY DOOR / SHUTTERS: SW6006 BLACK BEAN
STONE: TUSCAN VILLA - PRAIRIE MOSS

SCHEME 5
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 221 HARVEST GOLD
GABLE INSET: SW6153 PROTÉGÉ BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6151 QUIVER TAN
ENTRY DOOR / SHUTTERS: SW6328 FIREWEED
STONE: TUSCAN VILLA - CANDLE GLOW

SCHEME 6
ROOF TILE: FLAT TILE PROFILE: 4667 BROWN GRAY RANGE
STUCCO: OMEGA 40B - TAVERN TAUPE
GABLE INSET: SW7063 BRAINSTORM BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW7548 NEUTRAL GROUND
ENTRY DOOR / SHUTTERS: SW6258 PEWTER GREEN
STONE: TUSCAN VILLA - PRAIRIE MOSS

ELEVATION C - TRADITIONAL
SCHEME 7
ROOF TILE: FLAT TILE PROFILE: 4603 SIERRA MADRE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7005 PURE WHITE
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW6258 TRICORN BLACK
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

SCHEME 8
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7063 MONORAIL
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7065 WALL STREET
ENTRY DOOR / SHUTTERS: SW7069 IRON ORE
BRICK: WIRE CUT BRICK: LA JOLLA BLEND

SCHEME 9
ROOF TILE: FLAT TILE PROFILE: 4689 BROWN RANGE
STUCCO: OMEGA 12 - CHENILLE
HORIZONTAL SIDING: SW7734 CARGO PANTS
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW7740 MESSENGER BAG
BRICK: SPECIAL USED BRICK: EAGLE BUFF

Left Elevation

Front Elevation
Scheme 4

MATERIAL NOTES
Roof: Concrete Flat Tile
Roof Pitch: 5 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 25'-10"
Stucco, Siding, Stone Exterior

Right Elevation

Rear Elevation

ELEVATION B - COTTAGE

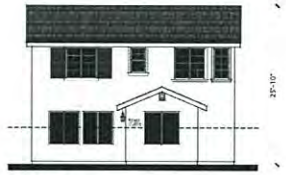
SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 7

MATERIAL NOTES
Roof: Concrete Flat Tile
Roof Pitch: 5 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 25'-10"
Stucco, Siding, Brick Exterior

Right Elevation



Rear Elevation

ELEVATION C - TRADITIONAL

SCALE:1/8"=1'0"

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
BUILDING PLAN #1

JULY 9, 2015
SHEET 5 OF 8

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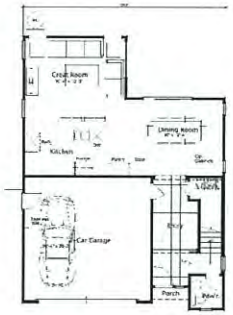
COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1

Second Floor Plan



First Floor Plan

Living Area:

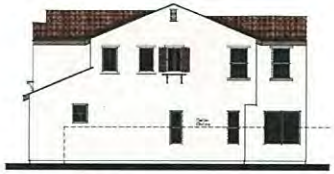
First Floor	834
Second Floor	1143
Total Living Area =	1977 sq. ft.
Garage	431

SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 2

MATERIAL NOTES
Roof: Concrete 'S' Tile
Roof Pitch: 5 : 12
Rakes: Flush
Eaves: 12" Wood Fascia
Building Height: 30'-0"
Stucco Exterior
Wrought Iron Pot Shelves



Right Elevation

Rear Elevation

MATERIAL AND COLOR SCHEDULE
ROOF TILE: EAGLE ROOF TILE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA (15/20 FINISH)
STONE: CORONADO
BRICK: CORONADO
NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP.

ELEVATION A - SPANISH
SCHEME 1
ROOF TILE: "S" TILE PROFILE: 3580 LOS PADRES BLEND
STUCCO: OMEGA 25 - IVORY
FASCIA/EAVES/GARAGE/WOOD: SW6103 TEA CHEST
WINDOW & DOOR TRIM: SW6149 RELAXED KHAKI
ENTRY DOOR / SHUTTERS: SW6229 TEMPE STAR
CLAY PIPES: SW6061 TAN BARK

SCHEME 2
ROOF TILE: "S" TILE PROFILE: 3830 PIEDMONT BLEND
STUCCO: OMEGA 14 - CREAM
FASCIA/EAVES/GARAGE/WOOD: SW6038 LIBRARY PEWTER
WINDOW & DOOR TRIM: SW7530 BARCELONA BEIGE
ENTRY DOOR / SHUTTERS: SW6025 MAROONED
CLAY PIPES: SW6061 TAN BARK

SCHEME 3
ROOF TILE: "S" TILE PROFILE: 3845 SUNRISE BLEND
STUCCO: OMEGA 408 - PLANTATION BEIGE
FASCIA/EAVES/GARAGE/WOOD: SW7027 WELL - BRED BROWN
WINDOW & DOOR TRIM: SW6157 FAVORITE TAN
ENTRY DOOR / SHUTTERS: SW6167 GARDEN GATE
CLAY PIPES: SW6061 TAN BARK

ELEVATION B - COTTAGE
SCHEME 4
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND
STUCCO: OMEGA 236 - ANTIQUE GREEN
GABLE INSET: SW7025 BACKDROP
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE
ENTRY DOOR / SHUTTERS: SW6006 BLACK BEAN
STONE: TUSCAN VILLA - PRAIRIE MOSS

SCHEME 5
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 221 HARVEST GOLD
GABLE INSET: SW6153 PROTÉGÉ BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6151 QUIVER TAN
ENTRY DOOR / SHUTTERS: SW6328 FIREWEED
STONE: TUSCAN VILLA - CANDLE GLOW

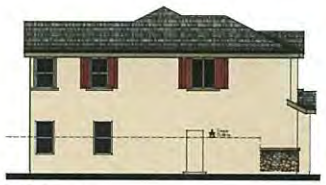
SCHEME 6
ROOF TILE: FLAT TILE PROFILE: 4667 BROWN GRAY RANGE
STUCCO: OMEGA 400 - TAVERN TAUPE
GABLE INSET: SW7033 BRAINSTORM BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW7506 NEUTRAL GROUND
ENTRY DOOR / SHUTTERS: SW6208 PEWTER GREEN
STONE: TUSCAN VILLA - PRAIRIE MOSS

ELEVATION C - TRADITIONAL
SCHEME 7
ROOF TILE: FLAT TILE PROFILE: 4503 SIERRA MADRE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7005 PURE WHITE
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW6258 TRICORN BLACK
BRICK: WIRE CUT BRICK, LA JOLLA BLEND

SCHEME 8
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7063 MONORAIL
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 WALL STREET
ENTRY DOOR / SHUTTERS: SW7069 IRON ORE
BRICK: WIRE CUT BRICK, LA JOLLA BLEND

SCHEME 9
ROOF TILE: FLAT TILE PROFILE: 4689 BROWN RANGE
STUCCO: OMEGA 12 - CHENILLE
HORIZONTAL SIDING: SW7738 CARGO PANTS
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW7740 MESSENGER BAG
BRICK: SPECIAL USED BRICK, EAGLE BUFF

ELEVATION A - SPANISH
SCALE:1/8"=1'0"



Left Elevation

Front Elevation
Scheme 5

MATERIAL NOTES
Roof: Concrete 'Flat' Tile
Roof Pitch: 5 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 27'-4"
Stucco, Siding, Stone Exterior

Right Elevation

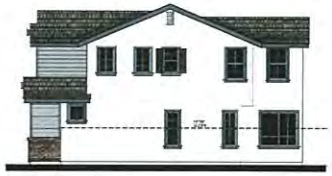
Rear Elevation

ELEVATION B - COTTAGE
SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 8

MATERIAL NOTES
Roof: Concrete 'Flat' Tile
Roof Pitch: 5 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 26'-2"
Stucco, Siding, Brick Exterior



Right Elevation

Rear Elevation

ELEVATION C - TRADITIONAL
SCALE:1/8"=1'0"

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
BUILDING PLAN #2

JULY 9, 2015
SHEET 6 OF 8

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COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1

Living Area:

First Floor	875
Second Floor	1,138
Total Living Area =	2,013 sq. ft.
Garage	457

First Floor Plan
SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 5

MATERIAL NOTES
Roof: Concrete 'S' Tile
Roof Pitch: 5 : 12
Eaves: Flush
Fascias: 12" Wood Fascia
Building Height: 28'-9"
Stucco Exterior
Wrought Iron Pot Shelves

Right Elevation

Rear Elevation

ELEVATION A - SPANISH
SCALE:1/8"=1'0"

MATERIAL AND COLOR SCHEDULE
ROOF TILE: EAGLE ROOF TILE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA (15/20 FINISH)
STONE: CORONADO
BRICK: CORONADO
NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP.

ELEVATION A - SPANISH
SCHEME 1
ROOF TILE: 'S' TILE PROFILE: 3660 LOS PADRES BLEND
STUCCO: OMEGA 20 - IVORY
FASCIA/EAVES/GARAGE/WOOD: SW6103 TEA CHEST
WINDOW & DOOR TRIM: SW6149 RELAXED KHAKI
ENTRY DOOR / SHUTTERS: SW6229 TEMPE STAR
CLAY PIPES: SW6061 TAN BARK

SCHEME 2
ROOF TILE: 'S' TILE PROFILE: 3630 PIEDMONT BLEND
STUCCO: OMEGA 14 - CREAM
FASCIA/EAVES/GARAGE/WOOD: SW6035 LIBRARY PEWTER
WINDOW & DOOR TRIM: SW7530 BARCELONA BEIGE
ENTRY DOOR / SHUTTERS: SW6028 MAROONED
CLAY PIPES: SW6061 TAN BARK

SCHEME 3
ROOF TILE: 'S' TILE PROFILE: 3645 SUNRISE BLEND
STUCCO: OMEGA 40B - PLANTATION BEIGE
FASCIA/EAVES/GARAGE/WOOD: SW7027 WELL - BRED BROWN
WINDOW & DOOR TRIM: SW6157 FAVORITE TAN
ENTRY DOOR / SHUTTERS: SW6187 GARDEN GATE
CLAY PIPES: SW6061 TAN BARK

ELEVATION B - COTTAGE
SCHEME 4
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND
STUCCO: OMEGA 23B - ANTIQUE GREEN
GABLE INSET: SW7025 BACKDROP
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE
ENTRY DOOR / SHUTTERS: SW6006 BLACK BEAN
STONE: TUSCAN VILLA - PRAIRIE MOSS

SCHEME 5
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 221 HARVEST GOLD
GABLE INSET: SW6153 PROTEGÉ BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6151 QUIVER TAN
ENTRY DOOR / SHUTTERS: SW6328 FIREWEED
STONE: TUSCAN VILLA - CANDLE GLOW

SCHEME 6
ROOF TILE: FLAT TILE PROFILE: 4667 BROWN GRAY RANGE
STUCCO: OMEGA 40B - TAVERN TAUPE
GABLE INSET: SW7033 BRAINSTORM BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW7566 NEUTRAL GROUND
ENTRY DOOR / SHUTTERS: SW6208 PEWTER GREEN
STONE: TUSCAN VILLA - PRAIRIE MOSS

ELEVATION C - TRADITIONAL
SCHEME 7
ROOF TILE: FLAT TILE PROFILE: 4503 SIERRA MADRE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7005 PURE WHITE
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW6258 TRICORN BLACK
BRICK: WIRE CUT BRICK LA JOLLA BLEND

SCHEME 8
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7663 MONORAIL
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7065 WALL STREET
ENTRY DOOR / SHUTTERS: SW7069 IRON ORE
BRICK: WIRE CUT BRICK LA JOLLA BLEND

SCHEME 9
ROOF TILE: FLAT TILE PROFILE: 4669 BROWN RANGE
STUCCO: OMEGA 12 - CHENILLE
HORIZONTAL SIDING: SW7738 CARGO PANTS
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW7749 MESSENGER BAG
BRICK: SPECIAL USED BRICK: EAGLE BUFF

Left Elevation

Front Elevation
Scheme 6

MATERIAL NOTES
Roof: Concrete 'Flat' Tile
Roof Pitch: 6 : 12
Eaves: 12" Wood Beige
Fascias: 18" Wood Fascia
Building Height: 28'-4"
Stucco, Siding, Stone Exterior

Right Elevation

Rear Elevation

ELEVATION B - COTTAGE
SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 9

MATERIAL NOTES
Concrete 'Flat' Tile
Roof Pitch: 5 : 12
Eaves: 12" Wood Beige
Fascias: 18" Wood Fascia
Building Height: 28'-5"
Stucco, Siding, Brick Exterior

Right Elevation

Rear Elevation

ELEVATION C - TRADITIONAL
SCALE:1/8"=1'0"

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
BUILDING PLAN #3

JULY 9, 2015
SHEET 7 OF 8

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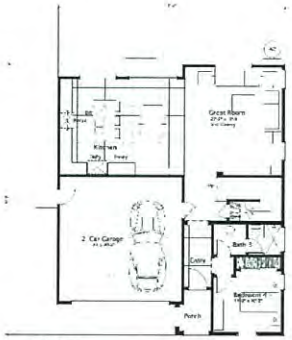
COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1



Living Area:

First Floor	1,029
Second Floor	1,354
Total Living Area =	2,383 sq. ft.
Garage	421

First Floor Plan
SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 1

MATERIAL NOTES
Roof: Concrete "S" Tile
Roof Pitch: 6 : 12
Raked: Flush
Eaves: 12" Wood Fascia
Building Height: 28'-3"
Stucco Exterior
Wrought Iron Pot Shelves

Right Elevation

Rear Elevation

ELEVATION A - SPANISH
SCALE:1/8"=1'0"

MATERIAL AND COLOR SCHEDULE
ROOF TILE: EAGLE ROOF TILE
PAINT: SHERWIN WILLIAMS
STUCCO: OMEGA (15/20 FINISH)
STONE: CORONADO
BRICK: CORONADO
NOTE: GUTTERS TO MATCH FASCIA COLOR & DOWNSPOUTS TO MATCH STUCCO COLOR-TYP

ELEVATION A - SPANISH
SCHEME 1
ROOF TILE: "S" TILE PROFILE: 3680 LOS PADRES BLEND
STUCCO: OMEGA 20 - IVORY
FASCIA/EAVES/GARAGE/WOOD: SW6103 TEA CHEST
WNDOW & DOOR TRIM: SW6149 RELAXED KHAKI
ENTRY DOOR / SHUTTERS: SW6229 TEMPE STAR
CLAY PIPES: SW9061 TAN BARK

SCHEME 2
ROOF TILE: "S" TILE PROFILE: 3636 PIEDMONT BLEND
STUCCO: OMEGA 14 - CREAM
FASCIA/EAVES/GARAGE/WOOD: SW6036 LIBRARY PEWTER
WNDOW & DOOR TRIM: SW7530 BARCELONA BEIGE
ENTRY DOOR / SHUTTERS: SW6020 MAROONED
CLAY PIPES: SW9061 TAN BARK

SCHEME 3
ROOF TILE: "S" TILE PROFILE: 3545 SUNRISE BLEND
STUCCO: OMEGA 408 - PLANTATION BEIGE
FASCIA/EAVES/GARAGE/WOOD: SW7027 WELL - BRED BROWN
WNDOW & DOOR TRIM: SW6157 FAVORITE TAN
ENTRY DOOR / SHUTTERS: SW6167 GARDEN GATE
CLAY PIPES: SW9061 TAN BARK

ELEVATION B - COTTAGE
SCHEME 4
ROOF TILE: FLAT TILE PROFILE: 4671 VILLAGE BLEND
STUCCO: OMEGA 238 - ANTIQUE GREEN
GABLE INSET: SW7025 BACKDROP
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6154 NACRE
ENTRY DOOR / SHUTTERS: SW6006 BLACK BEAN
STONE: TUSCAN VILLA - PRAIRIE MOSS

SCHEME 5
ROOF TILE: FLAT TILE PROFILE: 4697 SLATE RANGE
STUCCO: OMEGA 221 HARVEST GOLD
GABLE INSET: SW6153 PROTÉGÉ BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW6151 QUIVER TAN
ENTRY DOOR / SHUTTERS: SW6328 FIREWEED
STONE: TUSCAN VILLA - CANDLE GLOW

SCHEME 6
ROOF TILE: FLAT TILE PROFILE: 4667 BROWN GRAY RANGE
STUCCO: OMEGA 405 - TAVERN TAUPE
GABLE INSET: SW7033 BRAINSTORM BRONZE
FASCIA/EAVES/GARAGE/WOOD/WINDOW & DOOR TRIM: SW7568 NEUTRAL GROUND
ENTRY DOOR / SHUTTERS: SW6208 PEWTER GREEN
STONE: TUSCAN VILLA - PRAIRIE MOSS

ELEVATION C - TRADITIONAL
SCHEME 7
ROOF TILE: FLAT TILE PROFILE: 4503 SIERRA MADRE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7035 PURE WHITE
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW6258 TRICORN BLACK
BRICK: WIRE CUT BRICK LA JOLLA BLEND

SCHEME 8
ROOF TILE: FLAT TILE PROFILE: 4667 SLATE RANGE
STUCCO: OMEGA 10 - OMEGA WHITE
HORIZONTAL SIDING: SW7651 MONORAIL
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7665 WALL STREET
ENTRY DOOR / SHUTTERS: SW7069 IRON ORE
BRICK: WIRE CUT BRICK LA JOLLA BLEND

SCHEME 9
ROOF TILE: FLAT TILE PROFILE: 4669 BROWN RANGE
STUCCO: OMEGA 12 - CHENILLE
HORIZONTAL SIDING: SW7734 CARGO PANTS
FASCIA/CORBELS/WOOD/GARAGE/WINDOW & DOOR TRIM: SW7005 PURE WHITE
ENTRY DOOR / SHUTTERS: SW7746 MESSENGER BAG
BRICK: SPECIAL USED BRICK: EAGLE BUFF

Left Elevation

Front Elevation
Scheme 2

MATERIAL NOTES
Roof: Concrete Flat Tile
Roof Pitch: 6 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 29'-10"
Stucco, Siding, Stone Exte

Right Elevation

Rear Elevation

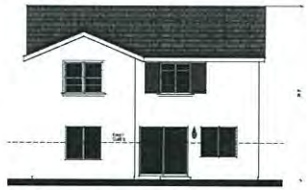
ELEVATION B - COTTAGE
SCALE:1/8"=1'0"

Left Elevation

Front Elevation
Scheme 7

MATERIAL NOTES
Roof: Concrete Flat Tile
Roof Pitch: 5 : 12
Rakes: 12" Wood Barge
Eaves: 18" Wood Fascia
Building Height: 28'-3"
Stucco, Siding, Brick Exterior

Right Elevation



Rear Elevation

ELEVATION C - TRADITIONAL
SCALE:1/8"=1'0"

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
BUILDING PLAN #4

JULY 9, 2015
SHEET 8 OF 8

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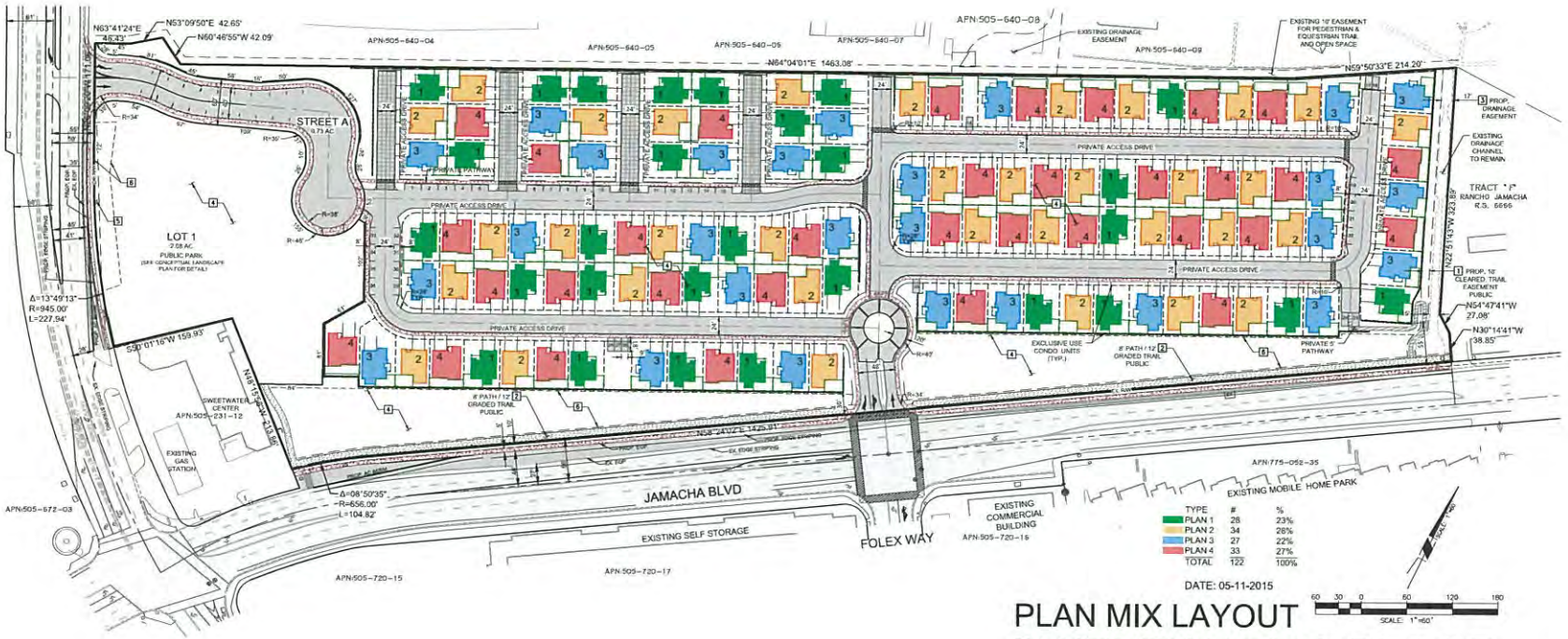
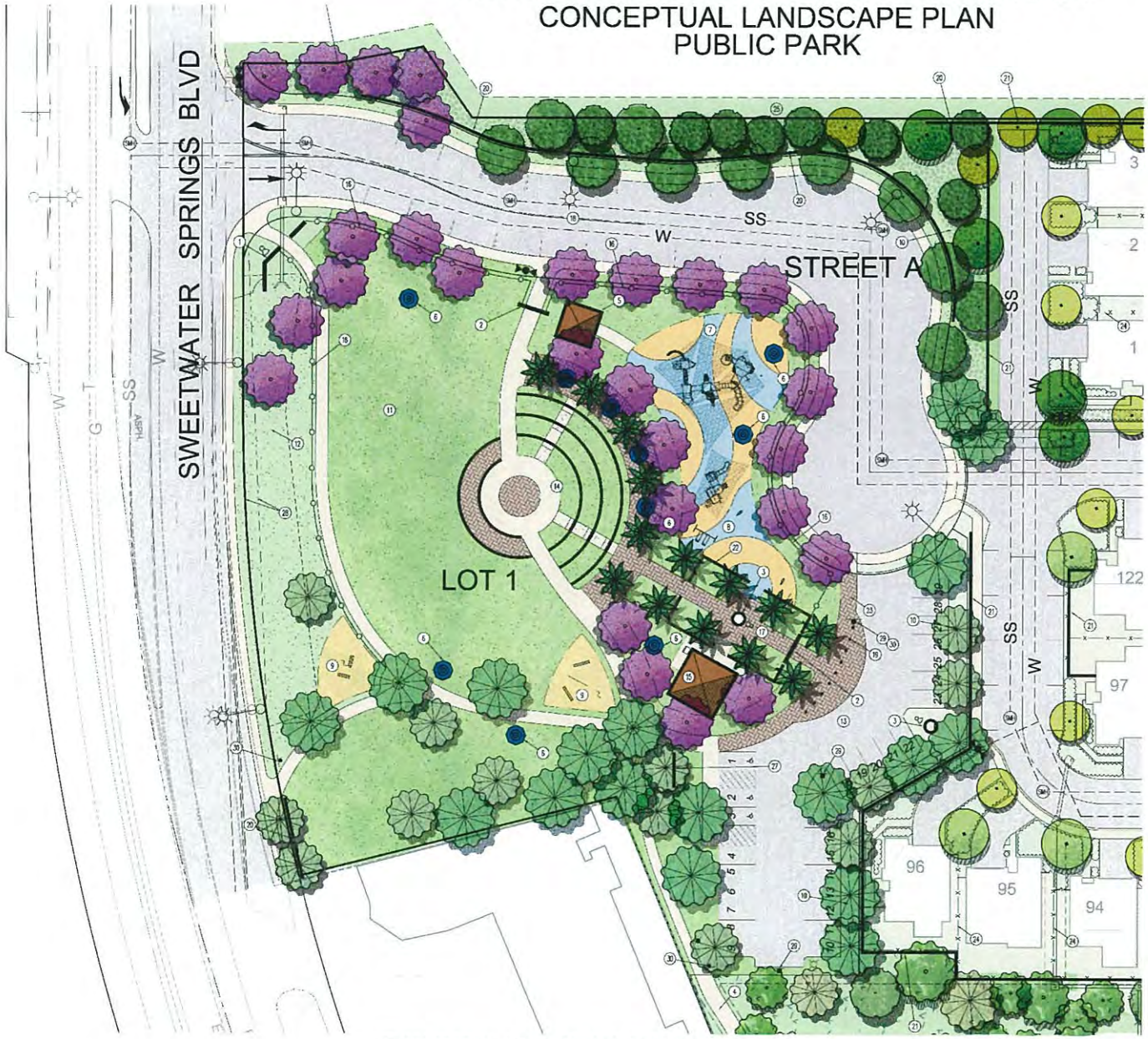
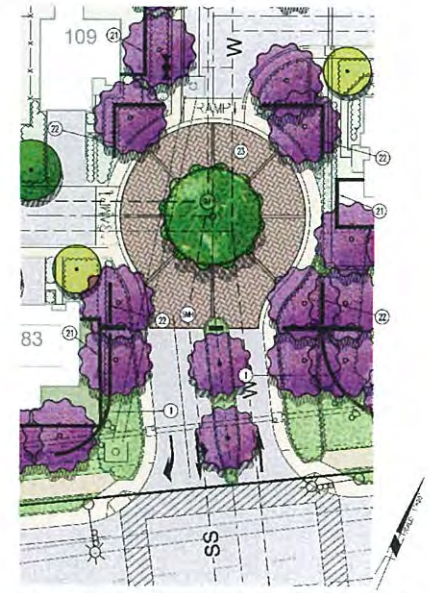


PLAN MIX LAYOUT
SWEETWATER PLACE

COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1
CONCEPTUAL LANDSCAPE PLAN
PUBLIC PARK



A CONCEPTUAL NEIGHBORHOOD PARK DETAIL
SCALE: 1" = 20'



B CONCEPTUAL NEIGHBORHOOD ENTRY DETAIL
SCALE: 1" = 20'

LANDSCAPE NOTES

1. MONUMENT SIGN
2. ENTRY ARCH / ART OPPORTUNITY
3. ART OPPORTUNITY
4. TRAIL CONNECTION TO JAMACHA TRAIL
5. ELEVATED COVERED GROUP PICNIC AREA
6. PICNIC TABLE W/ SHADE
7. OLDER KIDS PLAY EQUIPMENT W/ FABRIC SHADE STRUCTURE
8. YOUNGER KIDS PLAY AREA W/ FABRIC SHADE STRUCTURE
9. GROUP FITNESS AREA
10. LANDSCAPE SCREEN AND BUFFER
11. OPEN TURF
12. WATER QUALITY BASIN
13. 26 STANDARD AND 3 ACCESSIBLE PARKING STALLS
14. TERRACED TURF AMPHITHEATER SEATING (88 SEATS)
15. RESTROOMS
16. 42" HIGH CLEAR SAFETY FENCE
17. ENTRY PLAZA / GARDEN WITH SEATING / ART OPPORTUNITY
18. 18 ON-STREET PARKING
19. BOLLARDS
20. RETAINING WALL PER SITE PLAN
21. SOUND / PRIVACY WALL PER SITE / LANDSCAPE PLAN
22. LOW COUNTY YARD WALL
23. DECORATIVE PAVEMENT
24. SIDE YARD FENCE
25. TRAIL EASEMENT
27. BIKE RACK (9 SPACES)
28. CLEAR SPACE EASEMENT
29. PARKING SIGN - "PARKING FOR PARK PATRONS ONLY"
30. INTERPRETIVE / KIOSK SIGN

SCALE: 1"=20'

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
CONCEPTUAL LANDSCAPE PLAN
PUBLIC PARK

JULY 9, 2015
SHEET 4 OF 8

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Attachment B – Resolution Approving PDS2014-GPA-14-003

A RESOLUTION OF THE SAN DIEGO COUNTY)
BOARD OF SUPERVISORS ADOPTING)
GENERAL PLAN AMENDMENT (GPA) PDS2014-GPA-14-003)

WHEREAS, pursuant to Government Code Sections 65350 et seq, GPA PDS2014-GPA-14-003 has been prepared, being the first amendment to the Land Use Element Map of the Spring Valley Community Plan and first amendment to the Land Use Element of the County General Plan in the Calendar Year 2016; and

WHEREAS, GPA PDS2014-GPA-14-003 has been filed by SAM-Sweetwater LLC, consisting of an amendment to the Land Use Element and Spring Valley Community Plan; and

WHEREAS, pursuant to Government Code Sections 65860 et seq., an associated zoning reclassification (PDS2014-REZ-14-003) has been prepared together with a Tentative Map (PDS2014-TM-5588), and Site Plan (PDS2013-STP-14-015); and

WHEREAS, on July 15, 2016, the Planning Commission, pursuant to Government Code Sections 65351 and 65353 held a duly advertised public hearing on GPA PDS2014-GPA-14-003; and

WHEREAS, the Planning Commission has made its detailed recommendations concerning the above item; and

WHEREAS, the Planning Commission reviewed and considered the information contained in the Mitigated Negative Declaration (MND) dated September 4, 2015, on file with Planning & Development Services as Environmental Review Number (ER) PDS2014-ER-14-14-009 prior to making its recommendation on the project; and

WHEREAS, on _____, the Board of Supervisors, pursuant to Government Code Section 65355 held a duly advertised public hearing on GPA PDS2014-GPA-14-003; and

WHEREAS, on _____, the Board of Supervisors has made findings pursuant to Attachment ____, Environmental Findings, of the Board of Supervisors Planning Report for the project.

NOW THEREFORE BE IT RESOLVED that the Board of Supervisors takes the following actions:

1. Adopt the MND dated September 4, 2015 on file with Planning & Development Services as Environmental Review Number (ER) PDS2014-ER-14-14-009 has been completed in compliance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, that the MND was presented to the Board of Supervisors and the Board of

Supervisors reviewed and considered the information contained therein before approving the project, and the MND reflects the independent judgement and analysis of the Board of Supervisors.

2. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15091(d). (Attachment ____)

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.).

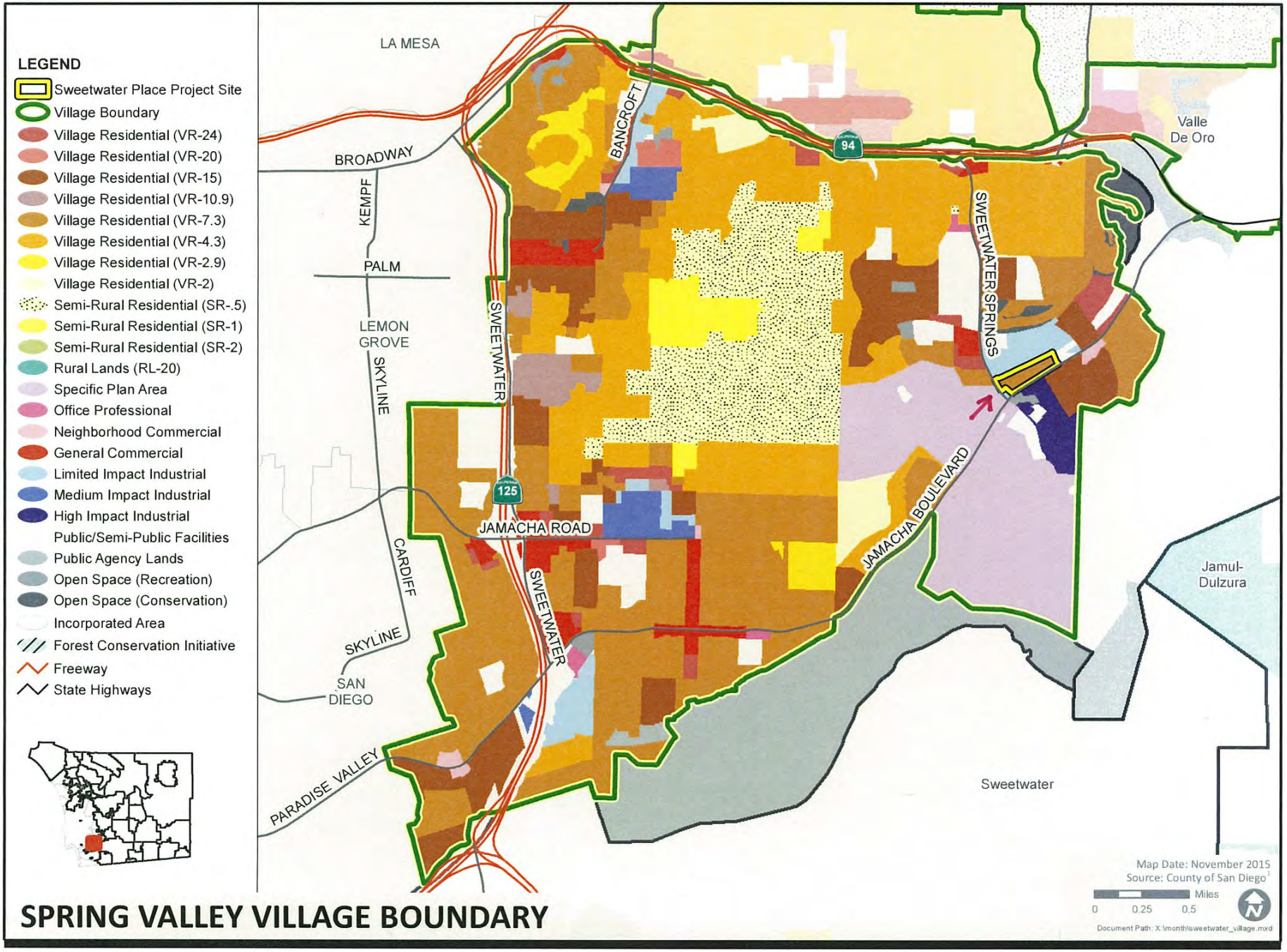
5. Approve GPA PDS2014-GPA-14-003, which consists of amendments to the Land Use Element Map and Spring Valley Community Plan, as identified in the exhibits below:

   Exhibit A: change to Land Use Element – Land Use Designations Map
   Exhibit B: change to Spring Valley Community Plan

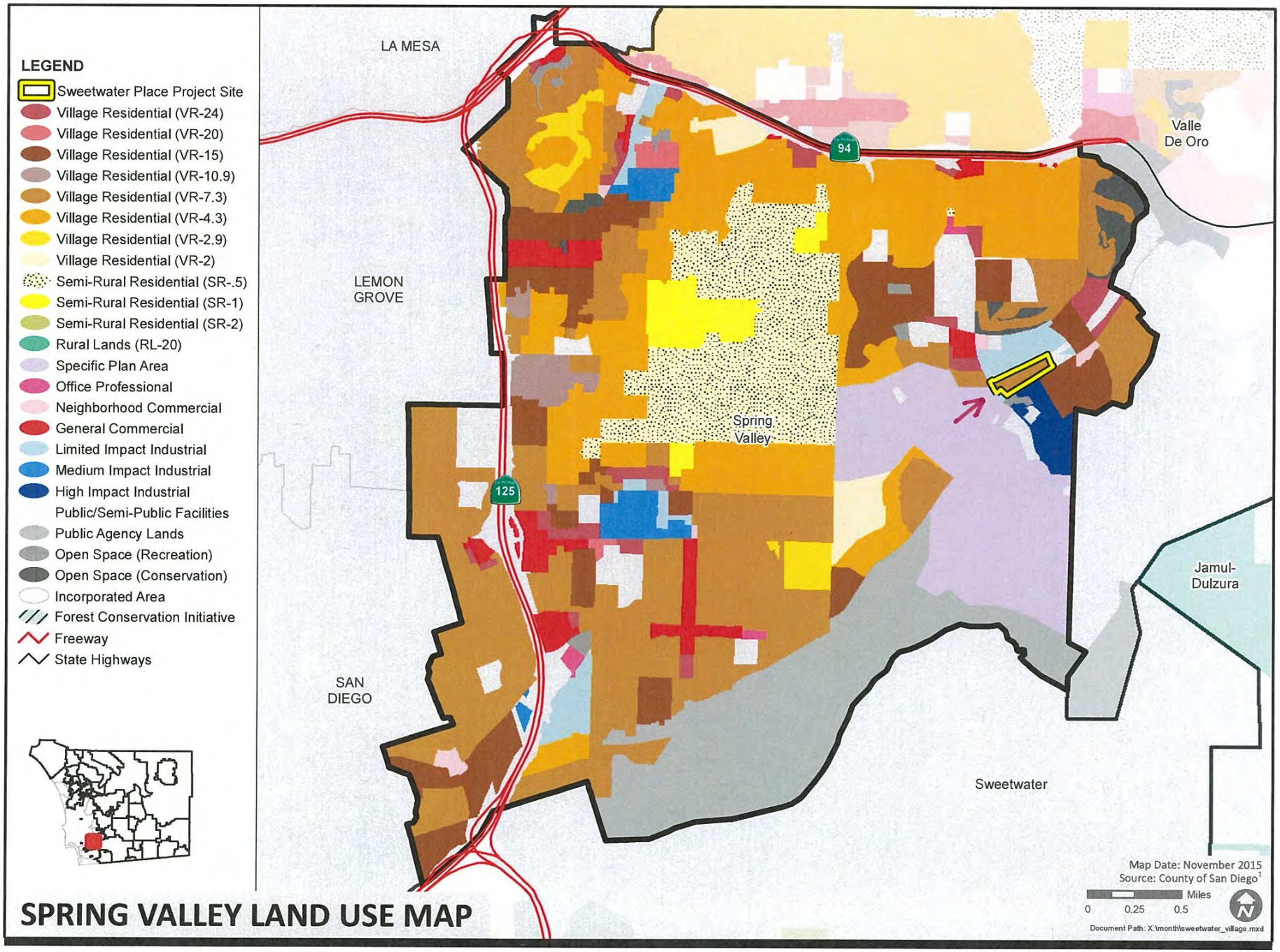
BE IT FURTHER RESOLVED that the amended documents shall be endorsed in the manner provided by the Board of Supervisors.

BE IT FURTHER RESOLVED that the Board of Supervisors finds that the GPA PDS2014-GPA-14-003 is consistent with the San Diego County General Plan and the Spring Valley Community Plan in that the goals, objectives, and policies of all the elements of the plans have been or will be met.

BE IT FURTHER RESOLVED that this Resolution shall take effect and be in force from and after 30 days after its adoption.



SPRING VALLEY VILLAGE BOUNDARY



SPRING VALLEY LAND USE MAP

Attachment C – Ordinance Changing the Zoning Classification PDS2014-REZ-14-003

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY

On MOTION of Supervisor _____, Seconded by Supervisor_____, The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the Rezone plat, as illustrated in Exhibit "A" of this ordinance and described in Exhibit A. All documents are on file with the Clerk of the Board of Supervisors of the County of San Diego.

Section 2. The zoning classification of the real property described below is hereby changed as follows:

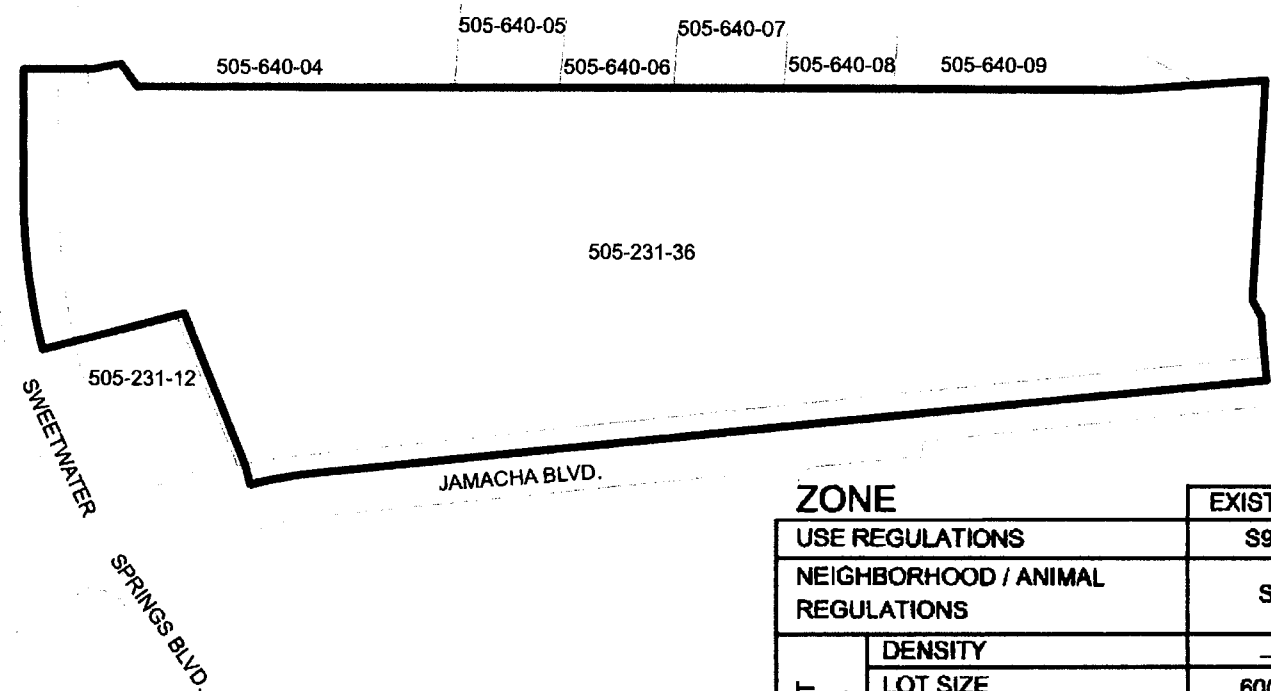
The existing zoning classifications are as follows:

OLD ZONE: Use Regulations S 90, Animal Designator S, Density --, Lot Size 6,000, Building Type W, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setback E, Open Space --, Special Area Regulations B.

The zoning classifications are changed to read as follows:

NEW ZONE: Use Regulations RV, Animal Designator --, Density --, Lot Size 6,000, Building Type K, Maximum Floor Area --, Floor Area Ratio --, Height G, Lot Coverage --, Setback V, Open Space J, Special Area Regulations B.

Section 3. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Daily Transcript, a newspaper of general circulation published in the County of San Diego.



ZONE		EXISTING	PROPOSED
USE REGULATIONS		S90	RV
NEIGHBORHOOD / ANIMAL REGULATIONS		S	–
DEVELOPMENT REGULATIONS	DENSITY	–	–
	LOT SIZE	6000	6000
	BUILDING TYPE	W	K
	MAXIMUM FLOOR AREA	–	–
	FLOOR AREA RATIO	–	–
	HEIGHT	G	G
	LOT COVERAGE	–	–
	SETBACK	E	V
	OPEN SPACE	–	J
SPECIAL AREA REGULATIONS		B	B

5/19/2015 JN M:\Mdata\134978\GIS\MXD\Steve's Exhibits\Zoning and Parcel Map.mxd

Michael Baker INTERNATIONAL

0 125 250 500 Feet

Sweetwater Place

Rezone Exhibit

EXHIBIT A
LEGAL DESCRIPTION

Real property in the County of San Diego, State of California described in Grant Deed to **SAM-SWEETWATER, LLC** recorded July 10, 2013 as Document No. 2013-0431570 of official records and described in said deed as follows:

'PARCEL 26898-01-02

All of that real property conveyed to the state of California as document number 1991-0249025, recorded in the Office of the County Recorder of San Diego County, State of California on May 28th, 1991, and more particularly described as follows:

"Those portions of Lots 24 through 31 inclusive in Sweetwater Springs, in the County of san Diego State of California, according to the Map thereof No. 576, filed in the Office of the County Recorder of San Diego County, January 11, 1889, said land also being shown on Record of Survey Map 9326 recorded April 28, 1983 and being more particular described as follows:

"Beginning at the most Easterly corner of said Record of Survey Map; thence along the boundary of Record of Survey South 57°52'47" West, 2157.94 feet to the beginning of a tangent 600.00 foot radius curve concave Southeasterly; going Southwesterly along the arc of said curve through a central angle of 8°51'23", a distance of 92.74 feet; radial to said curve North 40°59'53" West 30.00 feet; North 48°43'55" West 240.21 feet; South 49°29'46" West 215.00 feet to a point on the arc of a non-tangent 1000.00 foot radius curve concave Northeasterly , a radial line to said point bears South 49°29'46" West; going Northwesterly along the arc of said curve through a central angle of 13°49'22", a distance of 241.25 feet; tangent to said curve North 26°40'37" West 170.93 feet; North 63°10'08" East 101.43 FEET; North 52°38'33" East 42.65 feet; thence South 61°18'12" East 1463.08 feet; North 59°22'18" East 217.50 feet; and South 89°34'30" East 817.51 feet to the Point of Beginning."

EXCEPTING therefrom the following described area, referred to herein as **Parcel 26898-01-01**;

Beginning at the most Northeasterly corner of said Record of Survey Map 9326, said point bears South 89°04'00" East a distance of 817.68 feet (North 89°34'30" West 817.51 record) from the Northwesterly corner of said Record of Survey Map 9326; thence along the boundary of said Record of Survey South 58°23'55" West a distance of 732.05 feet; thence leaving said boundary North 31°36'18" West a distance of 55.00 feet; thence North

30°14'48" West a distance of 39.85 feet; thence North 54°47'48" West a distance of 27.08 feet; thence North 22°51'50" West a distance of 323.87 feet to a point on the boundary of said Record of Survey Map; thence along said boundary North 59°50'19" East a distance of 3.22 feet; thence along the centerline of vacated and abandoned Road Survey 537, shown as Austin Drive (per document 76-003220 filed in the Office of the County Recorder, State of California on January 6th, 1976), South 89°04'00" East a distance of 817.68 feet to the Point of Beginning.

RESERVING therefrom unto the County of San Diego, its successors or assigns, the following described area:

PARCEL 26898-01-03

An EASEMENT for roadway purposes 55.00 feet parallel with and Northerly of the centerline of Road Survey No. 629, known as Jamacha Boulevard.'

SEE PLAT EXHIBIT B attached hereto and by this reference made a part hereof.

This legal description is for zoning purposes only and not for the conveyance of real property. Surveyor accepts no responsibility for the accuracy of data referenced herein from Grant Deed 2013-0431570 or on Record of Survey 9326.

Gregory A. Helmer LS 5134 Expires 6/30/2015
June , 2014
134978 EXH A Property Legal Description.doc

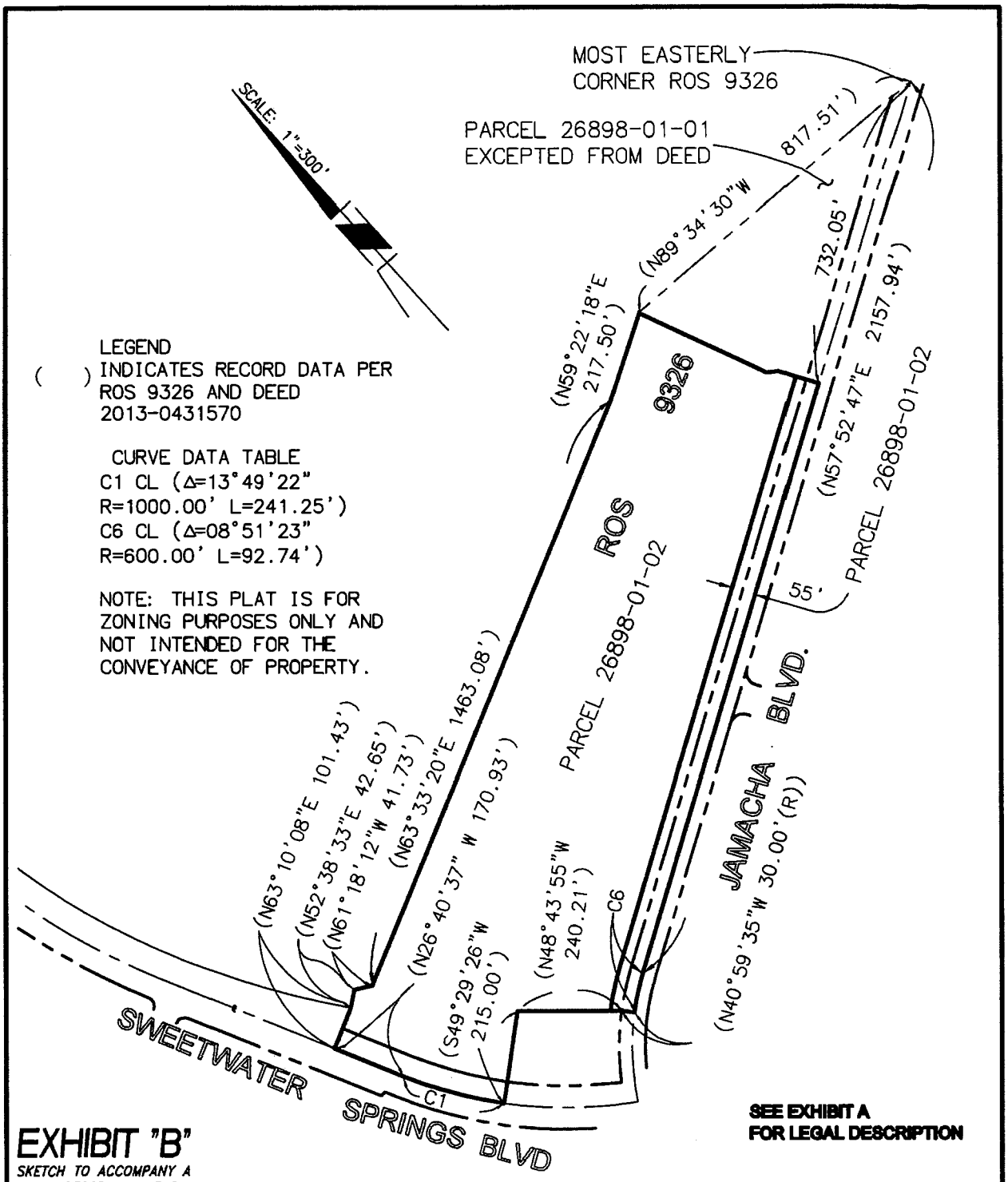


EXHIBIT "B"

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION FOR

SAM SWEETWATER LLC PROPERTY PER GRANT DEED RECORDED JULY 10, 2013 AS DOC. NO. 2013-0431570 AS SHOWN ON RECORD OF SURVEY 9326 JAMACHA BLVD & SWEETWATER SPRINGS ROAD COUNTY OF SAN DIEGO, STATE OF CALIFORNIA

SHEET 1 OF 1 SHEET

RBF CONSULTING
PLANNING ■ DESIGN ■ CONSTRUCTION
9755 CLAIREMONT MESA BOULEVARD, SUITE 100
SAN DIEGO, CALIFORNIA 92124-1324
858.614.5000 • FAX 858.614.5001 • www.RBF.com

JUNE 6, 2014 *J.N. 134978*

Attachment D – Form of Resolution Approving PDS2014-TM-5588

RESOLUTION OF SAN DIEGO COUNTY)
BOARD OF SUPERVISORS)
CONDITIONALLY APPROVING)
TENTATIVE MAP NO. PDS2014-TM-5588)

WHEREAS, Tentative Map No. PDS2014-TM-5588 (Tentative Map) proposing the division of property located north of Jamacha Boulevard and east of Sweetwater Springs Boulevard and generally described as:

> Portion of Lots 24-31 in Sweetwater Springs, County of San Diego, State of California according to Map No. 576, recorded January 11, 1889.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on July 24, 2015; and

The Planning Commission voted _____ on July 15, 2016 to recommend_____.

WHEREAS, on _____, the Board of Supervisors 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 Board of Supervisors 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.

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on that effective date General Plan Amendment PDS2014-GPA-14-003 and Rezone PDS2014-REZ-14-003, whichever comes first, has also become effective. This approval Expires Thirty-Six (36) Months from said effective date 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 (Attached Herein as Exhibit A), 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 hereby waived:**

(1) 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 desired or 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].

(2) Standard Condition 22: Said condition pertains to private subsurface sewage disposal systems. This project proposes a public sewer system.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading Plan dated July 9, 2015 consisting of one sheet 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):

30. ROADS#1–PUBLIC ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, ***Jamacha Blvd, Sweetwater Springs Blvd***, and **Street "A"** shall be improved. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

a. ***Jamacha Blvd (SR 54)***, along the project frontage, in accordance with Public Road Standards for a Major Road (4.1.A) with painted median, and

bike lane, to a graded width of fifty-six feet (56') from centerline and to a minimum improved width of forty-five feet (45') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk. Face of curb at forty-five feet (45') from centerline. Provide taper transitions to meet existing improvements. Provide sandblasting and slurry seal where existing road striping will be removed. All of the above shall be to the satisfaction of the Director of Planning & Development Services (PDS).

b. ***Jamacha Blvd (SR 54)***, along the project frontage just west of Folex Way improve an ADA compliant bus stop near Folex Way pursuant to the acceptance of the Metropolitan Transit District. Landscaping, vegetation, or obstacles should not block passengers from exiting the front or rear doors of buses. ADA ramp deployments should not be obstructed. Slopes behind the stop should be mitigated in accordance with the Americans with Disabilities Act.

c. ***Jamacha Blvd (SR 54)*** *and* ***Folex Way's intersection***, improve the following:

1. Install a north leg of the existing traffic signal intersection.

2. Construct an eastbound left-turn lane into the project's access road, Street A on Jamacha Blvd.

3. Restripe the northbound left turn lane to a shared thru/left-turn lane.

d. ***Sweetwater Springs Blvd (SA 970)***, along the project frontage, in accordance with Public Road Standards for a Major Road (4.1.A) with raised median, and bike lane, to a graded width of fifty-five feet (55') from centerline and to a minimum improved width of forty-five feet (45') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk. Face of curb at forty-five feet (45') from centerline. Provide taper transitions to meet existing improvements. All of the above shall be to the satisfaction of the Director of PDS.

1. Construct a median on Sweetwater Springs Blvd (SA 970) that would prohibit outbound left-turn movements.

2. Construct a southbound left-turn lane into Street "A" on Sweetwater Springs Blvd. Median shall extend to the northwest per the Traffic Impact Study to accommodate the left-turn lane.

e. ***Street "A"*** in accordance with Public Road Standards to a graded width of sixty feet (60') [thirty feet (30') from centerline] and to an improved width of

forty feet (40') [twenty feet (20') from centerline] with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, attached sidewalk, with face of curb at twenty feet (20') from centerline. Furthermore, improve the following:

1. Onsite, install a sign for right-in and right-out movements only.

All of the above shall be to the satisfaction of the Director of PDS.

f. ***Street "A"*** shall terminate with a cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at thirty-eight feet (38') from the radius point to the satisfaction of the San Miguel Fire Protection District and San Diego County Fire Authority.

g. 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 Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

h. Process and obtain approval of Improvement Plans to improve Jamacha Blvd, Sweetwater Springs Blvd, and Street "A".

i. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.408

j. Upon approval of the plans, pay all applicable inspection fees with [*DPW, PDCI*].

k. 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.

l. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Miguel Fire Protection District and the [*PDS, LDR*].

Timing: Prior to the recordation of the Final Map, the plans, agreements, and securities shall be approved. **Monitoring:** The [*PDS, LDR*] and [*DPR, TC, PP*] shall review the plans for constancy 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.

31. ROADS#2–RELINQUISH ACCESS

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

a. Relinquish access rights onto ***Sweetwater Springs Blvd (SA 970)*** along the project frontage except for one access opening as shown on the approved Tentative Map.

b. Relinquish access rights onto ***Jamacha Blvd (SR 54)*** along the project frontage except for one access opening as shown on the approved Tentative Map.

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

32. ROADS#3-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 ***Jamacha Blvd*** from the project access 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 650 as described in Table 5 based on a speed of 60 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. 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 ***Sweetwater Springs Blvd*** from Street "A" 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 450 as described in Table 5 based on a speed of 45 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."

c. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

DOCUMENTATION: The applicant shall complete the certifications and submit them to the [*PDS, LDR*] for review. **TIMING:** Prior to the recordation of the Final Map, the sight distance shall be verified. **MONITORING:** The [*PDS, LDR*] shall verify the sight distance certifications.

33. ROADS#4–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. **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.

34. ROADS#5–TRAIL /PATHWAY IMPROVEMENTS [DPR, TC] [PDS, LDR] [GP, CP, BP, UO]

INTENT: In order to promote orderly development and to comply with the Community Master Trails Plan, the applicant shall improve the trail along Jamacha Boulevard to the public park, consistent with the conceptual plans, as

part of the Park Site Plan described in the requirements for PLDO-Compliance-Dedication of Public Park Lands described below. **DESCRIPTION OF REQUIREMENT:** The trail shall be improved to the satisfaction of the Department of Parks and Recreation. The trail/pathway shall be constructed pursuant to the Community Trails Master Plan Design and Construction Guidelines and the Park Site Plan described in the PLDO-Compliance-Dedication of Public Park Lands requirements. **DOCUMENTATION:** The applicant shall prepare improvement plans and provide securities for the construction of the trail in accordance with the PLDO requirements below. **TIMING:** Prior to the recordation of the first Final Map and prior to approval of any grading permits, the applicant shall improve the trail/pathway or the trails plan, associated agreements and securities shall be approved. **MONITORING:** The *[DPR, TC]* and/or *[PDS, LDR]* shall review the plans for conformance with the Community LUEG Condition of Trails Master Plan Design and Construction Guidelines, and approve all financial securities for the construction of the trail/pathway facility.

35. 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.10096, County Code Section 67.801 et. seq., the maintenance agreements shall be completed. **DESCRIPTION OF REQUIREMENT:**

a. All the onsite private storm drain systems shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of PDS.

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 to the satisfaction of the Director of PDS.

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.

36. 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. 10096 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 the County Department of Public Works 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 Department of Public Works 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 Department of Public Works 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*] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **TIMING:** Prior to the recordation of the Final Map, 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 this condition to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforcement 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.

37. PARK#1-PLDO COMPLIANCE-DEDICATION OF PUBLIC PARK LANDS
Intent: In order to comply with the County of San Diego Park Lands Dedication Ordinance (PLDO) Section 810.105(a) and in order to receive PLDO credit, the public park shall be fully developed and a final Park Site Plan approved. **DESCRIPTION OF REQUIREMENT:** Prior to recordation of the first Final Map, obtain approval of a final Park Site Plan (that includes construction documents and/or grading and/or improvement plans) that conforms to the concept park plan in the Conceptual Landscape Plan for Tentative Map PDS2014-TM-5588 and Site Plan PDS2014-STP-14-015, and park design and construction standards as specified by DPR.

AND

The park site improvements identified in the final approved Park Site Plan shall be constructed, and fee title to public park site conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided by the applicant and approved by the Director of DPR. The applicant may satisfy the preceding requirement by entering into an agreement with the County, prior to recordation of the first Final Map, to construct the park site improvements and convey fee title to the 2.08 acre public park in the manner specified in the agreement. This agreement shall be accompanied by security sufficient to cover the cost of all improvements per the approved Park Site Plan and in the form and amount specified by the DPR Director to ensure the applicant's performance of the terms of the agreement. **DOCUMENTATION:** The applicant shall complete the following:

a. Process and obtain approval from the Director of Parks and Recreation of a final Park Site Plan [as mentioned above].
b. Submit Environmental Site Assessment and California Land Title Association Policy for approval by Director of Parks and Recreation prior to conveyance of public park fee title.
c. Convey fee title by Grant Deed of public park site that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.
d. Enter into a Secured Agreement with the County that ensures construction of park site and conveyance of public park fee title in the manner specified above prior to recordation of first Final Map.

TIMING: Prior to the recordation of the Final Map and prior to approval of any grading permits. **MONITORING:** The *[DPR, PP] and [DPLU, PCC]* shall review the Park Site Plan. [DPR, GPM] shall review the Secured Agreement.

38. PARK#2-PUBLIC PARKS–ESTABLISHMENT OF FUNDING MECHANISM

INTENT: In order to fully fund the operation and maintenance of the public park, a funding mechanism shall be established to the satisfaction of the DPR. **DESCRIPTION OF REQUIREMENT:** Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of the 2.08 acre Public Park. **DOCUMENTATION:** The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the 2.08 acre Public Park as determined by the DPR. In addition to the tax on developed parcels, this CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/lots within the CFD. The amount is subject to change based on the actual need that arises and shall also be subject to an annual increase to cover any increase of maintenance needs and/or costs. **TIMING:** Prior to recordation

of a Final Map and prior to approval of any grading permits. **MONITORING:** The *[DPR, PP]* shall review the documentation for conformance with this condition.

39. BIO#1–OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for the impacts to non-native riparian and emergent wetlands, which is a sensitive biological resource pursuant to the Multiple Species Conservation Program (MSCP), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.68 acre of wetland mitigation credits, located within the Rancho Jamul Mitigation Bank or other approved bank within the MSCP as indicated below.

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.

Option 2: If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in 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 submitted in-lieu of purchasing credits (option 1), 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 preapprove 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]* shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

40. BIO#2–WETLAND PERMITS: [PDS, FEE X2]

INTENT: In order to comply with the State and Federal Regulations, the following agency permits, or verification that they are not required shall be obtained. **DESCRIPTION OF REQUIREMENT:** The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to

the *[PDS, PCC]* for compliance. **TIMING:** Prior to the recordation of the Final Map and prior to the approval of any plan and issuance of any permit, the permits shall be obtained. **MONITORING:** The *[PDS, PCC]* shall review the permits/agreement for compliance with this condition. Copies of these permits should be transmitted to the *[DPW, ESU]*, for implementation on the grading plans

41. 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, and this permit. 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 a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the *[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 for PDS2014-TM-5588 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 contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to *[PDS, LDR]*, for inclusion in the grading bond cost

estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

42. NOISE#1–NOISE RESTRICTION EASEMENT [PDS, FEE X 122]

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 parcel 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 Tentative Map, shall be granted on the map. The said easement shall include the entire property 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 residential dwelling units would 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 dB for interior noise, and a (CNEL) of 65 dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

   1). Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Jamacha Boulevard and Sweetwater Springs Boulevard which is its designated General Plan Mobility Element buildout roadway classification.

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.

e. If new information is provided to prove and certify that the sound wall mitigation used is different then what was proposed in the noise report, then a new Noise Element noise analysis maybe 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 and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

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.

43. LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE

INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual and the County's Water Conservation in Landscaping Ordinance, and to meet the requirements of the B Designator, a Landscape Plan shall be prepared for the residential portion of the project. The Landscape Plan is not intended to include private building envelope areas or the dedicated public park. The park lot will have a separate Park Site Plan as described under PLDO Compliance, Dedication of Public Park Lands. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package 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 obtain an Application to Plant, Remove or Trim Shrubs or Trees in County Road Right-of-Way and an Application to Encroach Upon County Highway from the Land Development Permit Counter approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit shall be submitted to PDS prior to final approval.

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. Additionally, the following items shall be addressed as part of the Landscape Plan: Please be aware that recent revisions to the ET Adjustment Factor have been made by the State that affect the Maximum Applied Water Allowance formula within the Water Efficient Landscape Worksheet. Effective June 1, 2015, the ETAF will now be 0.55 instead of 0.7, and Special Landscape Areas will now be 0.45 instead of 0.3. The new formula shall be: MAWA = (ETo) (0.62) {(**0.55** x LA) + (**0.45** x SLA)}.

i. Please also be aware that the California Department of Water Resources is currently updating their Model Water Efficient Landscape Ordinance with new regulations to become effective on November 1, 2015. The County will be required to update their Water Conservation in Landscape Ordinance to be at least as effective as the States. Sweetwater Village will be required to adhere to the most current version of the Landscape Ordinance at time of final approval of their Landscape Documentation Package.

j. No invasive or fire prone vegetation shall be planted or allowed to establish itself within the storm water basins.

k. Incorporate the sound barriers and include construction barrier details as recommended within the Noise Report prepared by LDN Consulting dated March 25, 2015. Please see Figure 2-C and Section 2.4 within this report for a conceptual sound wall design and layout.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the *[PDS, PCC]*, 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 Plans for compliance with this condition.

44. SWEETWATER AUTHORITY

INTENT: In order to comply with Sweetwater Authority Resolution 84-8 As Amended. **DESCRIPTION OF REQUIREMENT:** The applicant shall submit a letter to PDS from the Sweetwater Authority as evidence that Sweetwater Authority Resolution 84-8 As Amended has been satisfied. **DOCUMENTATION:** The applicant shall provide a letter from the Sweetwater Authority to confirm that this condition has been satisfied. **TIMING:** Prior to the recordation of the Final Map. **MONITORING:** The Director of PDS shall sign off this condition if the letter satisfies this condition.

45. UTILITIES– COMMITMENT TO SERVE SEWER

INTENT: In order to promote orderly development by providing public sewer to the parcels, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708, a sewer commitment shall be obtained. **DESCRIPTION OF REQUIREMENT:** A commitment to serve each parcel must be obtained/purchased from the County Sanitation District. In addition to the capacity commitment fees, the appropriate district fees shall be paid at the time of issuance of the waste water discharge permit. No sewer permit shall be issued until all conditions in this Final Decision have been satisfied, the Parcel Map, grading plan, and improvement plan have been approved by PDS, and all fees and deposits paid and improvement security posted.

a. Submit plans and specifications to be reviewed and approved by the District for proposed sewer system facilities within proposed public street "A" and connections to the Districts existing sewer collection system within the County road right-of-way of Sweetwater Springs Blvd and Jamacha Blvd. Developer shall obtain a Wastewater Sewer Construction Permit prior to installing the proposed sewer collection system that is to be public.

b. The proposed onsite sewer facilities shall be private and maintained by a Home Owners Association. Plans and specifications shall be reviewed, permitted and inspected by Planning and Development Services, Building Services.

c. District required Sanitary Capacity Commitment fees (per County Ordinance Number 10140) will be provided by the District and paid by the Developer prior to recordation of the Final map.

d. The developer shall pay all other District fees in effect at time of issuance of the Wastewater Discharge Permit(s).

e. Based on the Districts current Master Plan, the Capital Improvement Program (CIP) project, phase II (Design and Construct Year 2020 – 2025) CIP ProjectSV-7 (Sweetwater Springs Sewer Pipeline Replacement Project).has been identified starting from Jamacha Blvd approximately

1,200 linear feet of 15 inch diameter pipe will be installed within Sweetwater Springs Blvd.

DOCUMENTATION: The applicant shall provide the commitment letter and pay all required fees, to the satisfaction of the County Sanitation District. **TIMING:** Prior to recordation of the Parcel Map, the sewer commitment letter shall be provided. **MONITORING:** The [PDS, LDR] shall review all documents provided to prove the sewer commitment has been completed, to ensure compliance with this condition.

46. UTILITIES#X– WATER COMMITMENT

INTENT: In order to ensure that the proposed subdivision has the required water services, and to comply with County Subdivision Ordinance Sec. 81.707 and 81.708 service commitment letter shall be provided. **DESCRIPTION OF REQUIREMENT:** Obtain a commitment to provide water service for each parcel from the Otay Water District. **DOCUMENTATION:** The applicant shall obtain the appropriate commitment letter from the agency referenced above and comply with any conditions of said commitment letter. The applicant shall provide the required letter of commitment to the [PDS, LDR] for review and approval. **TIMING:** Prior to the recordation of the Parcel Map, the applicant shall comply with this condition. **MONITORING:** The [PDS, LDR] shall review the commitment letter for compliance with this condition.

Grading Plan Notes – Cultural Resources

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

1. CULT#GR-1 ARCHAELOGICAL 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 Kumeyaay Native American Monitor 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 Viejas Tribal Government. The Project Archaeologist and Kumeyaay Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Kumeyaay Native American monitor shall also evaluate fill soils to ensure that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the

contracted Project Archeologist and Kumeyaay Native American 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).

2. **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, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Kumeyaay Native American Monitor 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 Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor.

   b. In the event that previously unidentified potentially significant cultural resources are discovered:

      1. The Project Archaeologist or the Kumeyaay Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
      2. At the time of discovery, the Project Archaeologist shall contact the PDS staff archaeologist.
      3. The Project Archaeologist shall communicate that a discovery has been made to the Viejas Tribal Government.
      4. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay Native American Monitor, shall determine the significance of the discovered resources.

5. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
6. 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 Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
7. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. 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).
8. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Kumeyaay Native American Monitor.
9. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.

c. If any human remains are discovered:

1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
2. The Project Archaeologist shall communicate that a discovery has been made to the Viejas Tribal Government.
3. 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.
4. 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.
5. 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.

6. 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.

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

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

3. **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 and communicate with local tribes as required below:

a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Kumeyaay Native American Monitor must be included in the Negative Monitoring Report.

b. 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.

c. The Project Archaeologist shall communicate the status of the project to the Viejas Tribal Government.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to the [PDS, PPD] for review and approval. Once approved, a final copy

of the report shall be submitted to the South Coastal Information Center and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

4. **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 and communications shall include the following, if applicable:

a. Department of Parks and Recreation Primary and Archaeological Site forms.

b. Daily Monitoring Logs

c. Evidence that the disposition of all cultural materials has been completed 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, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

(2) Historic materials shall be curated at a San Diego curation facility and shall not be 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.

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 Viejas Tribal Government.

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

IT IS FURTHER RESOLVED, THEREFORE, that the Board of Supervisors 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 the San Diego County General Plan and with the Village (VR 7.3) Land Use Designation of the Spring Valley Community Plan because it proposes a residential use type at a density of 6.8 dwelling 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 multifamily residential development in the RV Variable Family Residential Use Regulations;

3. The design and improvements of the proposed subdivision are consistent with the San Diego County General Plan and with the Spring Valley Community 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 and civic use type of development because the site is previously disturbed, flat and large enough to accommodate the proposed development.

5. The site is physically suitable for the proposed density of development because imported water supply will be provided by the Otay Water District and sewer treatment and disposal will be provided by the San Diego County Sanitation District.

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;

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 a Mitigated Negative Declaration dated September 4, 2015;

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 San Diego County Sanitation District 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 Board of Supervisors.

WAIVER(S) AND EXCEPTION(S): This subdivision is hereby approved pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the:

No waivers or exception are proposed.

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:
Conditions: 30 and 35 through 42.

MAP PROCESSING REQUIREMENTS: The parcel map shall comply with the following processing requirements pursuant to the Sections 81.801 through 81.814 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.

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 (County Code section 67.801 et seq.) 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 requirement 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. The owner of projects that involve areas of one acre or greater shall, during construction, keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

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

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

GRADING PERMIT REQUIRED: A grading permit is required prior to commencement of grading when quantities exceed 200 cubic yards of excavation or eight feet (8') of cut/fill per criteria of Section 87.201 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 Planning & Development Services, Construction/Road Right-of-Way Permits Services Section at (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 from the Permit Services Section to remove, plant or trim shrubs or trees.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit from the Department of Planning & Development Services is required for any and all proposed/existing facilities within the County right-of-way.

EXCAVATION PERMIT REQUIRED: An excavation permit from the County Department of Planning & Development Services is required for undergrounding and/or relocation of utilities within the County right-of-way.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance (County Code section 77.201 et seq.). The 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 *[DPW, Land Development Counter]* and provide a copy of the receipt to the *[PDS, Building Division Technician]* at time of permit issuance.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

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: Fish and Wildlife Fees have been paid in the amount of $2,260.00 for the review of the MND, receipt number 3457774, dated July 20, 2015.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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

ON MOTION of Supervisor_____, seconded by Supervisor_____, this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this day of

, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

DPL/WP 001-TM (06/29/09)

cc: SAM-Sweetwater LLC, 20201 SW Birch Street STE #100, Newport Beach, CA 92660
Ray Dorame, Mastercraft Residential, 20201 SW Birch St., Suite 100, Newport Beach, CA 92660
Steve Wragg, Micheal Baker International, 9755 Clairemont Mesa Blvd Ste #100, San Diego, CA 92124

email cc:
Ed Sinsay, Planning & Development Services, Land Development
David Sibbet, Planning Manager, Planning & Development Services

EXHIBIT A
Standard Conditions (1-29) for Tentative Subdivision Maps" approved by the Board of Supervisors on June 16, 2000

Attachment E – Form of Decision Approving PDS2014-STP-14-015

FORM OF DECISION)
SITE PLAN PERMIT)
PDS2014-STP-14-015)

Grant, this Site Plan for Sweetwater Place consisting of seven sheet(s) including Plot Plan, Conceptual Landscape Plan, Conceptual Landscape Plan Public Park, Building Plans #1, #2, #3, #4 that include floor plans and elevations, dated July 9, 2015. This permit authorizes the construction and operation of 122 condominiums and a community park near the northeast corner of Sweetwater Springs Boulevard and Jamacha Boulevard in Spring Valley pursuant to Section 4810 ("V" Setback Designator) and 5750 ("B" Special Area Designator) of the Zoning Ordinance. This Site Plan is also pursuant to the Special Study Area – Sweetwater Springs and Jamacha Boulevards as outlined in the Spring Valley Community Plan.

Approval of this site plan also approves the Preliminary Grading Plan, dated July 9, 2015 consisting of one sheet. 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.)

This Site Plan has been reviewed and approved for the "B" Designator requirements for community design review pursuant to the Spring Valley Design Review Guidelines, for the "V" Setback Designator, and for compliance to the Special Study Area – Sweetwater Springs and Jamacha Boulevards as outlined in the Spring Valley Community Plan. If the park plan is approved by the Department of Parks and Recreation and substantially conforms to the conceptual park plan, there is no requirement for a Site Plan or Site Plan Modification for the community park.

SITE PLAN EXPIRATION: This Site Plan shall expire concurrently with Tentative Map 5588 or one year following the recordation of the Final Map except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Tentative Map 5588 and completion of all required improvements shall (or entry into agreements to construct where permitted) be deemed to establish such construction and/or use in reliance; provided, however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7168.

.....

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#X –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#X–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. **LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE**
INTENT: In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual and the County's Water Conservation in Landscaping Ordinance, and to meet the requirements of the B Designator, a Landscape Plan shall be prepared for the residential portion of the project. The Landscape Plan is not intended to include private building envelope areas or the dedicated public park. The park lot will have a separate Park Site Plan as described under PLDO Compliance, Dedication of Public Park Lands. **DESCRIPTION OF REQUIREMENT:** The Landscape Documentation Package 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 obtain an Application to Plant, Remove or Trim Shrubs or Trees in County Road Right-of-Way and an

Application to Encroach Upon County Highway from the Land Development Permit Counter approving the variety, location, and spacing of all trees proposed to be planted within said right(s) of way. A copy of this permit shall be submitted to PDS prior to final approval.

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. Additionally, the following items shall be addressed as part of the Landscape Plan: Please be aware that recent revisions to the ET Adjustment Factor have been made by the State that affect the Maximum Applied Water Allowance formula within the Water Efficient Landscape Worksheet. Effective June 1, 2015, the ETAF will now be 0.55 instead of 0.7, and Special Landscape Areas will now be 0.45 instead of 0.3. The new formula shall be: MAWA = (ETo) (0.62) {(0.55 x LA) + (0.45 x SLA)}.

i. Please also be aware that the California Department of Water Resources is currently updating their Model Water Efficient Landscape Ordinance with new regulations to become effective on November 1, 2015. The County will be required to update their Water Conservation in Landscape Ordinance to be at least as effective as the States. Sweetwater Village will be required to adhere to the most current version of the Landscape Ordinance at time of final approval of their Landscape Documentation Package.

j. No invasive or fire prone vegetation shall be planted or allowed to establish itself within the storm water basins.

k. Incorporate the sound barriers and include construction barrier details as recommended within the Noise Report prepared by LDN Consulting dated March 25, 2015. Please see Figure 2-C and Section 2.4 within this report for a conceptual sound wall design and layout.

DOCUMENTATION: The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the [PDS, PCC], 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 Plans for compliance with this condition.

4. **PLN#1–PLAN CONFORMANCE**
INTENT: In order to implement the required mitigation measures for the project, the required Grading Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading Plans shall conform to the approved Conceptual Grading and Development Plan. All conditions, requirements, and information stated on the sheets of the plans shall be made conditions of the permit's issuance. **DOCUMENTATION:** The applicant shall submit the grading plans which conform to the conceptual development plan for the project. **TIMING:** Prior to the 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 plan requirements have been implemented on the final grading plan as applicable.

5. **BIO#1–RESOURCE AVOIDANCE [PDS, FEE X2]**
INTENT: In order to avoid impacts to nesting raptors and migratory birds, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), 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 within 500 feet of nesting raptor habitat or within 300 feet of migratory bird nesting habitat during the breeding season of raptors and migratory birds. The breeding season is defined as occurring between January 15th and August 31st. 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 raptors or 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."

6. **HAZ#1–ENV SITE ASSESSMENT (ESA) [PDS, FEE]**
INTENT: In order to determine the presence of potential hazardous chemicals or substances in the ground from the historic uses of agriculture and plant nursery, the Revised Limited Phase II ESA, reissued July, 2015, prepared by Petra Geosciences shall be submitted to the Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM). **DESCRIPTION OF REQUIREMENT:** As determined in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, the Revised Limited Phase II ESA, reissued July, 2015,

prepared by Petra Geosciences shall be submitted to determine the extent of any soil contamination at the reported soil sample locations detailed in the Revised Limited Phase II ESA, reissued July, 2015. The ESA and any potential work plan shall be prepared and implemented pursuant to the DEH SAM Manual.

a. Enrollment in the DEH Voluntary Assistance Program (VAP) is required to review and approve the Revised Phase II ESA report.

b. For the contaminated soil, a full assessment and remediation shall be completed under supervision of the VAP or LOP as required. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et seq. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant company to resubmit assessment pursuant to the Revised Limited Phase II ESA, dated January 15, 2015, prepared by Petra Geosciences, and implement any required work plan for soil remediation. Upon completion of the VAP or LOP project, a "Closure Letter" from the [*DEH, SAM*] shall be submitted to the [*PDS, PCC*] for approval. **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEH, SAM*] shall oversee the progress of the remediation project. Upon Completion of the remediation project the [*DEH, SAM*] shall issue a "Closure Letter" to the applicant The [*PDS, PCC*] shall review the closure letter for compliance with this condition.

7. **HAZ#2–SOIL REMEDIATION [PDS, FEE X 2]**

INTENT: In order to remediate contaminated soils caused from the historic land uses, as identified in the Revised Limited Phase II ESA, reissued July, 2015, prepared by Petra Geosciences, remediation under the supervision of the Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM) is required. **DESCRIPTION OF REQUIREMENT:** A California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials as identified above. The plan shall be prepared and implemented pursuant to the DEH SAM Manual under direction from the DEH SAM:

a. Enrollment in the DEH, Voluntary Assistance Program (VAP) is required. All soil remediation shall be completed under supervision of the SAM/VAP.

b. All above ground (AST) and underground storage tanks (UST) shall be removed under permit from [*DEH, HMD*] if contamination is discovered from a AST or UST, then compliance enrollment in the DEH, LOP is required.

c. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.

d. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety.

Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant to prepare the SMP and implement any required work plan for soil remediation. The applicant shall also enroll in the VAP and pay all applicable fees for review and completion of this requirement. Upon completion of the VAP, a "Closure Letter" from [*DEH, SAM*] shall be submitted to the [*PDS, PCC*] for approval. **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEH, SAM*] shall oversee the progress of the remediation project. Upon Completion of the remediation project the [*DEH, SAM*] shall issue a "Closure Letter" to the applicant The [*PDS, PCC*] shall review the closure letter for compliance with this condition.

8. **HAZ#3–DEBRIS REMOVAL AND SOIL TESTING [PDS, FEE X 2]**

INTENT: In order to comply with the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, and to follow the recommendations identified in the Revised Limited Phase II ESA, reissued July, 2015, prepared by Petra Geosciences, the debris, as identified in the Revised Limited Phase II ESA, shall be removed; soil samples must be collected and analyzed for pesticide, fertilizer, metals, and petrochemicals contamination. **DESCRIPTION OF REQUIREMENT:** A signed, stamped addendum to the Revised Limited Phase II ESA shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEH:

a. Documentation that the debris has been removed and that soil sampling occurred between six inches and six feet (depending on the type of contamination) in depth.

b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, fertilizers, petroleum, heavy metals, or other contaminants.

c. If contaminated soils are detected, provide a letter from DEH stating that a VAP work plan has been prepared and approved to remediate contaminated soils.

d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

DOCUMENTATION: Upon completion of the debris removal and soil testing, the applicant shall submit copies of the assessment (and a work plan for soil remediation, if applicable) to the [*PDS, PCC*] for approval. **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit (except for any grading plan or permit required for the remediation work), and prior to commencement of any construction, or use of the property in reliance on this permit, the applicant shall comply with this condition. **MONITORING:** The [*PDS, PCC*] shall review

the report and any additional evidence for compliance with this condition. The work plan shall be approved by DEH.

9. HAZ#4–RIGHT OF ENTRY AGREEMENT [PDS, FEE X 2]
INTENT: In order to complete all proposed or existing remediation of the site and to comply with the Department of Environmental Health (DEH), Site Assessment and Mitigation Program (SAM) requirements access shall be granted to complete ongoing site cleanup. **DESCRIPTION OF REQUIREMENT:** Grant to the County of San Diego a Right of Entry (ROE) to allow ongoing access to the remediation for contaminated soils on a [*DEH, SAM*] case number (to be determined), located at 2657 Sweetwater Springs Boulevard, Spring Valley, per the current agreement between the DEH and Sweetwater Spring Tentative Map (PDS2014-TM-5588). Upon completion of remediation activities, the ROE Agreement will become null and void. **DOCUMENTATION:** The applicant shall prepare, and execute the ROE with the [*DGS, RP]*, and pay all applicable fees associated with preparation of the documents. Upon Recordation of the ROE, the applicant shall provide copies of the executed documents to *[PDS, PCC]* for approval. **TIMING:** Prior to approval of any grading and/or improvement plans, issuance of any construction, building or any other permit, and prior to commencement of construction, or use of the property in reliance on this permit, the agreement shall be executed. **MONITORING:** The *[DGS, RP]* shall prepare and approve the ROE Agreement and release them to the applicant for signature and subsequent recordation. Upon Recordation of the ROE *[DGS, RP]* shall forward a copy of the recorded documents to [*DEH, LWQ*] and *[PDS, PCC]* for satisfaction of the condition.

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

10. AIR#3– NATURAL GAS FIREPLACES
INTENT: In order to reduce area-wide emissions **DESCRIPTION OF REQUIREMENT:** The following design features shall be implemented on all Building Plans for the project:

a. Only natural gas fireplaces shall be installed in the proposed residences.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** Prior to approval of any building plan and the issuance of any building permit, the following design measures shall be implemented on the building plans. **MONITORING:** The [PDS, BPPR] shall make sure that the sustainable design measures are implemented on all building plans for the project.

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

11. NOISE#2 - TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].
INTENT: In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

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 should be placed at locations away from noise sensitive receivers.

DOCUMENTATION: The applicant shall comply with the temporary construction noise measures of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **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.

12. AIR#1–AIR QUALITY CONSTRUCTION

INTENT: In order to mitigate for fugitive dust emissions (PM_{10} and $PM_{2.5}$) **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

a. Two applications of water will be applied during grading between dozer/scraper passes, as necessary. Additional watering or acceptable non-toxic SDAPCD dust control agents will be applied during dry weather or windy days until dust emissions are not visible.

b. Dirt storage piles will be enclosed, covered, watered three times daily, if necessary, or stabilized by chemical binders, tarps, fencing or other non-toxic erosion control according to manufacturers' specification.

c. A 15-mile per hour (mph) speed limit will be enforced on unpaved surfaces.

d. On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.

e. Haul trucks hauling dirt, sand, soil, or other loose materials will be covered or two feet of freeboard will be maintained.

f. When active construction ceases on the site, disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.

g. All unpaved areas on the project site where maintenance activities would occur (e.g., around PV systems) will be dust controlled through the use of a permeable soil-binding agent that shall be biodegradable, eco-safe, and contain liquid copolymers that stabilize and solidify soils or aggregates and facilitate dust suppression

h. After completion of grading, all internal unpaved roadways as well as the fire access road shall be covered with a permeable rock material consisting of either decomposed granite or gravel. If desired, the access roads may be paved, chip sealed, or chemically stabilized.

i. Sweepers or water trucks will be used to remove "track-out" at any point of public street access.

j. Grading will be suspended if winds exceed 25 mph or if visible dust plumes emanate from a site; disturbed areas will be stabilized if construction is delayed.

k. In accordance with the SDAPCD Rule 55 - Fugitive Dust Control, no dust and/or dirt will leave the property line. The following measures would be implemented to ensure the requirements of this rule are met:

1) Airborne Dust Beyond the Property Line: No person will engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.

2) Track-out/Carry-out: Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out will be minimized by the use of any of the following erosion control measures:

i. Track-out grates or gravel beds at each egress point

ii. Wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks

iii. Secured tarps or cargo covering, watering, or treating of transported material

iv. Removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only particulate matter smaller than 10 microns in diameter (PM10)-efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements will be used. The use of blowers for removal of track-out/carry-out will be prohibited under any circumstances.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the construction activities. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

13. AIR#2– CONSTRUCTION EXHAUST EMISSIONS

INTENT: In order to reduce exhaust emissions **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measures:

a. All nonroad, diesel engine construction equipment shall comply with United States Environmental Protection Agency –Certified Tier 2 emission standards and include best available control technology devises certified by the California Air Resources Board

DOCUMENTATION: The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that will be used. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

14. PLN#2–SITE PLAN IMPLEMENTATION

INTENT: In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved Site Plan plot plan and the building plans. This includes, but is not limited to: improving all parking areas and driveways, park improvements, landscaping, stormwater basins, trails, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

15. PLN#2–TENTATIVE MAP RECORDATION

INTENT: In order to comply with the approved Tentative Map and the conditions as required in the Tentative Map Resolution. **DESCRIPTION OF REQUIREMENT:** The recordation of the Tentative Map is required prior to occupancy of the buildings because several requirements are timed prior to map recordation and not included in this Site Plan Decision. **DOCUMENTATION:** The applicant shall provide any documentation that shows proof of map recordation. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** Any documentation that shows proof of map recordation shall be provided.

16. LNDSCP#2–CERTIFICATION OF INSTALLATION

INTENT: In order to provide adequate Landscaping that addresses screening, public street landscape buffer zones, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Off-Street Parking Design Manual, the COSD Grading ordinance, the Spring Valley Design Guidelines, and the requirements of the 'B' Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or

phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

17. **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 the disposition of all cultural materials has been completed which may include but is not limited to the following:

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

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *[PPD]* for approval. Once approved, a final copy of the report shall be

submitted to the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **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 *[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.

18. HAZ#5–CERTIFICATION OF COMPLETION [PDS, FEE]

INTENT: In order to verify that all of the site remediation work was completed pursuant to the Site Assessment and Mitigation Program (SAM), a closure letter shall be provided. **DESCRIPTION OF REQUIREMENT:** All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health (DEH), Voluntary Assistance Program (VAP) or the DEH, Local Oversight Program (LOP) as determined. **DOCUMENTATION:** The applicant shall provide the "Closure Letter, or Concurrence Letter," to the *[PDS, PCC]* that the soil remediation has been completed to the satisfaction of the [*DEH, SAM*]. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the [DEH, SAM] is required, and the applicant shall enter into a secured agreement for the completion of the remediation work. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the applicant shall comply with this condition. **MONITORING:** The [*DEH, SAM*], shall verify completion of the required remediation, and shall issue a Closure Letter to the applicant and a copy to the [*PDS, PCC*]. The [*PDS, PCC*] shall review the "Closure Letter," for compliance with this condition.

19. NOISE#3–NOISE BARRIER REQUIREMENT [PDS, FEE X3]

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 to mitigate the noise exposure of exterior noise sensitive land uses below levels of significance as evaluated in the County Noise Guidelines for Determining Significance, the following noise measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise design noise attenuation measures shall be implemented and shall be constructed pursunt to the approved Landscape Plans:

a. Sound barriers shall be installed, located facing and screening Jamacha Boulevard. Additionally, the noise walls would have a return design, running north and south, further extending the ends of the sound walls (please see Figure 2-C and Section 2.4 for a conceptual sound wall design and layout within the Noise Report prepared by LDN Consulting dated March 25, 2015) and as referenced within the Landscape Plan. The sound wall would be located on top of slope at the rear yards of the units.

b. If new information is provided to prove and certify that the sound wall mitigation used is different then what was proposed in the noise report, then a new Noise Element noise analysis maybe 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 and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. Note that the noise barrier design may be shown on the landscape plan instead of the building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The *[PDS, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

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

20. PLN#3–SITE CONFORMANCE

INTENT: In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plans, building plans, and plot plans. This includes, but is not limited to: improving and maintaining all parking areas and driveways, park improvements, landscaping, stormwater basins, trails, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. Failure to conform to the approved plot plans; 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 away, 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.

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

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

Section 21081(b) further states:

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

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

Intent: An explanation of why the mitigation measure (MM) was imposed on the project.
Description: A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.
Documentation: A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.
Timing: The specific project milestone (point in progress) when the specific required actions are required to implemented.
Monitoring: This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

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

Condition(s): 1 through 13 and 16 through 19.

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SITE PLAN FINDINGS

a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 2100, 4310, and 4910 of the Zoning Ordinance because the project fulfills the intent of the RV Variable Residential Use Regulations by creating an area where family residential uses are the principal and dominant use and the application of appropriate development designators create a multi-family residential area; the project's multi-dwelling residential units on the same lot are consistent with the Building Type Designator K; and the project creates the required square footage of private and group usable (public) open space for each dwelling unit for a residential development.

b. That the proposed development is compatible with the Spring Valley Community Plan because this proposal was not developed in isolation. The project includes trails along the street frontages that connect the surrounding neighborhood to the on-site community park. The community park will also help to develop a greater sense of community by providing a public gathering place.

c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criterion has been waived.

d. The site has a Special Area Regulation B, Community Design Area which requires submittal and review of a site plan and in addition to the development standards contained in the Zoning Ordinance and the County Code, the standards and criteria contained in the applicable Community Design Guidelines or Design Review Checklist apply. The project is consistent with the Spring Valley Community Design Guidelines.

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

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

NOISE ORDINANCE COMPLIANCE: In order to comply with the County Noise Ordinance 36.401 et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance .The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any away, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Site Plan property for compliance with the terms of this Site Plan. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Site Plan terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permitee shall

allow the County to inspect the property for which the Site Plan has been granted, at least once every twelve months, to determine if the Property Owner/Permitee is complying with all terms and conditions of the Site Plan. This requirement shall apply during the term of this permit.

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10096 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 date, 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 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 January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf

http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.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 above.

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 87.202 (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.

ENCROACHMENT PERMIT REQUIRED: An Encroachment Permit from the Department of Planning & Development Services (PDS) is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Planning & Development Services.

EXCAVATION PERMIT REQUIRED: An excavation permit from the County Department of Planning & Development Services (PDS) is required for undergrounding and/or relocation of utilities within the County right-of-way.

ENCROACHMENT PERMIT/FRANCHISE AGREEMENT REQUIRED: An encroachment Permit or Franchise Agreement is required for any generation tie line (gen-tie line) work within the County right-of-way. Contact PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate department requirements.

TRANSPORTATION IMPACT FEE: The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 – 77.219. 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 *[DPW, Land Development Counter]* and provide a copy of the receipt to the *[PDS, Building Division Technician]* at time of permit issuance.

II. FEDERAL AND STATE LAW COMPLIANCE:

NOTICE: This subject property may contain Coastal sage scrub plant community. Such plant community is habitat for the coastal California gnatcatcher. The Federal government recently listed the gnatcatcher as a threatened species under the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.). THE LISTING MAY RESULT IN AN APPLICANT'S INABILITY TO PROCEED WITH HIS/HER PROJECT WITHOUT A PERMIT FROM THE FEDERAL GOVERNMENT IF THE SPECIES OR ITS HABITAT ARE PRESENT ON THE PROJECT SITE. It is advisable to contact the United States Fish and Wildlife Service to determine the applicability of the prohibitions under the Act to each applicant's property.

NOTICE: This project has been found to conform to the San Diego County Multiple Species Conservation Program Subarea Plan, Biological Mitigation Ordinance and Implementing Agreement. Upon fulfillment of the requirements for permanent mitigation and management of preserved areas as outlined in Section 17.1 (A) of the County's Implementing Agreement for the Multiple Species Conservation Program (MSCP) Plan, Third Party Beneficiary Status can be attained for the project. Third party beneficiary status allows the property owner to perform "incidental take" under the State and Federal Endangered Species Acts, of species covered by the MSCP Plan while undertaking land development activities in conformance with an approval granted by the County in compliance with the County's Implementing Agreement.

NOTICE: The subject property contains wetlands, a lake, a stream, and/or waters of the U.S. which may be subject to regulation by State and/or federal agencies, including, but not limited to, the Regional Water Quality Control Board, U.S. Army Corps of Engineers and the California Department of Fish and Wildlife. It is the applicant's responsibility to consult with each agency

to determine if a permit, agreement or other approval is required and to obtain all necessary permits, agreements or approvals before commencing any activity which could impact the wetlands, lake, stream, and/or waters of the U.S. on the subject property. The agency contact information is provided below.

U.S. Army Corps of Engineers: 6010 Hidden Valley Rd, Suite 105, Carlsbad, CA 92011-4219; (858) 674-5386; http://www.usace.army.mil/

Regional Water Quality Control Board: 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340; (858) 467-2952; http://www.waterboards.ca.gov/sandiego/

California Department of Fish and Wildlife: 3883 Ruffin Rd., San Diego, CA 92123; (858) 467-4201; http://www.dfg.ca.gov/

Notice: The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, http://www.fws.gov/.

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: Fish and Wildlife Fees have been paid in the amount of $2,260.00 for the review of the MND, receipt number 3457774, dated July 20, 2015.

NOTICE: The 90 day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of issuance of the Final Notice of Decision.

NOTICE: The project will be required to pay Planning & Development Services Mitigation Monitoring and Condition Review Fee. The fee will be collected at the time of the first submittal for Condition Satisfaction to PDS, including Mitigation Monitoring requests. The amount of the fee will be determined by the current Fee Ordinance requirement at the time of the first submittal and is based on the number of PDS conditions that need to be satisfied. The fee amount will only be paid one time for those conditions that are indicated with the **[PDS, FEE]** designator. The fee will not apply to subsequent project approvals that require a separate submittal fee such as, Revegetation and Landscape Plans, Resource (Habitat) Management Plans, Habitat Loss Permits, Administrative Permits, Site Plans, and any other discretionary permit applications.

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	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		

ON MOTION of Supervisor _____, Seconded by Supervisor _____, this Site Plan Permit is _____ by the Board of Supervisors of the County of San Diego, State of California, at a regular meetings held on this _____ by the following vote:

email cc:

Ed Sinsay, Team Leader, Land Development, PDS
David Sibbet, Planning Manager, Project Planning, PDS
Steve Wragg, Michael Baker International
Ray Dorame, Mastercraft Homes
Lora Lowes, Chair, Spring Valley Community Planning Group

Attachment F – 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

TO: Applicant Team
FROM: David Sibbet, Planning Manager and Peter Eichar, Environmental Coordinator
SUBJECT: Sweetwater Place, PDS2014-TM-558; PDS2015-ER-14-19-005
DATE: March 7, 2016

The following are staff's responses to comments received during the public review period for the draft Mitigated Negative Declaration dated September 4, 2015. Please review and provide any comments by March 21, 2016. The draft Mitigated Negative Declaration was circulated for public review from September 10, 2015 through October 26, 2015. No comments were received that require changes to the Mitigated Negative Declaration, Initial Study/ Environmental Analysis, and/or the project.

Response to comments received from Anna Lancia, citizen

A - 1 Comment: I am a concerned tax payer and have concerns about the impact these projects will have on our community.

Response: The comment does not convey the specific 'community impact' that is of concern to the commenter. The project site is located in an area characterized by undeveloped land to the west and southwest; a commercial strip mall anchored by a gas station adjacent to the southwest corner of the project site; a self-storage facility, commercial buildings, mobile-home park to the south; another self-storage facility adjacent to the southwest; a vacant lot adjacent to northwest; and, a business park adjacent to the north. Single-family residential uses are also present further to the north, east, and northeast. The proposed development has been designed in conformance with the Spring Valley Design Guidelines and would be subject to design review by the County. The Project would offer new residential housing opportunities within the Spring Valley community. Design measures, including varied architectural styles, landscape enhancements, and distancing the development areas from Jamacha Boulevard would enhance the existing community character and the environment. Additionally, landscaping is proposed for the common areas to enhance the visual appearance of the development and blend it into the existing setting within the community.

A - 2 Comment: What about infrastructure/sewer.

Response: The County acknowledges and appreciates this comment. Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which

indicate existing services are available to the project from the following agencies/districts: Otay Water District (water), San Diego County Sanitation District (sewer), San Miguel Consolidated Fire Protection District (fire), Grossmont Union High School District (school), and La Mesa-Spring Valley General Elementary School District (school).

The San Diego County Sanitation District provided Planning and Development Services a Sewer Project Availability Form on June 23, 2014. It was signed on May 21, 2014 and indicated that the project is within the Sanitation District and facilities are available to serve the proposed project. The Sanitation will provide specific requirements prior to signing a Sewer Commitment Letter required prior to Final Map recordation. This sewer is expected to hook into the existing sewer line within Jamacha Boulevard.

Further, as a condition of project approval, the project must provide the following improvements to the public road network:

Jamacha Blvd:

- Along the project frontage, in accordance with Public Road Standards for a Major Road (4.1.A) with painted median, and bike lane, to a graded width of fifty-six feet (56') from centerline and to an improved width of forty-five feet (45') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk.

Jamacha Blvd and Folex Way's intersection:

- Install a north leg of the existing traffic signal intersection.
- Construct an eastbound left-turn lane into the project's access road, Street A on Jamacha Blvd.
- Restripe the northbound left turn lane to a shared thru/left-turn lane.

Sweetwater Springs Blvd:

- Along the project frontage, in accordance with Public Road Standards for a Major Road (4.1.A) with raised median, and bike lane, to a graded width of fifty-five feet (55') from centerline and to an improved width of forty-five feet (45') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk. Face of curb at forty-five feet (45') from centerline. Provide taper transitions to meet existing improvements.

A - 3 Comment: Traffic is another problem.

Response: The County acknowledges and appreciates this comment. The Traffic Impact Study concluded the proposed project will result in an additional 1,031 Average Daily Trips (ADT), at 126-originally proposed residential units; however the project was redesigned and reduced to 122 units. The project trips will be distributed to Austin Drive, SR-94 EB Ramps, San Miguel Street, Huron Street, Sweetwater Springs Blvd, Folex Way and Jamacha Blvd. However, the project will not have a direct impact related to a conflict with any performance measure establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct

impacts. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

Jamacha Boulevard operates at a Level of Services B or C. Sweetwater Springs Boulevard operate at a Level of Service B. If every trip associated with this project occurs on Jamacha Boulevard, Jamacha Boulevard would still operate at an acceptable level of service. If every trip associated with this project occurs on Sweetwater Springs Boulevard, Sweetwater Springs Boulevard would still operate at an acceptable level of service. Therefore, the Traffic Impact Analysis indicates that the existing plus proposed traffic would not be significant.

The 1,031 trips resulting from project implementation will be distributed on surrounding roadways in the County, some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development.

The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 and following. 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 Transportation Impact Fee (TIF) program provides funding for construction of transportation facilities needed to support traffic generated by all new development projects that generate auto trips.

Response to comments received from Eileen Pender, Citizen

B - 1 Comment: As SW Place is a "done deal", please consider the extreme traffic density and danger which will be added to our neighborhood with 2 more housing developments in the works – SW Villas and the former Alpha Beta Shopping Center.

Response: The County acknowledges and appreciates this comment. The Traffic Impact Study concluded the proposed project will result in an additional 1,031 Average Daily Trips (ADT), at 126-originally proposed residential units; however the project was redesigned and reduced to 122 units. The project trips will be distributed to Austin Drive, SR-94 EB Ramps, San Miguel Street, Huron Street, Sweetwater Springs Blvd, Folex Way and Jamacha Blvd. However, the project will not have a direct impact related to a conflict with any performance measure establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct impacts. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to

existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.

The Sweetwater Villas project, across Sweetwater Springs Boulevard is an active project with the County and proposes approximately 1,944 additional average daily trips. The project at the former Alpha Beta Shopping Center has not yet submitted to the County. There have only been a few preliminary meetings on what may be proposed on that site. If the trips from the Sweetwater Villas project and the trips from Sweetwater Place project (1,031) were combined, there is still no significant direct impact onto the surrounding roadways or intersections.

The 1,031 trips resulting from project implementation will be distributed on surrounding roadways in the County, some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development.

The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to County TIF Ordinance number 77.201 and following. 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 Transportation Impact Fee (TIF) program provides funding for construction of transportation facilities needed to support traffic generated by all new development projects that generate auto trips.

B - 2 Comment: Why is there no demand for retail being required by the County?

Response: The County acknowledges and appreciates this comment. The regulatory authority of the County requires project applicants to meet the land use designations and zoning regulations applicable to the subject property. The applicant, in this case, has elected to apply for a General Plan Amendment that that could allow for commercial uses, but is only proposing residential and civic uses (recreation/park). The County cannot compel the applicant to construct a retail product.

A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator. The project proposes a density of 6.83 dwelling units per acre and is consistent with the proposed Village Residential (VR-7.3) General Plan designator. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project. The Project is found to be consistent with applicable goals, policies, and objectives contained within the General Plan, Spring Valley Community Plan, and other such documents, such as the County Wildland Urban Interface Ordinance and County Dark Skies Ordinance. However, the Spring Valley Community Plan identifies the 34-acre SSA as a potential "town center" that would enhance the community identity, character, and economic vibrancy. Further, the Community Plan states that the SSA should be developed with a mixture of uses that may include a community gathering area;

condominiums or loft type housing; restaurants; retail stores; a shared parking facility; pedestrian connectivity to a community park and the County Trails network; and/or, boutique wineries and micro-breweries.

The proposed project includes a mixture of uses that include a community gathering area, condominiums, pedestrian connectivity and to the County Trails network. The project does not include restaurants; retail stores; a shared parking facility; and/or, boutique wineries and micro-breweries.

The reasons why the project does not include the commercial elements are included in mixed-use viability, retail potential analysis, market overview and optimization study and, a land use consistency report were submitted by the applicant (Sweetwater Village Center Market Overview and Land Optimization, John Burns Real Estate Consulting, July 2015; Market Viability of Mixed-Use Development, Sweetwater Place, Spring Valley, CA, John Burns Real Estate Consulting, July 2015; Land Use Compatibility Analysis, Sweetwater Place, July 2015, RBF Consulting; Memorandum with Appendix: Retail Development Potential Analysis, Sweetwater Village Site, to Mr. Dan Thompson, President, Sweetwater Springs, LLC, July 2015, Stoffel & Associates). These studies were intended to evaluate the current and future market conditions in the area and evaluate the appropriateness of development of the Project site with retail uses, as intended by the Spring Valley Community Plan. The studies determined that development of the site as a mixed-use "town center" or for commercial retail uses is not supported. Rather, development of the site with residential uses, consistent with that proposed with the Project, was determined to be a more viable use as the submarket suffers from an oversupply of retail-oriented businesses and a lack of sufficient new household growth needed to support additional retail space. A mixed-use "town center" development that includes commercial uses would therefore not be viable. In light of the above-outlined studies, the County has found that the project is consistent with the Spring Valley Community Plan and the included SSA even without a mixture of uses that includes retail as suggested in the SSA language.

Response to comments received from Dan Silver, Executive Director of Endangered Habitats League

C - 1 Comment: Endangered Habitats League has reviewed this project from an MSCP/biological perspective. We have no comments.

Response: The County acknowledges and appreciates this comment. Comment noted.

Response to comments received from Jane Davis, Sweetwater Authority

D - 1 Comment: Sweetwater Authority has reviewed the draft Mitigated Negative Declaration, Initial Study, and supporting documentation for Sweetwater Place. We appreciated the information provided by you and other County staff at the 10/13/2015 meeting on the environmental analysis.

Response: Introductory comments noted.

D-2 Comment: Item 3, page 7 of the draft MND is a list of critical design elements that must become conditions of approval for the project. Thank you for including a condition requiring the applicant to provide evidence of compliance with Sweetwater Authority 84-8 As Amended. The Authority requested this condition in correspondence to PDS dated 7/28/2014 and 3/31/2015.

Response: The County acknowledges and appreciates this comment. Consistent with the comment, the County will requires these design elements as conditions of approval. The applicant will be required to provide evidence of compliance with Sweetwater Authority 84-8 as Amended.

D-3 Comment: We have no additional comments at this time. Please continue to include Sweetwater Authority on the County's distribution list for Sweetwater Place.

Response: The County acknowledges and appreciates this comment. Sweetwater Authority has been added to the project distribution list for future notices.

Response to comments received from David Williams, San Diego County Sanitation District

E - 1 Comment: ...the San Diego County Sanitation Districts (Districts) has reviewed the subject related project documents.

Response: The County PDS appreciates the review.

E – 2 Comment: In reviewing the projects Site-Plan (attached), the plan identifies a point of sewer connection to the Districts existing facility along Sweetwater Springs Boulevard. The District wanted to point out and identify a planned phase II (Design and Construct Year 2020 – 2025) CIP Project SV-7 (Sweetwater Springs Sewer Pipeline Replacement Project). I have attached document copies from the District's Sewer Master Plan for the Spring Valley Sewer Service Area.

Response: The County acknowledges and appreciates this comment. The planned CIP Project SV-7 (Sweetwater Springs Sewer Pipeline Replacement Project), does not alter the project's planned off-site sewer connection such that a new impact would result or new mitigation required. Implementation of the proposed project and the CIP project is a timing issue regarding which project is implemented first. This information will be transmitted to the project applicant and the applicant and the County Sanitation District will coordinate the installation of and connection to the Districts existing facility which is customary and would occur regardless of the CIP project.

E – 3 Comment: Let me know if you need additional information.

Response: The County PDS appreciates the offer.

Sibbet, David

From: alancia@cox.net
Sent: Thursday, October 22, 2015 9:50 AM
To: Sibbet, David
Subject: SweetwaterPlace

Dear Mr. Sibbet,
Regarding Projects in my area, I am a concerned tax payer and have concerns about the impact these projects will have on our community. What about infrastructure/sewer. Traffic is another problem.
Thank you. Anna Lancia, 10127 Cliffside Place, Spring Valley, Ca., 91977

SWEETWATER PLACE
PROJECT NO.: PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015
ENVIRONMENTAL LOG NO.: PDS2015-ER-14-19-005
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
PUBLIC COMMENT PERIOD
SEPTEMBER 10, 2015 – OCTOBER 26, 2015

2nd + 4th Thurs @ 6pm

ENVIRONMENTAL ANALYSIS COMMENT SHEET

COMMUNITY MEETING
Tuesday October 13, 2015
San Miguel Fire District Headquarters
2850 Via Orange Way
Spring Valley, CA 91978

WRITTEN COMMENT FORM

AS SW PLACE IS A "ZONE DEAL", PLEASE CONSIDER THE EXTREME TRAFFIC DENSITY & DANGER WHICH WILL WILL BE ADDED TO OUR NEIGHBORHOODS WITH 2 MORE HOUSING DEVELOPMENTS IN THE WORKS — SW VILLAS & THE FORMER ALPHA BETA SHOPPING CENTER. WHY IS THERE NO DEMAND FOR RETAIL BEING REQUIRED BY THE COUNTY?

(Attach additional pages as needed)

Signature 10/20/15 Date

EILEEN PENDER
Print Name

MAIL or E-MAIL FORMS TO:

David Sibbet
County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
e-mail: david.sibbet@sdcounty.ca.gov

11072 PLUM TREE LANE
Address

SPRING VALLEY, CA 91977
City State Zip Code

(708) 655-2950
Phone Number

COMMENTS MUST BE RECEIVED BY 4:00 PM, OCTOBER 26, 2015

Sibbet, David

From: Davies, Jane <jdavies@sweetwater.org>
Sent: Thursday, October 15, 2015 10:10 AM
To: Sibbet, David
Cc: McClelland, Scott; Pino, Cynthia
Subject: RE: Sweetwater Place draft MND comments from Sweetwater Authority

David,
Sweetwater Authority has reviewed the draft Mitigated Negative Declaration, Initial Study, and supporting documentation for Sweetwater Place. We appreciated the information provided by you and other County staff at the 10/13/2015 meeting on the environmental analysis.

Item 3, page 7 of the draft MND is a list of critical design elements that must become conditions of approval for the project. Thank you for including a condition requiring the applicant to provide evidence of compliance with Sweetwater Authority 84-8 As Amended. The Authority requested this condition in correspondence to PDS dated 7/28/2014 and 3/31/2015.

We have no additional comments at this time. Please continue to include Sweetwater Authority on the County's distribution list for Sweetwater Place.

Thank you,

Jane Davies
Sweetwater Authority
619-409-6816
jdavies@sweetwater.org

From: Sibbet, David [mailto:David.Sibbet@sdcounty.ca.gov]
Sent: Wednesday, September 09, 2015 3:21 PM
To: Davies, Jane
Subject: RE: Sweetwater Place

Yes, we are conducting a meeting at 6pm prior to the regularly scheduled meeting to answer any questions on the public review process.
Thanks

DAVID SIBBET, Planning Manager
COUNTY OF SAN DIEGO, Planning and Development Services
Office (858) 694-3091

From: Davies, Jane [mailto:jdavies@sweetwater.org]
Sent: Wednesday, September 09, 2015 2:30 PM
To: Sibbet, David
Cc: Pino, Cynthia
Subject: RE: Sweetwater Place

David,

Sibbet, David

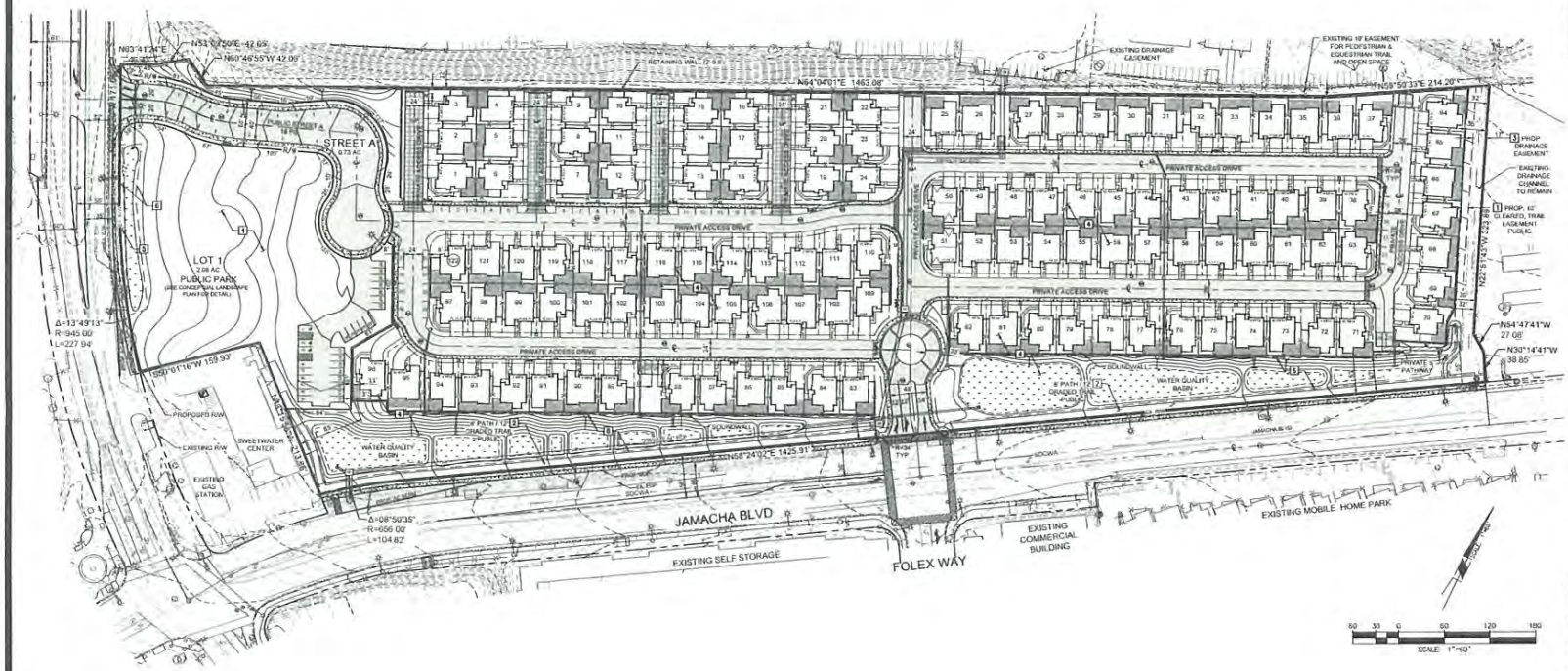
From: Williams, Dave
Sent: Monday, October 26, 2015 1:16 PM
To: Sibbet, David
Subject: Mitigated ND Documents- PDS2014-TM-5588 and STP -14-015
Attachments: PDS2014-TM-5588-Site-Plan.pdf; SDCSD CIP Projects Figure 7-1 Map.pdf; SV-7 CIP Project.pdf

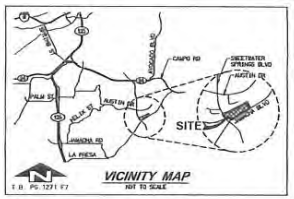
David, as requested, the San Diego County Sanitation Districts (Districts) has reviewed the subject related project documents. In reviewing the projects Site-Plan (attached), the plan identifies a point of sewer connection to the Districts existing facility along Sweetwater Springs Boulevard. The District wanted to point out and identify a planned phase II (Design and Construct Year 2020 – 2025) CIP Project SV-7 (Sweetwater Springs Sewer Pipeline Replacement Project). I have attached document copies from the District's Sewer Master Plan for the Spring Valley Sewer Service Area.

Let me know if you need additional information.

David Williams
San Diego County Sanitation District
Department of Public Works, Wastewater Management
(858) 694-2678
5500 Overland Avenue, Suite 315
(Corner of Overland and Farnham)
San Diego, CA 92123

SITE PLAN STP 14-015





LEGAL DESCRIPTION
PORTION OF LOTS 24-31 IN SWEETWATER SPRINGS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 576, RECORDED JANUARY 11, 1889

PROJECT ADDRESS 2937 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA

ASSESSOR PARCEL NUMBER 506-231-30

SITE AREA
GROSS 17.87 AC
NET 17.14 AC (PUBLIC STREET A 0.73 AC)

TOTAL NUMBER OF LOTS PROPOSED 2
LOT 1 PUBLIC PARK
LOT 2 CONDOMINIUM UNITS

TOTAL NUMBER OF CONDOMINIUM UNITS PROPOSED
122 - WITH EXCLUSIVE USE AREA OF 2,336 S.F. MINIMUM (45'x53' TYPICAL)

PARKING SUMMARY
RESIDENTIAL
REQUIRED 280 (122x2=244 + GUEST 1 PARKING PER 5 DU=25)
PROVIDED 513 (244 GARAGE , 244 DRIVEWAY & 25 PRIVATE ACCESS DRIVE)

PUBLIC PARK
PASSIVE REQUIRED 7 PARKING SPACES (6 STANDARD + 1 ACCESSIBLE PARKING)
AMPHITHEATER REQUIRED 22 PARKING SPACES (20 STANDARD + 2 ACCESSIBLE PARKING)
TOTAL PROVIDED 29 PARKING SPACES (26 STANDARD + 3 ACCESSIBLE PARKING)

GROUP USABLE OPEN SPACE (ZONING ORD. SEC. 4903)
REQUIRED 10,300 SF (122 LOTS X 150 SF)
PROVIDED 18,300 SF

PRIVATE USABLE OPEN SPACE (ZONING ORD. SEC. 4903)
REQUIRED 42,700 SF (122 LOTS X 350 SF)
PROVIDED 42,700 SF

GENERAL NOTES:
1. STREET LIGHTS: LOCATION OF ALL PRIVATE STREET LIGHTS PROPOSED TO BE INSTALLED WITHIN THE SUBDIVISION, OR A STATEMENT INDICATING THE INTENT OF THE DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED BY THE COUNTY.
2. ASSOCIATED PERMITS - SEE GENERAL PLAN AMENDMENT GPA-14-003, REZONE REZ 14-003 AND TENTATIVE MAP CONDOMINIUM TM 5588.
3. SEE CONCEPTUAL LANDSCAPE SHEET 4 FOR PUBLIC PARK DESIGN.
4. SEE PRELIMINARY GRADING PLAN FOR RETAINING WALL LOCATIONS.

THE SITE PLAN SATISFY THE REQUIREMENTS AS SET FORTH IN THE
- "B" SPRING VALLEY COMMUNITY DESIGNATOR GUIDELINES
- "V" VARIABLE SETBACK REGULATIONS

ALL STREET LIGHTS (9), TRAFFIC SIGNAL (2), ROAD SIGNS AND APPURTENANCES ALONG JAMACHA BLVD AND SWEETWATER SPRINGS BLVD TO BE RELOCATED AS NEEDED TO ACCOMMODATE PROPOSED ROAD WIDENING.

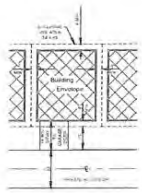
PROPOSED EASEMENTS

	DESCRIPTION
1	10' TRAIL EASEMENT
2	12' PUBLIC TRAIL EASEMENT
3	PRIVATE DRAINAGE EASEMENT
4	NOISE RESTRICTION EASEMENT
5	CLEAR SPACE EASEMENT
6	STORM WATER MAINTENANCE EASEMENT

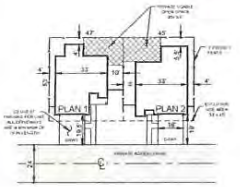
LEGEND

PROJECT BOUNDARY	WATER QUALITY BASIN
EXIST. EASEMENT	PRIVATE USABLE OPEN SPACE
PROP. EASEMENT	PERMEABLE PAVEMENT
PROP. LOT LINE	PARKING SPACE (8'X22')
EXCLUSIVE USE AREA	PARKING SPACE (9'X18')
1 CONDO UNIT NUMBER	RETAINING WALL
PROP. FIRE HYDRANT	PROP. STREET LIGHT (PUBLIC)
PROP. SEWER MANHOLE	PROP. STREET LAMP (PRIVATE)
PROP. STORM DRAIN STRUCTURE	EXIST. MANHOLE
PROP. INLET	EXIST. SIGN
PROP. HEADWALL	EXIST. FLAG POLE
EXIST. FIRE HYDRANT	EXIST. TRAFFIC LIGHT
EXIST. FENCE	EXIST. LIGHT POLE
PROP. 5' PRIVACY FENCE	EXIST. BUILDING
PROP. 6' SOUNDWALL	PROP. BUILDING
PROP. SIDEWALK	EXIST. CONTOUR
PRIVATE TRAIL	PROP. CONTOUR
PUBLIC TRAIL	SDGWA EXIST. 16" SDGWA PIPELINE
EXIST. PAVEMENT	EXIST. AIR VENT (TO BE RELOCATED)
PROP. PAVEMENT	PROP. AIR VENT

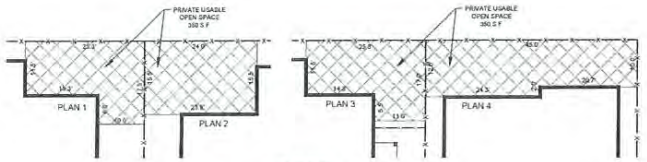
ARCHITECTURAL PLAN TYPES AND ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT BUILDING PERMIT PHASE. PROVIDED COMPLIANCE WITH BUILDING ENVELOPE/SETBACK REQUIREMENTS AS ILLUSTRATED AND PRIVATE USABLE OPEN SPACE CRITERIA PER COUNTY OF SAN DIEGO. THERE SHALL BE A MINIMUM OF TWO DIFFERENT ARCHITECTURAL PLAN TYPES AND ELEVATIONS FOR EVERY 3 ADJACENT RESIDENCES.



-PLAN VIEW-
BUILDING SETBACKS (MIN.)
N.T.S.



-PLAN VIEW-
TYPICAL UNIT



-PLAN VIEW-
PRIVATE USABLE OPEN SPACE
N.T.S.

SDC PDS RCVD 07-24-15
TM5588

SHEET INDEX

SHEET 1 - TITLE SHEET/PLOT PLAN
SHEET 2 - DETAILS
SHEET 3 - CONCEPTUAL LANDSCAPE PLAN
SHEET 4 - CONCEPTUAL LANDSCAPE PLAN
SHEET 5 - BUILDING PLAN #1
SHEET 6 - BUILDING PLAN #2
SHEET 7 - BUILDING PLAN #3
SHEET 8 - BUILDING PLAN #4

PROPERTY OWNER AND SUBDIVIDER
SAM - SWEETWATER, LLC
28201 SWERCH CT., SUITE 100
NEWPORT BEACH, CA 92660
PHONE: (949) 252-1122 EXT. 132

PREPARED BY:
MICHAEL BAKER INTERNATIONAL
9755 CLAIREMONT MESA BLVD, SUITE 100
SAN DIEGO, CA 92124
(858) 614-5000

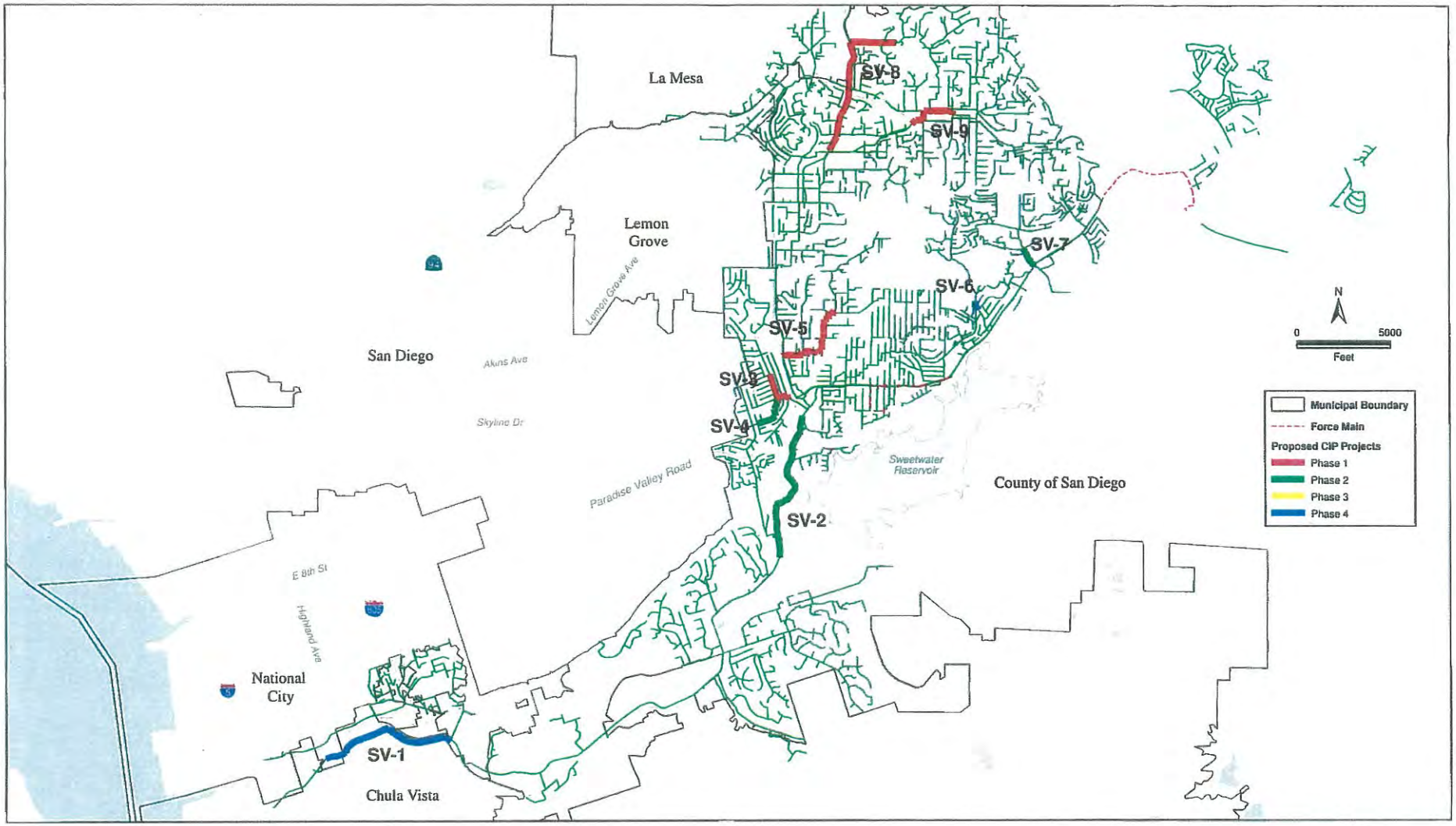
REGISTERED PROFESSIONAL ENGINEER No. 52279 Exp. 6/30/15 CIVIL STATE OF CALIFORNIA

SWEETWATER PLACE
COUNTY OF SAN DIEGO, CA
TITLE SHEET/PLOT PLAN

JULY 9, 2015
SHEET 1 OF 8

MICHAEL BAKER INTERNATIONAL
9755 Clairemont Mesa Blvd.
San Diego, CA 92124
Phone: (858) 614-5000
MBAKERINTL.COM

H:\PDATA\13478\GOD\PLANNING\DLVY\13478-SP-01.DWG BUTTS, KIMBERLY 7/15/2015 8:41 AM



CAPITAL IMPROVEMENT PROJECTS

Figure 7-1

12/27/2012 LH SD Z:\Projects\IS\SanDiegoCounty\100001472_AsNeeded\ux_SpringValley\mxd\11571_SVMP_CIP-F7-1.mxd

ATKINS

CIP Project:	SV-7 – Sweetwater Springs Sewer Pipeline Replacement Project
Description:	Replace approximately 1,150 feet of existing 8-inch diameter and 50 feet of 10-inch diameter pipelines with 1,200 feet of 15-inch diameter pipeline within Sweetwater Springs Road.
Estimated Construction Cost:	$690,000
Estimated Construction Schedule:	Phase II

Sibbet, David

From: Dan Silver <dsilverla@me.com>
Sent: Tuesday, October 20, 2015 10:59 AM
To: Sibbet, David
Cc: Lacey, Cara
Subject: SWEETWATER PLACE; PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015; Environmental Log No.: PDS2015-ER-14-19-005

Dear Mr Sibbet:

Endangered Habitats League has reviewed this project from an MSCP/biological perspective. We have no comments.

Thank you

Sincerely,
Dan Silver

Dan Silver, Executive Director
Endangered Habitats League
8424 Santa Monica Blvd., Suite A 592
Los Angeles, CA 90069-4267

213-804-2750
dsilverla@me.com
www.ehleague.org

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

September 10, 2015

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, as the Lead Agency under the California Environmental Quality Act, has prepared an Initial Study - Environmental Checklist Form and proposes to adopt a Mitigated Negative Declaration in accordance with Act for the following project. The Department is seeking public and agency input on the content of the environmental information and proposed mitigation. The Initial Study and Mitigated Negative Declaration, including the technical studies completed in support of the Initial Study can be viewed at: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html; the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123; and the public library listed below. Comments on the Initial Study document must be sent to the PDS address listed above and should reference the project number and name.

SWEETWATER PLACE; PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015; Environmental Log No.: PDS2015-ER-14-19-005. The project site is located at the northwestern corner of Sweetwater Springs Boulevard and Jamacha Boulevard, in the community of Spring Valley within the unincorporated area of southwestern San Diego County.

The application consists of four discretionary actions: a General Plan Amendment to change the existing Land Use Designation from RL-80 to VR-7.3 with no change in regional category; a Rezone to reclassify the existing use regulation from S90 (Holding Zone) to RV (Variable Family Residential); a Tentative Map and Site Plan to subdivide the site into 2 lots with 122 residential condominium units and a 2.08 acre public park. The proposed Project includes 122-unit residential condominiums on a 20 acre project area. Each residential condominium unit includes an attached two-car garage, and an exclusive fenced backyard with 350 square feet of private usable open space. The project also includes group-usable open space in the form of a 2.08-acre public park located on the west end of the site. Main access to the site will occur from Jamacha Boulevard at the intersection of Folex Way. An eight-foot-wide public trail is proposed along the north side of Jamacha Boulevard. A series of pedestrian pathways are proposed within the project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park.

A meeting to discuss the environmental analysis will be held on October 13, 2015 from 6 p.m. to 7:00 p.m. at the San Miguel Fire District Headquarters, 2850 Via Orange Way, Spring Valley, CA 91978.

Comments on the proposed Mitigated Negative Declaration must be received no later than **October 26, 2015 at 4:00 p.m.** (a 45 day public review period). The Mitigated negative Declaration and Initial Study can also be reviewed at the Spring Valley Branch Library, located at 836 Kempton St. Spring Valley, CA 91977. For additional information, please contact David Sibbet at (858) 694-3091 or by e-mail at David.Sibbet@sdcounty.ca.gov

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

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Sweetwater Place

RECORD ID: PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015

ENVIRONMENTAL LOG NO.: PDS2014-ER-14-19-005

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

a. Initial Study – Environmental Checklist Form
b. Technical Studies and Reports as referenced

1. California Environmental Quality Act Mitigated Negative Declaration Findings:

   Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

   Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

1) The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

2) Only natural gas fireplaces shall be installed in the proposed residences, which will be a requirement of the building permit, will mitigate the projects substantial contribution to an existing or projected air quality violation.

3) In order to reduce exhaust emissions, the project shall be required to ensure all non-road, diesel engine construction equipment complies with United States Environmental Protection Agency –Certified Tier 2 emission standards and include best available control technology devices certified by the California Air Resources Board which will mitigate the projects impacts on sensitive receptors.

4) The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.68 acre of wetland mitigation credits, located within the Rancho Jamul Mitigation Bank or other approved bank within the MSCP as indicated below.

   a) **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
      i) A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
      ii) 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.
      iii) 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.
      iv) 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 of habitat of the same amount and type of land located in San Diego County as indicated below:
      i) 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.
      ii) 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.
      iii) 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.
      iv) 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.
      v) 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.

5) There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of nesting raptor habitat or within 300 feet of migratory bird nesting habitat during the breeding season of raptors and migratory birds. The breeding season is defined as occurring between January 15th and August 31st. The Director of PDS 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 raptors or migratory birds are present in the vicinity of the brushing, clearing or grading.

6) The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:
   a) A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.
   b) A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

7) 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, and this permit. 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 a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
   c) The cost of the monitoring shall be added to the grading bonds or bonded separately.
   d) 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:
      i) DPR Primary and Archaeological Site forms.
      ii) Daily Monitoring Logs
   e) Evidence that the disposition of all cultural materials has been completed which may include but is not limited to the following:
      i) Prehistoric archaeological materials collected during the grading monitoring program shall be submitted and curated at a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to

other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

ii) Historic materials shall be curated at a San Diego curation facility, as identified above and shall not be curated at a Tribal curation facility. 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.

iii) 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.

8) A County Approved Principal Investigator (PI) known as the "Project Paleontologist," shall be contracted to perform paleontological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The paleontological monitoring program shall include the following:

a) Monitoring of excavation operations to discover unearthed fossil remains, generally involving monitoring of ongoing excavation activities (e.g., sheet grading pads, cutting slopes and roadways, basement and foundation excavations, and trenching). A Paleontological Resources Monitor must have at least one year of experience in field identification and collection of fossil materials.

b) Salvaging of unearthed fossil remains, typically involving simple excavation of the exposed specimens, but possibly also plaster-jacketing of individual large and/or fragile specimens, or more elaborate quarry excavation of richly fossilferous deposits.

c) Recording of stratigraphic, geologic and geographic data to provide a context for the recovered fossil remains, including accurate plotting (mapping) on grading plans and standard topographic maps of all fossil localities, description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section (unless considered by the project paleontologist to be infeasible), and photographic documentation of the geologic setting.

d) Laboratory preparation (cleaning and repair) of collected fossil remains to the point of identification (not exhibition), generally involving removal of enclosing sedimentary rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens.

e) Curating of prepared fossil remains, typically involving scientific identification and cataloguing of specimens; and entry of data into one or more accredited institutional (museum or university) collection (specimen/species lot and/or locality) databases. Curation is necessary so that the specimens are available for scientific research.

f) Transferal, for archival storage, of cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections and photographs to an accredited institution (museum or university) in California that maintains paleontological collections, preferably:

i) San Diego Natural History Museum

ii) Los Angeles County Museum

iii) San Bernardino Museum of Natural History

iv) University of California Museum of Paleontology, Berkeley
v) Anza-Borrego Desert State Park (if the fossils were salvaged in the desert).

g) Preparation of a final report summarizing the results of the field investigation, laboratory methods, stratigraphic information, types and importance of collected fossils, and any necessary graphics to document the stratigraphy and precise fossil collecting localities.

9) As determined in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, A Report shall be submitted to determine the extent of any soil contamination at the reported soil sample locations detailed in the Revised Limited Phase II Environmental Soil Residue Assessment, July 2015, Petra GeoSciences INC. The ESA and any potential work plan shall be prepared and implemented pursuant to the DEH SAM Manual.
   a) Enrollment in the DEH Voluntary Assistance Program (VAP) is required to review and approve the Revised Phase II ESA report.
   b) For the contaminated soil, a full assessment and remediation shall be completed under supervision of the VAP or LOP as required. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et seq. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.

10) A California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials as identified above. The plan shall be prepared and implemented pursuant to the DEH SAM Manual under direction from the DEH SAM:
   a) Enrollment in the DEH, Voluntary Assistance Program (VAP) is required. All soil remediation shall be completed under supervision of the SAM/VAP.
   b) All above ground (AST) and underground storage tanks (UST) shall be removed under permit from DEH if contamination is discovered from a AST or UST, then compliance enrollment in the DEH, LOP is required.
   c) All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
   d) If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the DEH is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

11) A signed, stamped addendum to the Revised Limited Phase II ESA shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEH:
   a) Documentation that the soil sampling occurred between six inches and six feet (depending on the type of contamination) in depth.
   b) Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, fertilizers, petroleum, heavy metals, or other contaminants.
   c) If contaminated soils are detected, provide a letter from DEH stating that a VAP work plan has been prepared and approved to remediate contaminated soils.
   d) If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which states that

they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

12) Grant to the County of San Diego a Right of Entry (ROE) to allow ongoing access to the remediation for contaminated soils on a DEH case number (to be determined), located at 2657 Sweetwater Springs Boulevard, Spring Valley, per the current agreement between the DEH and Sweetwater Spring Tentative Map (PDS2014-TM-5588). Upon completion of remediation activities, the ROE Agreement will become null and void.

13) All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health (DEH), Voluntary Assistance Program (VAP) or the DEH, Local Oversight Program (LOP) as determined.

14) The following noise design and noise attenuation measures shall be implemented and constructed pursuant to the approved Landscape Plans:

a) Sound barriers shall be installed, located facing and screening Jamacha Boulevard. Additionally, the noise walls would have a return design, running north and south, further extending the ends of the sound walls (please see Figure 2-C and Section 2.4 for a conceptual sound wall design and layout within the Noise Report prepared by LDN Consulting dated March 25, 2015) and as referenced within the Landscape Plan. The sound wall would be located on top of slope at the rear yards of the units.
b) Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

15) A Noise Restriction Easement shall include the entire property 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 residential dwelling units would 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 dB for interior noise, and a (CNEL) of 65 dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).
i) Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Jamacha Boulevard and Sweetwater Springs Boulevard which is its designated General Plan Mobility Element buildout roadway classification.

ii) The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures (interior noise levels) and project site (exterior noise levels) can comply with the noise standards referenced above.
iii) The unauthorized removal of documented noise control measures at a future date after the initial installation of noise control measures and satisfaction of this mitigation, must be rectified before any future building permits can be approved and issued; affected noise sensitive land uses are subject to this building restriction regardless of unauthorized removal of documented noise control measures

16) 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 noise control measures necessary to meet the requirements of this mitigation.
    a) Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

1) **Sweetwater Authority.** The applicant shall provide evidence they complied with Sweetwater Authority Resolution 84-8, as amended, to the satisfaction of the Sweetwater Authority.

2) ***Jamacha Blvd (SR 54)***, along the project frontage, in accordance with Public Road Standards for a Major Road (4.1.A) with painted median, and bike lane, to a graded width of fifty-six feet (56') from centerline and to an improved width of forty-five feet (45') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk. Face of curb at forty-five feet (45') from centerline. Provide taper transitions to meet existing improvements. Provide sandblasting and slurry seal where existing road striping will be removed.

3) ***Jamacha Blvd (SR 54)*** *and* ***Folex Way's intersection***, improve the following:

    a) Install a north leg of the existing traffic signal intersection.
    b) Construct an eastbound left-turn lane into the project's access road, Street A on Jamacha Blvd.
    c) Restripe the northbound left turn lane to a shared thru/left-turn lane.

4) ***Sweetwater Springs Blvd (SA 970)***, along the project frontage, in accordance with Public Road Standards for a Major Road (4.1.A) with raised median, and bike lane, to a graded width of fifty-five feet (55') from centerline and to an improved width of forty-five feet (45') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and sidewalk. Face of curb at forty-five feet (45') from centerline. Provide taper transitions to meet existing improvements. All of the above shall be to the satisfaction of the Director of PDS.

5) ***Street "A"*** in accordance with Public Road Standards to a graded width of sixty feet (60') [thirty feet (30') from centerline] and to an improved width of forty feet (40') [twenty feet (20')

from centerline] with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, attached sidewalk, with face of curb at twenty feet (20') from centerline. Furthermore, improve the following:

a) Onsite, install a sign for right-in and right-out movements only.
b) Construct a median on Sweetwater Springs Blvd (SA 970) that would prohibit outbound left-turn movements.
c) Construct a southbound left-turn lane into Street "A" on Sweetwater Springs Blvd.
d) All of the above shall be to the satisfaction of the Director of PDS.

6) ***Street "A"*** shall terminate with a cul-de-sac graded to a radius of forty-eight feet (48')and surfaced to a radius of thirty-eight feet (38') with asphalt concrete pavement over approved base with Portland cement concrete curb gutter and sidewalk with face of curb at thirty-eight feet (38') from the radius point to the satisfaction of the San Miguel Fire Protection District and San Diego County Fire Authority.

a) 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.

7) All plans and improvements shall be completed pursuant to the County of San Diego Public Road Standards, the Land Development Improvement Plan Checking Manual and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. The applicant shall complete the following:

a) Process and obtain approval of Improvement Plans to improve Jamacha Blvd, Sweetwater Springs Blvd, and Street "A".
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.

8) 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.

9) Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the San Miguel Fire Protection District.

a) The securities and improvement agreements shall be approved by the Director of PDS.

10) Relinquish access rights onto ***Sweetwater Springs Blvd (SA 970)*** along the project frontage except for one access opening as shown on the approved Tentative Map.

11) Relinquish access rights onto ***Jamacha Blvd (SR 54)*** along the project frontage except for one access opening as shown on the approved Tentative Map.

12) The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

13) 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.

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 ***Jamacha Blvd*** from the project access 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 650 as described in Table 5 based on a speed of 60 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) 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 ***Sweetwater Springs Blvd*** from Street "A" 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 450 as described in Table 5 based on a speed of 45 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."

c) If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

14) 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.

a) 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.

b) 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.

c) Prior to the approval improvement plans and the approval of the map the letters shall be submitted for approval.

15) In order to promote orderly development and to comply with the Community Master Trails Plan, the applicant shall improve the trail along Jamacha Boulevard to the public park,

consistent with the conceptual plans, as part of the Park Site Plan described in the requirements for PLDO-Compliance-Dedication of Public Park Lands described below.

a) The trail shall be improved to the satisfaction of the Department of Parks and Recreation. The trail/pathway shall be constructed pursuant to the Community Trails Master Plan Design and Construction Guidelines and the Park Site Plan described in the PLDO-Compliance-Dedication of Public Park Lands requirements.
b) The applicant shall prepare improvement plans and provide securities for the construction of the trail in accordance with the PLDO requirements below.
c) Prior to the approval of the first Final Map and prior to approval of any grading permits, the applicant shall improve the trail/pathway or the trails plan, associated agreements and securities shall be approved.

16) 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.10096, County Code Section 67.801 et. seq., the maintenance agreements shall be completed.

17) All the onsite private storm drain systems shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of PDS.

a) 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 to the satisfaction of the Director of PDS.
b) Prior to the approval of the Final Map, execution of the agreements and securities shall be completed.

18) 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. 10096 and all other applicable ordinances and standards for this priority project.

a) 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 dissipaters, and silt control measure.

19) 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 the County Department of Public Works authorizing the use of this deposit for emergency measures.

a) An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works 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 Department of Public Works by the date agreed.

20) The applicant shall provide the letter of agreement and any additional security and or cash deposit to the [*PDS, LDR*] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above.

a) Prior to the approval of the subdivision map, the agreement and securities shall be executed.
b) The [*PDS, LDR*] shall ensure that the agreement and the securities provided adequately satisfy the requirements of this condition to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [*DPW, PDCI*] shall use the securities pursuant to the agreement to implement and enforcement 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.

ORDINANCE COMPLIANCE NOTIFICATIONS: 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:

1) **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 County Watershed Protection Ordinance (WPO) No.10096, County Code Section 67.801 et. seq. 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), materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater 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.

2) **LOW IMPACT DEVELOPMENT NOTICE:** On January 24, 2007, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning January 25, 2008. *Project design shall be in compliance with the new Municipal Permit regulations*. The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

a) http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/sd_permit/r9_2007_0001/2007_0001final.pdf.

b) http://www.sdcounty.ca.gov/dplu/docs/LID-Handbook.pdf.

c) 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.

3) **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 of the County Code.

4) **CONSTRUCTION PERMIT REQUIRED:** A Construction Permit is required for any and all work within the County road right-of-way. Contact DPW Construction/Road right-of-way Permits Services Section, (858) 694-3284, 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.

5) **ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit is required from the Department of Public Works for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

6) In order to comply with the County of San Diego Park Lands Dedication Ordinance (PLDO) Section 810.105(a) and in order to receive PLDO credit, the public park shall be fully developed and a final Park Site Plan approved.

a) Prior to recordation of the first Final Map, obtain approval of a final Park Site Plan (that includes construction documents and/or grading and/or improvement plans) that conforms to the concept park plan in the Conceptual Landscape Plan for Tentative Map PDS2014-TM-5588 dated July 9, 2015 and Site Plan PDS2014-STP-14-015 dated July 9, 2015, and park design and construction standards as specified by DPR.

AND

b) The park site improvements identified in the final approved Park Site Plan shall be constructed, and fee title to public park site conveyed to the County by grant deed free of encumbrances, as evidenced by an Environmental Site Assessment and a California Land Title Association Policy provided by the applicant and approved by the Director of DPR. The applicant may satisfy the preceding requirement by entering into an agreement with the County, prior to recordation of the first Final Map, to construct the park site improvements and convey fee title to the 2.08 acre public park in the manner specified in the agreement. This agreement shall be accompanied by security sufficient to cover the cost of all improvements per the approved Park Site Plan and in the form and amount specified by the DPR Director to ensure the applicant's performance of the terms of the agreement.

7) The applicant shall complete the following:

a) Process and obtain approval from the Director of Parks and Recreation of a final Park Site Plan [as mentioned above].
b) Submit Environmental Site Assessment and California Land Title Association Policy for approval by Director of Parks and Recreation prior to conveyance of public park fee title.
c) Convey fee title by Grant Deed of public park site that has been constructed in accordance with the Final Park Site Plan and is free of encumbrances.
d) Enter into a Secured Agreement with the County that ensures construction of park site and conveyance of public park fee title in the manner specified above prior to recordation of first Final Map.
e) Prior to the approval of the first Final Map and prior to approval of any grading permits.

8) Establish a Community Facilities District (CFD) or other funding mechanism approved by the DPR to fully fund the operation and maintenance of the 2.08 acre Public Park.

a) The CFD or other funding mechanism shall have the capacity to generate enough revenue to fund the annual operation and maintenance of the 2.08 acre Public Park as determined by the DPR. In addition to the tax on developed parcels, this CFD or other funding mechanism shall include an "undeveloped land tax" which will allow revenue to be generated on all undeveloped parcels/lots within the CFD.
b) Prior to recordation of a Final Map and prior to approval of any grading permits.

9) In order to provide adequate Landscaping that complies with the County of San Diego's Water Efficient Landscape Design Manual and the County's Water Conservation in Landscaping Ordinance, and to meet the requirements of the B Designator, a Landscape Plan shall be prepared for the residential portion of the project. The Landscape Plan is not intended to include private building envelope areas or the dedicated public park. The park lot will have a separate Park Site Plan as described under PLDO Compliance, Dedication of Public Park Lands.
a) The Landscape Documentation Package shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer and include the following information:
b) 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 obtain an Application to Plant, Remove or Trim Shrubs or Trees in County Road Right-of-Way and an Application to Encroach Upon County Highway from the Land Development Permit Counter approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit shall be submitted to PDS prior to final approval.
c) 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.
d) 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.

e) 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.
f) Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
g) 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.
h) No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
i) Additionally, the following items shall be addressed as part of the Landscape Plan: Please be aware that recent revisions to the ET Adjustment Factor have been made by the State that affect the Maximum Applied Water Allowance formula within the Water Efficient Landscape Worksheet. Effective June 1, 2015, the ETAF will now be 0.55 instead of 0.7, and Special Landscape Areas will now be 0.45 instead of 0.3. The new formula shall be: MAWA = (ETo) (0.62) {(**0.55** x LA) + (**0.45** x SLA)}.
j) Please also be aware that the California Department of Water Resources is currently updating their Model Water Efficient Landscape Ordinance with new regulations to become effective on November 1, 2015. The County will be required to update their Water Conservation in Landscape Ordinance to be at least as effective as the States. Sweetwater Village will be required to adhere to the most current version of the Landscape Ordinance at time of final approval of their Landscape Documentation Package.
k) No invasive or fire prone vegetation shall be planted or allowed to establish itself within the storm water basins.

10) The applicant shall prepare the Landscape Plans using the Landscape Documentation Package Checklist (PDS Form #404), submit them to the *[PDS, PCC]*, and pay all applicable review fees.
   a) Prior to the approval of the map for subdivision and prior to the approval of any plan and issuance of any permit, the Landscape Plans shall be prepared and approved.

11) The project shall comply with the following temporary construction noise control measures:

   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 should be placed at locations away from noise sensitive receivers.

12) The project shall comply with the following Air Quality measures:

a) Two applications of water will be applied during grading between dozer/scraper passes, as necessary. Additional watering or acceptable non-toxic SDAPCD dust control agents will be applied during dry weather or windy days until dust emissions are not visible.
b) Dirt storage piles will be enclosed, covered, watered three times daily, if necessary, or stabilized by chemical binders, tarps, fencing or other non-toxic erosion control according to manufacturers' specification.
c) A 15-mile per hour (mph) speed limit will be enforced on unpaved surfaces.
d) On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
e) Haul trucks hauling dirt, sand, soil, or other loose materials will be covered or two feet of freeboard will be maintained.
f) When active construction ceases on the site, disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County and/or SDAPCD to reduce dust generation.
g) All unpaved areas on the project site where maintenance activities would occur (e.g., around PV systems) will be dust controlled through the use of a permeable soil-binding agent that shall be biodegradable, eco-safe, and contain liquid copolymers that stabilize and solidify soils or aggregates and facilitate dust suppression
h) After completion of grading, all internal unpaved roadways as well as the fire access road shall be covered with a permeable rock material consisting of either decomposed granite or gravel. If desired, the access roads may be paved, chip sealed, or chemically stabilized.
i) Sweepers or water trucks will be used to remove "track-out" at any point of public street access.
j) Grading will be suspended if winds exceed 25 mph or if visible dust plumes emanate from a site; disturbed areas will be stabilized if construction is delayed.

13) In accordance with the SDAPCD Rule 55 - Fugitive Dust Control, no dust and/or dirt will leave the property line. The following measures would be implemented to ensure the requirements of this rule are met:
a) Airborne Dust Beyond the Property Line: No person will engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line for a period or periods aggregating more than 3 minutes in any 60-minute period.
b) Track-out/Carry-out: Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out will be minimized by the use of any of the following erosion control measures:
c) Track-out grates or gravel beds at each egress point
d) Wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks
e) Secured tarps or cargo covering, watering, or treating of transported material
f) Removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only particulate matter smaller than 10 microns in diameter (PM10)-efficient street sweepers certified to meet the most current South Coast Air Quality Management District (SCAQMD) Rule 1186 requirements will be used. The

use of blowers for removal of track-out/carry-out will be prohibited under any circumstances.

g) These actions shall occur throughout the duration of the construction activities.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

San Diego County Board of Supervisors

on Hearing Date

David Sibbet, Planning Manager
Project Planning Division

: :

County of San Diego

MARK WARDLAW
DIRECTOR
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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

September 4, 2015

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

1. Title; Project Number(s); Environmental Log Number:

   SWEETWATER PLACE; PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015; PDS2014-ER-14-19-005

2. Lead agency name and address:
   County of San Diego, Planning & Development Services
   5510 Overland Avenue, Suite 110
   San Diego, CA 92123-1239

3. a. Contact: David Sibbet, Project Manager
   b. Phone number: (858) 694-3091
   c. E-mail: David.Sibbet@sdcounty.ca.gov

4. Project location:

   2657 Sweetwater Springs Boulevard, Spring Valley, CA 91977 (APN: 505-231-36)

   Thomas Guide Coordinates: Page 1291, Grid F/1

5. Project Applicant name and address:

   SAM Sweetwater LLC
   20201 SW Birch Street, Suite 100
   Newport Beach, CA 92660

6. General Plan

Community Plan:	Spring Valley
Land Use Designation:	Public/Semi-Public Facilities (P/SP)
Density:	NA
Floor Area Ratio (FAR)	N/A

7. Zoning

Use Regulation:	S90
Minimum Lot Size:	6000 square feet
Building Type	W
Height	G
Setback	E
Special Area Regulation:	B

8. Description of project :

The project proposes 122-unit residential condominium units on a 20 acre project area located at the north and east of the intersection of Jamacha Boulevard and Sweetwater Springs Boulevard in the Spring Valley Community. Each residential condominium unit includes an attached two-car garage, and an exclusive fenced backyard with 350 square feet of private usable open space. The project also includes group-usable open space in the form of a 2.08-acre public park located on the west end of the site. Main access to the site will occur from Jamacha Boulevard at the intersection of Folex Way. The intersection will be signalized. An exclusive eastbound left-turn lane is proposed on Jamacha Boulevard, and the existing exclusive left-turn lane will be restriped to a shared thru/left-turn lane. Secondary access is proposed off of Sweetwater Springs Boulevard via a new public roadway terminating in a cul-de-sac. This road will provide access to the public park and associated surface parking area. The project proposes right in and right out (northbound) movements along Sweetwater Springs Boulevard. Additionally, an exclusive southbound left-turn pocket will be constructed on Sweetwater Springs Boulevard. Outbound left-turn movements exiting the driveway from the site will be prohibited by construction of a median on Sweetwater Springs Boulevard. This intersection will not be signalized but will be controlled by a stop sign. Within the residential area of the project, private internal drives will be improved to 24 feet in width to support internal circulation and fire protection services. Jamacha Boulevard and Sweetwater Springs Boulevard would be improved to a 55-foot half-width with curb, gutter, sidewalks, and bike lane. An eight-foot-wide public trail is proposed along the north side of Jamacha Boulevard. A series of pedestrian pathways are proposed within the project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park. Six to eight-foot high sound walls atop a four-foot tall berm would be constructed along the majority of the project frontage along Jamacha Boulevard and Sweetwater Springs Boulevard.

The site is designated as a Special Study Area in the Spring Valley Community Plan, which calls for mixed use town center development. The project site was originally designated as right-of-way for extension of State Highway 54 and previously utilized as a retail nursery (Evergreen Nursery). Evergreen Nursery has since ceased operation and vacated the site. The site is currently 100% disturbed due to the previous use. Water service is expected to be provided by Otay Water District, sewer service by the San Diego County Sanitation District, and fire service by the San Miguel Consolidated Fire Protection District. No extension of sewer or water utilities will be required by the project. Earthwork will consist of cut and fill of 50,000 cubic yards of material.

Permit applications and actions needed are as follows:

1. General Plan Amendment (GPA) – Change RL-80 to VR-7.3 with no change in regional category;
2. Rezone (REZ) – Change Use Regulations from S90 (Holding Zone) to RV (Variable Family Residential), Building Type from "K" to "W", Setback from "E" to "V", Open Space from "—" to "J", and Animal Regulations from "S" to "—".
3. Tentative Map (TM) – Subdivide site into 2 lots with 122 residential condominium units and a 2.08 acre public park.
4. Site Plan (STP) – Comply with "B" Community Design Review Designator and to establish "V" setbacks.
5. Grading Plan – Required for 33,000 cubic yards of grading.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

Existing land uses surrounding the project site include undeveloped land to the west/southwest across Sweetwater Springs Boulevard, which is planned for a residential development known as "The Pointe." Other land uses include a commercial strip mall anchored by a gas station adjacent to the southwest corner of the site; a vegetated County detention basin further to the south, adjacent to Sweetwater Springs Boulevard (south side of Jamacha Boulevard); a self-storage facility, Mardi Gras Café and Market building, and Sweetwater Lodge mobile-home park to the south across Jamacha Boulevard; another self-storage facility adjacent to the east; a vacant lot adjacent to northeast; and, a business park adjacent to the northern property boundary. Single-family residential uses are also present further to the north, adjacent to Austin Drive. The Rancho Jamacha Estates mobile-home park is further to the northeast and more single family uses are further to the northeast/east across Calavo Drive.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Permit Type/Action	**Agency**
General Plan Amendment	County of San Diego
Landscape Plans	County of San Diego
Rezone	County of San Diego
Site Plan	County of San Diego
Tentative Map	County of San Diego
County Right-of-Way Permits Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
State Highway Encroachment Permit	CalTrans
Air Quality Permit to Construct	Air Pollution Control District (APCD)
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water	RWQCB

Permit	
Water District Approval	Otay Water District
Sewer District Approval	San Diego County Sanitation District
Fire District Approval	San Miguel Consolidated Fire District
School District Approvals	High Grossmont Union and La Mesa-Spring Valley General Elementary School Districts

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

☐ Aesthetics	☐ Agriculture and Forest Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Geology & Soils
☐ Greenhouse Gas Emissions	☒ Hazards & Haz. Materials	☐ Hydrology & Water Quality
☐ Land Use & Planning	☐ Mineral Resources	☒ Noise
☐ Population & Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities & Service Systems	☐ Mandatory Findings of Significance

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

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ On the basis of this Initial Study, Planning & Development Services finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature — 9-4-15 Date

Peter Eichar — Land Use/Environmental Planner

Printed Name — Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

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

No Impact: The project site is located in an area characterized by undeveloped land to the west and southwest; a commercial strip mall anchored by a gas station adjacent to the southwest corner of the project site; a self-storage facility, commercial buildings, mobile-home park to the south; another self-storage facility adjacent to the southwest; a vacant lot adjacent to northwest; and, a business park adjacent to the north. Single-family residential uses are also present further to the north, east, and northeast. Although visible from public roads and trails, the site is not located within a viewshed of a scenic vista. The proposed project is not located near or within, or visible from, a scenic vista and will not substantially change the composition of an existing scenic vista in a way that would adversely alter the visual quality or character of the view because the proposed project would result in similar land uses as those that surround the project site.

The project will not result in cumulative impacts on a scenic vista and will not contribute to a cumulative impact because: the project site is not located within a viewshed of a scenic vista; the project site also does not support any significant scenic resources that would be lost or modified through development of the property; 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; and the project would be consistent with existing community character, the project is located in an area characterized by vacant land, commercial, industrial, and residential land uses. The addition of 122 residential condominium units would not substantially degrade the visual quality of the site or its surroundings. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

No Impact: The project site is located one mile from State Route 94 (SR94) at the northwestern corner of Sweetwater Springs Boulevard and Jamacha Boulevard. SR94, Sweetwater Springs Boulevard, and Jamacha Boulevard are not classified as a State or County scenic highways. The proposed project is not located near or visible within the composite viewshed of a State scenic highway and will not damage or remove visual resources within a State scenic highway. Therefore, the proposed project will not have any substantial adverse effects or cumulative impacts on a scenic resource within a State or County scenic highway.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized by undeveloped land to the west and southwest; a commercial strip mall anchored by a gas station adjacent to the southwest corner of the project site; a self-storage facility, commercial buildings, mobile-home park to the south; another self-storage facility adjacent to the southwest; a vacant lot adjacent to northwest; and, a business park adjacent to the north. Single-family residential uses are also present further to the north, east, and northeast. The property slopes upward from Sweetwater Springs Boulevard along its easterly boundary, with the majority of the site leveling off and being generally flat. Onsite elevations

range from approximately 492 feet above mean sea level (amsl) near the northeast corner of the property to approximately 441 feet amsl near the southwest corner of the property. No steep slopes or areas subject to landslides are present onsite. Onsite vegetation communities include disturbed habitat (19.69 acres) and disturbed wetlands (0.64 acre). Conceptual architectural design for the Project has been prepared, offering various housing styles and sizes. Additionally, landscaping is proposed for the main entryway, common areas, and public park in order to enhance the visual appearance of the development and blend it into the existing setting within the community.

The proposed development has been designed in conformance with the Spring Valley Design Guidelines and would be subject to design review by the County. The Project would offer new residential housing opportunities within the Spring Valley community. Design measures, including varied architectural styles, landscape enhancements, and distancing the development areas from Jamacha Boulevard would enhance the existing community character and the environment. Additionally, landscaping is proposed for the common areas to enhance the visual appearance of the development and blend it into the existing setting within the community. Additionally, a Site Plan is required to implement the site's architectural component, as well as a mechanism to comply with the Spring Valley Town Center Special Study Area requirements. The Site Plan is required to implement the proposed "V" designator for setbacks and the "B" designator (Special Area Regulations) to ensure consistency with the Spring Valley Design Review Guidelines.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact for the following reasons: the proposed project does not require significant alteration to the existing landform due to the site design and the site's gentle slopes. Likewise, the cumulative projects within the viewshed similarly maintain the existing landform and avoid large cut and/or fill banks. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project will use outdoor lighting and is located within Zone B as identified by the San Diego County Light Pollution Code, approximately 33 miles from the Mount Laguna Observatory. However, it will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution

Code (Section 51.201-51.209), including the Zone B lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

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

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

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

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

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site is designated as Unique Farmland as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program. In addition, the property was used as a plant nursery in the past. Due to the presence of onsite agricultural resources, the County agricultural resources specialist, Michael Johnson, evaluated the site to determine the importance of the resource based on the County's Local Agricultural Resources Assessment (LARA) model which takes into account local factors that define the importance of San Diego County agricultural resources. The LARA model considers the availability of water resources, climate, soil quality, surrounding land use, topography, and land use or parcel size consistency between the project site and surrounding land uses. A more detailed discussion of the LARA model can be found in the Guidelines for Determining Significance for Agricultural Resources at http://www.sdcPDS.org/PDS/Resource/docs/3~pdf/AG-Guidelines.pdf.

In order for a site to be considered an important agricultural resource based on the LARA model, all three required LARA model factors (water, soil, and climate) must receive either a high or moderate score. A low score in any of these three categories would render a LARA model result that the site is not an important agricultural resource. The project site only contains Diablo clay, 15 to 30 percent slopes and Huerhuero loam, 9 to 15 percent slopes, eroded. These soils do not meet the soil quality criteria for Farmland of Statewide Importance or Prime Farmland Soils, therefore the site receives a low soil quality score and is not an important agricultural resource.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project site is zoned S90, Holding Area, which is not considered to be an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

- The surrounding area within a one-quarter mile, including the lands designated as Farmland of Local Importance, Unique Farmland, and Grazing Land do not contain active agricultural operations.

- The surrounding area already contains residences and other non-agricultural uses in closer proximity than the subject parcel to the lands designated as Farmland of Local Importance and Grazing Land.

- The project site only contains Diablo clay, 15 to 30 percent slopes and Huerhuero loam, 9 to 15 percent slopes, eroded. These soils do not meet the soil quality criteria for Farmland of Statewide Importance or Prime Farmland Soils, therefore the site receives a low soil quality score and is not an important agricultural resource.

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

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site was originally designated as right-of-way for extension of State Route 54 and previously utilized as a retail nursery (Evergreen Nursery). Evergreen Nursery has ceased operation and vacated the site. The site is currently 100% disturbed due to the previous use. This previous use has led to the designation of the site as a Farmland Mapping and Monitoring Program (FMMP) designated farmland despite its function as a commercial (retail) nursery rather than avocado or citrus groves and is not an active agricultural production site. The site is surrounded by urban and suburban style development and open space to the southwest, across from Sweetwater Springs Blvd. The site does not contain Prime Soils, is not designated within an Agricultural Preserve nor is it under a Williamson Act Contract. Significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use are not expected because the site does not currently support active agricultural operations and active agricultural operations are separated from proposed land uses on the project site by other developed parcels and open space that conveys storm water runoff (not agricultural operations).

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

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves 122 residential condominium units and 2.08 acre public park. As discussed in the Air Quality Assessment, (*Air Quality Assessment, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015) on file with the Planning

& Development Services as Environmental Review Number 14-19-005 the project is not expected to conflict with either the RAQS or the SIP because the project proposes only 122 residential units and is within the nearly 1,400 units expected to be developed in the Spring Valley area between 2015 and 2030. Therefore, the project will not conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP) on a project level.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. San Diego County Planning & Development Services has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Less Than Significant With Mitigation Incorporated: The project proposes construction of 122 residential units and a 2.08 acre park to be developed over a period of 399 days. Grading operations will entail the demolition and removal of approximately 100 tons of onsite concrete footings and pads that is expected to take 11 days to demolish and an additional 11 days to haul offsite. Grading operations associated with the construction of the project is subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the PDS guidelines for determining significance. In addition to grading activities associated with construction, the vehicle trips generated from the project will result in 1,031 Average Daily Trips (ADTs) (at 126 dwelling units). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

AIR#1- NATURAL GAS FIREPLACES
In order to reduce area-wide emissions, only natural gas fireplaces shall be installed in the proposed residences.
DOCUMENTATION: Prior to approval of any building plan and the issuance of any building permit, this mitigation measure shall be conditioned in the building plans.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O_3). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Less Than Significant Impact: Air quality emissions associated with the project include emissions of PM_{10}, NO_x and VOCs from construction/grading activities, and also as the result of increase of traffic from project implementation. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, localized and temporary resulting in PM_{10} and VOC emissions below the screening-level criteria established by the County of San Diego Guidelines for Determining Significance – Air Quality (2007). The vehicle trips generated from the project will result in 1,031 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 County of San Diego Guidelines for Determining Significance – Air Quality (2007).

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The proposed project as well as the past, present and future projects within the surrounding

area, have emissions below the screening-level criteria established by the County of San Diego Guidelines for Determining Significance – Air Quality (2007), therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM10, or any O_3 precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

Less Than Significant with Mitigation Incorporated: No sensitive receptors have been identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of the proposed project. However, the Air Quality Assessment (*Air Quality Assessment, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015) did find that the maximum Diesel Particulate Matter (DPM) was projected to occur approximately 200 meters from the geometric center of the project site and, the number of individuals exposed to DPM from the project would be less than ten in one million. Therefore, because the project increases the risk to more than one person per million the project is required to utilize equipment meeting requirements of T-BACT such as using diesel particulate filters or catalytic converters and utilizing Tier II certified equipment at a minimum. Based on review by PDS staff air quality specialist, this project does propose construction activities that would result in exposure of persons within 200 meters (0.12 miles) to significant DPM concentrations, but will not place sensitive receptors near carbon monoxide hotspots. In addition, the project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because the proposed project as well as the listed projects have emissions below the screening-level criteria established by the County of San Diego Guidelines for Determining Significance – Air Quality (2007).

AIR#2 – SENSITIVE RECEPTORS
In order to reduce exhaust emissions, the project shall comply with the following Air Quality measure:

a. All nonroad, diesel engine construction equipment shall comply with United States Environmental Protection Agency –Certified Tier 2 emission standards and include best available control technology devices certified by the California Air Resources Board

DOCUMENTATION: The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that will be used.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

IV. BIOLOGICAL RESOURCES -- Would the project:

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species and a Biological Resources Letter Report (*Sweetwater Place, Biological Resources Letter Report*, RBF Consulting/Michael Baker International, July 2015), the site supports 19.69 acres of disturbed lands, 0.24 acre of Non-native Riparian *Ricinus communis,* 0.38 acre of Non-native Riparian *Washingtonia robusta* and 0.02 acre of Emergent Wetlands. No sensitive plant or animal species were observed on site.

No special-status plant species were observed or are expected to occur onsite based on the results of the general biological survey and the lack of suitable habitats to support the potentially-occurring species. No special-status species were observed onsite based on the results of the general biological survey; however, the following non-listed, County Group 1 sensitive raptors have a potential to nest or forage in portions of the survey area: Cooper's hawk, ferruginous hawk, turkey vulture, northern harrier, whitetailed kite and prairie falcon. The

project would result in the permanent removal of approximately 20 acres of disturbed habitat and trees, or trimming of adjacent offsite trees and shrubs, that could support nesting and foraging opportunities for sensitive raptors and common bird species. Based on the extent of preserved areas further east (San Diego National Wildlife Refuge) and south (Sweetwater Reservoir and surrounding watershed lands) of the project site, these areas would provide ample habitat for sensitive raptors to exist within stable populations in the region. Therefore, the proposed project would not result in significant direct impacts to these potentially-occurring sensitive wildlife species, and mitigation would not be required.

County staff reviewed the past, present, and probable future projects as listed in Section XVII(b) and has determined that the cumulative loss of Non-native Riparian *Ricinus communis,* Non-native Riparian *Washingtonia robusta* and Emergent Wetlands may cause a significant impact on candidate, sensitive, or special status species. However, this project's contribution to the cumulative habitat loss will be less than cumulatively considerable because the project will be conditioned to purchase offsite mitigation that would be conserved in perpetuity.

Mitigation for impacts to Non-native Riparian *Ricinus communis,* Non-native Riparian *Washingtonia robusta* and Emergent Wetlands will be provided through the purchase of 0.68 acre of offsite wetland mitigation credits. In addition, the project will be conditioned to avoid the nesting bird breeding season and to obtain necessary wetland permits.

With implementation of these mitigation measures, the project's potential cumulative impacts to sensitive raptors and nesting birds would be reduced to less than significant levels. No additional mitigation would be required. Therefore the impact is less than significant with mitigation incorporated.

BIO#1–OFFSITE MITIGATION
The applicant shall purchase habitat credit, or provide for the conservation of habitat of 0.68 acre of wetland mitigation credits, located within the Rancho Jamul Mitigation Bank or other approved bank within the MSCP as indicated below.

Option 1: If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. 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.

Option 2: If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in 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* 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* that *DPR* agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the *PDS* for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the *PDS.*

BIO#3–RESOURCE AVOIDANCE

There shall be no brushing, clearing and/or grading such that none will be allowed within 500 feet of nesting raptor habitat or within 300 feet of migratory bird nesting habitat during the breeding season of raptors and migratory birds. The breeding season is defined as occurring between January 15th and August 31st. The Director of PDS 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 raptors or 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.

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?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: The project site contains Non-native Riparian *Ricinus communis,* Non-native Riparian *Washingtonia robusta* and Emergent Wetlands which are considered sensitive natural communities by the County, the California Department of Fish and Wildlife, and the US Fish and Wildlife Service. As detailed in response a) above, direct, indirect and cumulative impacts to sensitive natural communities identified in the County of San Diego Resource Protection Ordinance, Fish and Wildlife Code, and Endangered Species Act are considered less than significant with mitigation incorporated.

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?

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: Project site wetlands were evaluated for Jurisdictional Delineation in Appendix D of the Biological Resources Letter Report (*Sweetwater Place, Biological Resources Letter Report*, RBF Consulting/Michael Baker International, July 2015). The proposed project would result in the permanent loss of approximately 0.23 acre (954 linear feet) of waters of the U.S. under USACE and RWQCB jurisdiction; 0.39 acre (954 linear feet) of CDFW streambed (waters of the State); and 0.03 acre of CDFW associated riparian vegetation. The permanent loss of federal and State jurisdictional resources is a significant direct impact of the project. The project has been conditioned to obtain necessary permits for impacts to Non-native Riparian *Ricinus communis,* Non-native Riparian *Washingtonia robusta* and Emergent Wetlands.

The cumulative projects identified herein would be required to implement mitigation measures that are similar to those identified for the proposed project to avoid, reduce and/or compensate for significant direct, indirect and cumulative impacts with respect to this issue. As described in Mitigation Measure Bio-2, the purchase of wetland mitigation credits would reduce the project's cumulative impacts to federal and State jurisdictional resources to less than significant levels. No additional mitigation would be required.

BIO#2–WETLAND PERMITS:
The following permit and agreement shall be obtained, or provide evidence from the respective resource agency satisfactory to the Director of PDS that such an agreement or permit is not required:

a. A Clean Water Act, Section 401/404 permit issued by the California Regional Water Quality Control Board and the U.S. Army Corps of Engineers for all project related disturbances of waters of the U.S. and/or associated wetlands.

b. A Section 1602 Streambed Alteration Agreement issued by the California Department of Fish and Wildlife for all project related disturbances of any streambed.

DOCUMENTATION: The applicant shall consult each agency to determine if a permit or agreement is required. Upon completion of the agency review of this project, the applicant shall provide a copy of the permit(s)/agreement(s), or evidence from each agency that such an agreement or permit is not required to the *PDS* for compliance.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant Impact: Based on an analysis of the County's Geographic Information System (GIS) records, the County's Comprehensive Matrix of Sensitive Species and a Biological Resources Letter Report (*Sweetwater Place, Biological Resources Letter Report*, RBF Consulting/Michael Baker International, July 2015), it has been determined that the site has limited biological value and impedance of the movement of any native resident or migratory fish or wildlife species, the use of an established native resident or migratory wildlife corridors, and the use of native wildlife nursery sites would not be expected as a result of the proposed project for the following reasons: No known identified wildlife corridors or linkages occur within the site or in the immediate vicinity. The site does not support habitats that could facilitate wildlife movements for large mammals on a local or regional scale; is surrounded by roads and urban land uses; and does not have direct connectivity to adjacent lands of higher quality habitats that extend offsite undisturbed over large distances.

Specifically, the proposed project would not result in significant direct, indirect, and/or cumulative impacts under the following guidelines for the following reasons:

County Threshold 4.4.A. The proposed project would not impede wildlife access to foraging habitat, and there is no evidence that breeding habitat occurs onsite or other adjacent areas.

County Threshold 4.4.B. No known identified wildlife corridors or linkages occur within the site or in the immediate vicinity. The site does not support habitats that could facilitate wildlife movements for large mammals on a local or regional scale; is surrounded by roads and urban land uses; and does not have direct connectivity to adjacent lands of higher quality habitats that extend offsite undisturbed over large distances. Due to these obstructions to wildlife movements around the site and the lack of surrounding blocks of natural areas, no core areas of habitat suitable for use by resident populations of wildlife, as either wildlife corridors or parts of a larger regional linkage, exist on or adjacent to the site. Further, the County MSCP Subarea Plan does not recognize or designate any locally or regionally important wildlife corridors or linkages on or in the immediate vicinity of the site. Therefore, the project would not block or substantially interfere with a regional wildlife corridor or linkage.

County Threshold 4.4.C. Due to the disturbed conditions onsite, the project would not create artificial wildlife corridors that do not follow natural movement patterns. In addition, based on the extent of preserved habitats further east and south of the site, it is assumed these areas would provide ample habitat for species to exist within stable populations in the region.

County Threshold 4.4.D. As noted above, there is no evidence of breeding habitat adjacent to the site or any wildlife corridors or linkages onsite or in the immediate vicinity. Therefore, the project would not increase noise and/or nighttime lighting within a wildlife corridor or linkage at levels that could affect animal behavior or wildlife movement.

County Threshold 4.4.E. As noted above, there is no evidence that any wildlife corridors or linkages are identified onsite or in the immediate vicinity. Therefore, the project would not affect the widths of existing wildlife corridors or linkages nor constrain an already narrow corridor that may occur in the region.

County Threshold 4.4.F. As noted above, there is no evidence that any wildlife corridors or linkages are identified onsite or in the immediate vicinity. Therefore, the project would not affect the visual continuity of existing wildlife corridors or linkages that may occur in the region. Further, the site is not located between a potential nursery site and important foraging resource. Therefore, the project would not 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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

An Ordinance Compliance Checklist dated June 3, 2015 was completed by County Staff to evaluate the proposed projects consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources

including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

Less Than Significant Impact: The proposed project would not result in significant direct, indirect, and/or cumulative impacts under the following guidelines for the following reasons:
County Thresholds 4.5.A and 4.5.D. The project would not impact coastal sage scrub vegetation in excess of the County's 5% habitat loss threshold.
County Thresholds 4.5.B, 4.5.E, and 4.5.F. The project would not result in any impacts to resources of regional importance; it would not impact a Biological Resource Core Area as defined in the County's BMO; and it would not prevent the County MSCP Subarea Plan from meeting its conservation goals and objectives. Therefore, the project would not conflict with any adopted HCP, NCCP, or other approved local, regional, or State HCP. In addition, there is no Habitat Management Plan, Special Area Management Plan, Watershed Plan, or similar regional planning effort to which the project must conform.
County Thresholds 4.5.G. and 4.5.H. As noted above, there is no evidence of breeding habitat adjacent to the site or any wildlife corridors or linkages onsite or in the immediate vicinity. In addition, based on the extent of preserved habitats further east and south of the site, it is assumed these areas would provide ample habitat for species to exist within stable populations in the region.
County Thresholds 4.5.I and 4.5.J. The project would not impact MSCP narrow endemic species or core populations of narrow endemics, nor would it reduce the likelihood of survival and recovery of listed species.
County Thresholds 4.5.K and 4.5.L. The proposed project could result in the removal or disturbance of nesting habitat during the general bird nesting season (January 15-August 31), and therefore, could result in impacts to nesting birds (including sensitive raptors), in violation of the MBTA and State Fish and Game Code. Implementation of Mitigation Measure Bio-1 would reduce project impacts to nesting birds and sensitive raptors (including eagles protected under the Bald and Golden Eagle Protection Act) to less than significant levels. Therefore, the project would not conflict with the requirements of the MBTA and State Fish and Game Code.

V. CULTURAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

No Impact: The project will not impact known historical resources, because prior grading of the project site has eliminated any potential for impacts to historical resources as there are no known resources within the project area; the site is vacant of buildings and does not support historical resources of any kind.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less than Significant with Mitigation Incorporated: The project will not impact known archaeological resources since prior grading of the project site has eliminated any potential for impacts to archaeological resources on the surface of the landscape. However, there is the potential for unknown and buried archaeological resources within the project area. In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented.

CULT#1 ARCHAEOLOGICAL MONITORING
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, and this permit. 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 a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.

c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the *[PPD]*. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

CULT#2 CULTURAL RESOURCES REPORT
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 the disposition of all cultural materials has been completed which may include but is not limited to the following:

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

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the *PPD* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe.

c) Directly or indirectly destroy a unique geologic feature?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ No Impact

Discussion/Explanation:

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

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

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. The project is in an area having high potential for containing unique paleontological resources and will excavate 2,500 cubic yards or more of undisturbed material below the soil horizons. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance. To mitigate for the potential project impacts to paleontological resources, the project will be conditioned to require implementation of a mitigation program by a Qualified Paleontologist.

CULT#3 PALEONTOLOGICAL MONITORING
A County Approved Principal Investigator (PI) known as the "Project Paleontologist," shall be contracted to perform paleontological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The paleontological monitoring program shall include the following:

- Monitoring of excavation operations to discover unearthed fossil remains, generally involving monitoring of ongoing excavation activities (e.g., sheet grading pads, cutting slopes and roadways, basement and foundation excavations, and trenching). A Paleontological Resources Monitor must have at least one year of experience in field identification and collection of fossil materials.
- Salvaging of unearthed fossil remains, typically involving simple excavation of the exposed specimens, but possibly also plaster-jacketing of individual large and/or fragile specimens, or more elaborate quarry excavation of richly fossilferous deposits.
- Recording of stratigraphic, geologic and geographic data to provide a context for the recovered fossil remains, including accurate plotting (mapping) on grading plans and standard topographic maps of all fossil localities, description of lithologies of fossil-bearing strata, measurement and description of the overall stratigraphic section (unless considered by the project paleontologist to be infeasible), and photographic documentation of the geologic setting.

- Laboratory preparation (cleaning and repair) of collected fossil remains to the point of identification (not exhibition), generally involving removal of enclosing sedimentary rock material, stabilization of fragile specimens (using glues and other hardeners), and repair of broken specimens.
- Curating of prepared fossil remains, typically involving scientific identification and cataloguing of specimens; and entry of data into one or more accredited institutional (museum or university) collection (specimen/species lot and/or locality) databases. Curation is necessary so that the specimens are available for scientific research.
- Transferal, for archival storage, of cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections and photographs to an accredited institution (museum or university) in California that maintains paleontological collections, preferably:
    - San Diego Natural History Museum
    - Los Angeles County Museum
    - San Bernardino Museum of Natural History
    - University of California Museum of Paleontology, Berkeley
    - Anza-Borrego Desert State Park (if the fossils were salvaged in the desert).
- Preparation of a final report summarizing the results of the field investigation, laboratory methods, stratigraphic information, types and importance of collected fossils, and any necessary graphics to document the stratigraphy and precise fossil collecting localities.

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

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The project will not impact known archaeological resources since prior grading of the project site has eliminated any potential for impacts to archaeological resources on the surface of the landscape. However, there is the potential for unknown and buried archaeological resources within the project area. In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented consistent with the mitigation **CULT#1** and **CULT#2** identified in V b, above.

VI. GEOLOGY AND SOILS -- Would the project:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

iii. Seismic-related ground failure, including liquefaction?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, a geotechnical investigation for the project by Petra GeoSciences dated September 4, 2013 (Reissued January 19, 2015) indicated that based on site-specific information of encountering moderately hard bedrock materials beneath the site, the potential for manifestation of liquefaction or settlement was considered nil. Therefore, there will be there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. In addition, a geotechnical investigation for the project by Petra GeoSciences dated September 4, 2013 (Reissued January 19, 2015) indicated that based the generally flat topography and no mapped landslides within or near the site, the potential for landslides is considered low. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from adverse effects of landslides.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Diablo clay, 15 to 30 percent slopes and Huerhuero loam, 9 to 15 percent slopes, eroded that have a soil erodibility rating of "moderate" and "severe", respectively, as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.
- The project has prepared a Major Storm Water Management Plan (*Major Stormwater Management Plan and Hydromodification Study (Major SWMP) for Sweetwater Place*, July 2015 by RBF Consulting). The plan includes the following temporary (during construction) Best Management Practices to ensure sediment does not erode from the project site: Silt fence; fiber rolls; street sweeping and vacuuming; storm drain inlet protections; stockpile management; solid waste management; stabilized construction entrance/exit; vehicle and equipment maintenance; desilting basin; gravel bag berm; sandbag barrier; material delivery and storage; spill prevention and control; concrete waste management; water conservation practices; paving and grinding operations; protection of minor slopes. Additionally, the project will incorporate (permanent installation, post-construction) permeable pavement along the drive aisles within low traffic areas, flat slopes and minimal erodible areas onto pavement and bioretention areas which will benefit both hydromodification and water quality.
- The project involves grading. However, the project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project involves 50,000 cubic yards of grading that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project is located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Diablo clay, 15 to 30 percent slopes and Huerhuero loam, 9 to 15 percent slopes, eroded. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project is a residential condominium project and will be connected to a sewer system through the local sanitation district. The project does not propose any septic tanks or alternative wastewater disposal systems.

VII. GREENHOUSE GAS EMISSIONS – Would the project

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

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

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

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

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact.

Screening thresholds have been published by the California Air Pollution Control Officers Association (CAPCOA) for determining the need for additional analysis and mitigation for GHG-related impacts under CEQA. The annual 900 metric ton carbon dioxide equivalent (MT CO2e) screening level referenced in the CAPCOA white paper (http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf) is being used by the County as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. The CAPCOA white paper reports that the 900 metric ton screening level would capture more than 90% of development projects, allowing for mitigation towards achieving the State's GHG reduction goals. It should be noted that the screening level assumes that the project does not involve unusually extensive construction activities and does not involve operational characteristics that would generate unusually high GHG emissions. The proposed project includes more than 50 residential units (122 are proposed) therefore the screening threshold of 900 metric tons would be expected to be exceeded, therefore a GHG emission analysis was conducted.

GHG emissions associated with the project were quantified within the Global Climate Chagne Study (*Global Climate Change, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015) using CalEEMod Version 2013.2.2, the results of that analysis are shown in the Table below.

Greenhouse Gas Emissions

Project	**CO_2e[1] MT/year**
Construction	45.75
Operation	1,882.19

CO_2 = Carbon dioxide; CO_2e = Carbon dioxide equivalent
MT = Metric tons; 1 ton = 0.907 metric tons
[1] U.S. Environmental Protection Agency, Climate Leaders Greenhouse Gas Inventory Protocol Core Module Guidance. Direct Emissions from Mobile Combustion Sources. EPA430-K-08-004. May 2008. Methane and nitrous oxide can constitute up to 5% total GHG emissions from mobile sources. This factor is conservatively used for estimating CO_2e emissions.

As shown in the table above, total GHG emissions associated with the project would be below the Bright Line Threshold of 2,500 metric tons per year. Project GHG impacts would not be cumulatively considerable. The project is anticipated to be fully constructed by 2017.

Furthermore, projects that generate less than 2,500 $MTCO_2e$ per year of GHG will participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (CARB) (or other regulatory agencies) and will be "regulated" either by CARB, the Federal Government, or other entities. For example, new vehicles will be

subject to increased fuel economy standards and emission reductions[2], large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources[3]. As a result, even the emissions that result from projects that produce less than 2,500 $MTCO_2e$ per year of GHG will be subject to emission reductions.

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

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

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[2] On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation's National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO_2 emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

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

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet GHG emission reduction targets established by the state via legislative actions (i.e. AB 32 SB 375) or Executive Orders issued by the Governor (e.g. B-30-15 and S-3-05). The County has issued a guidance document to assist in the evaluation of GHG emissions (*2015 GHG GUIDANCE, Recommended Approach to Addressing Climate Change in CEQA Documents*, County of San Diego Planning & Development Services (PDS), January 21, 2015). This guidance describes the recommended methodology for determining impact significance relative to the Significance Criteria.

As discussed in VII(a) above, the project's emissions would be below the Bright Line Threshold, fully constructed by 2017 and will be required to implement Title 24 2013 building efficiency standards. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated:
Soil samples collected within areas of possible impact from Organochlorine Pesticides were analyzed. Soil residues exceeding CHHSL and RSL values for DDE were encountered at 16 locations and soil residues for DDT were encountered at one location. Soils within these locations are not suitable for re-use as fill for residential development and must be excavated and removed from the site under the oversight of a registered engineer or professional geologist and the DEH Voluntary Assistance Program (VAP).

Soil samples collected within areas of possible impact from total hydrocarbons were analyzed. Two soil samples reported concentrations of TPHmo exceeding the San Francisco Bay Regional Water Quality Control Board (SRBRWQCB) 2013 Tier 1 Environmental Screening Level. Soils within these locations are not suitable for re-use as fill for residential development and must be excavated and removed from the site under the oversight of a registered engineer or professional geologist and the DEH Voluntary Assistance Program (VAP).

HAZ#1–ENV SITE ASSESSMENT
As determined in the County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance, A Report shall be submitted to determine the extent of any soil contamination at the reported soil sample locations detailed in the *Revised Limited Phase II Environmental Soil Residue Assessment*, July 2015, Petra GeoSciences INC. The ESA and any potential work plan shall be prepared and implemented pursuant to the DEH SAM Manual.

a. Enrollment in the DEH Voluntary Assistance Program (VAP) is required to review and approve the Revised Phase II ESA report.

b. For the contaminated soil, a full assessment and remediation shall be completed under supervision of the VAP or LOP as required. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et seq. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant company to submit the Revised Limited Phase II ESA, dated January 15, 2015, prepared by Petra Geosciences, and implement any required work plan for soil remediation. Upon completion of the VAP or LOP project, a "Closure Letter" from the *DEH* shall be submitted to the *PDS* for approval.

HAZ#2–SOIL REMEDIATION

A California Licensed Environmental Consultant company shall prepare a Soil Management Plan (SMP), for the remediation of hazardous materials as identified above. The plan shall be prepared and implemented pursuant to the DEH SAM Manual under direction from the DEH SAM:

a. Enrollment in the DEH, Voluntary Assistance Program (VAP) is required. All soil remediation shall be completed under supervision of the SAM/VAP.
b. All above ground (AST) and underground storage tanks (UST) shall be removed under permit from *DEH* if contamination is discovered from a AST or UST, then compliance enrollment in the DEH, LOP is required.
c. All required grading work shall comply with the County of San Diego Grading Ordinance 87.101 et. al. If a grading permit is required for the remediation work, it shall be issued for the remediation work only.
d. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the DEH is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

DOCUMENTATION: The applicant shall contract with a California Licensed Environmental Consultant to prepare the SMP and implement any required work plan for soil remediation. The applicant shall also enroll in the VAP and pay all applicable fees for review and completion of this requirement. Upon completion of the VAP, a "Closure Letter" from *DEH* shall be submitted to the *PDS* for approval.

HAZ#3–DEBRIS REMOVAL AND SOIL TESTING

A signed, stamped addendum to the Revised Limited Phase II ESA shall be prepared by a Registered Engineer or Professional Geologist. The addendum shall include the following information or as modified by DEH:

a. Documentation that the soil sampling occurred between six inches and six feet (depending on the type of contamination) in depth.
b. Findings which identify whether onsite soils in this location exceed regulatory screening levels for pesticides, fertilizers, petroleum, heavy metals, or other contaminants.
c. If contaminated soils are detected, provide a letter from DEH stating that a VAP work plan has been prepared and approved to remediate contaminated soils.
d. If contaminated soils are detected, provide a copy of the contract and a signed sealed statement from the Registered Engineer or Professional Geologist, which

states that they will implement the VAP work plan. Grading required to implement the site remediation activities is permitted.

DOCUMENTATION: Upon completion of the debris removal and soil test, the applicant shall submit copies of the assessment (and a work plan for soil remediation, if applicable) to the *PDS* for approval.

HAZ#4–RIGHT OF ENTRY AGREEMENT [PDS, FEE X 2]
Grant to the County of San Diego a Right of Entry (ROE) to allow ongoing access to the remediation for contaminated soils on a *DEH* case number (to be determined), located at 2657 Sweetwater Springs Boulevard, Spring Valley, per the current agreement between the DEH and Sweetwater Spring Tentative Map (PDS2014-TM-5588). Upon completion of remediation activities, the ROE Agreement will become null and void.
DOCUMENTATION: The applicant shall prepare, and execute the ROE with the *DGS* and pay all applicable fees associated with preparation of the documents. Upon Recordation of the ROE, the applicant shall provide copies of the executed documents to *PDS* for approval.

HAZ#5–CERTIFICATION OF COMPLETION [PDS, FEE]
All soil remediation and shall be completed, and all contamination hazards removed pursuant to the Department of Environmental Health (DEH), Voluntary Assistance Program (VAP) or the DEH, Local Oversight Program (LOP) as determined.
DOCUMENTATION: The applicant shall provide the "Closure Letter, or Concurrence Letter," to the *PDS* that the soil remediation has been completed to the satisfaction of the *DEH*. If the Director of PDS determines the remediation work will take an enormous amount of time that would be detrimental to ultimate project implementation, approval of other engineering plans and/or issuance of other project permits may be permitted as long as there is no risk of effects to public health and safety. Concurrence from the DEH is required, and the applicant shall enter into a secured agreement for the completion of the remediation work.

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?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ No Impact

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

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

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

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an

emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project is completely surrounded by urbanized areas and/or irrigated lands and no wildlands are adjacent to the project. Also, a Fire Service Availability Letter and conditions, dated May 22, 2014, have been received from the San Miguel Consolidated Fire Protection District. The conditions from the San Miguel Consolidated Fire Protection District include the following conditions, provisions or requirements: Fire Sprinklers; Site inspections; Street numbers/Premises Identification; and Fire Apparatus Access. Fire Apparatus Access Road conditions include: Road Markings; Dead Ends; Dimensions; Surface; Name; Turning Radius; Grade; Roadway Design Features; and Gates. Additional conditions relate to: Response Map Updates; Fire Hydrants and Clearance of Brush or Vegetative Growth from Structures. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be two and a half minutes. The Maximum Travel Time allowed pursuant to the Safety Element is five minutes. Therefore, based on the location of the project; review of the project by County staff; and through compliance with the San Miguel Consolidated Fire Protection District's conditions, the project is not expected to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

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

a) Violate any waste discharge requirements?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes 122 residential units and a 2.08 acre park which requires a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Drainage Study (*Preliminary CEQA Drainage Study*, July 2015 by RBF Consulting) and a Major Stormwater Management Plan (*Major Stormwater Management Plan and Hydromodification Study (Major SWMP) for Sweetwater Place*, July 2015 by RBF Consulting) which, in combination, demonstrate the project will comply with all requirements of the NPDES permit. The project proposes and will be required to implement the following site design measures and/or source control BMPs and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff: set-back development envelope from drainages; on-site impervious areas will be disconnected prior to discharging from the site; restrict heavy construction equipment access to planned green/open space areas; re-till soils compacted by construction vehicles/equipment; stormwater runoff from impervious surfaces will drain to landscaping and/or bioretension areas via curb-cuts; use permeable pavement where feasible; pitch pavements toward landscaping for sheet flow; building downspouts to permeable pavement and/or bioretention areas; erosion of slopes will be minimized by disturbing slopes only when necessary and minimize cut and fill areas to reduce slope lengths; incorporate

retaining walls to reduce steepness of slopes or to shorten slopes, rounding and shaping of slopes to reduce concentrated flow and collect concentrated flows in stabilized drainages and channels. These measures will enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project lies in the Jamacha (Basin No. 909.2) hydrologic subarea, within the Sweetwater 909 hydrologic unit. As discussed in the Stormwater Management Plan (*Major Stormwater Management Plan and Hydromodification Study (Major SWMP) for Sweetwater Place*, July 2015 by RBF Consulting), according to the Clean Water Act Section 303(d) list, this watershed is impaired for Dissolved Oxygen, Enterococcus, Fecal Coliform, Phosphorus, Selenium, Total Dissolved Solids, Total Nitrogen as N, Toxicity and Polychlorinated Biphenyls (PCBs).

The project proposes the following activities that are associated with these pollutants: construction of 122 residential unit subdivision including necessary infrastructure, roads, stormwater drainage and a 2.08 are park. Post construction activities include maintenance and operation of the same. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: set-back development envelope from drainages; on-site impervious areas will be disconnected prior to discharging from the site; restrict heavy construction equipment access to planned green/open space areas; re-till soils compacted by construction vehicles/equipment; stormwater runoff from impervious surfaces will drain to landscaping and/or bioretension areas via curb-cuts; use permeable pavement where feasible; pitch pavements toward landscaping for sheet flow; building downspouts to permeable pavement and/or bioretention areas; erosion of slopes will be minimized by disturbing slopes

only when necessary and minimize cut and fill areas to reduce slope lengths; incorporate retaining walls to reduce steepness of slopes or to shorten slopes, rounding and shaping of slopes to reduce concentrated flow and collect concentrated flows in stabilized drainages and channels.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Jamacha (Basin No. 909.2) hydrologic subarea, within the Sweetwater 909 hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water:

(Sweetwater) municipal and domestic supply; agricultural supply; industrial process supply, industrial service supply; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; preservation of biological habitats of special significance; and rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: sediments, nutrients, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, pesticides associated with detached residential development; sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances and oil and grease associated with the improved and proposed streets. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: set-back development envelope from drainages; on-site impervious areas will be disconnected prior to discharging from the site; restrict heavy construction equipment access to planned green/open space areas; re-till soils compacted by construction vehicles/equipment; stormwater runoff from impervious surfaces will drain to landscaping and/or bioretension areas via curb-cuts; use permeable pavement where feasible; pitch pavements toward landscaping for sheet flow; building downspouts to permeable pavement and/or bioretention areas; erosion of slopes will be minimized by disturbing slopes only when necessary and minimize cut and fill areas to reduce slope lengths; incorporate retaining walls to reduce steepness of slopes or to shorten slopes, rounding and shaping of slopes to reduce concentrated flow and collect concentrated flows in stabilized drainages and channels.

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project will obtain its water supply from the Otay Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a

stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project will not alter the existing drainage pattern across the site. Upon completion of the project, runoff will continue to flow southwesterly towards Sweetwater Springs Boulevard and Jamacha Boulevard. Runoff will discharge from the project site as either pipe flow or sheet flow from pavement to pavement directly connected to existing storm drains (at Jamacha Boulevard) or as pipe flow directly to the curb and gutter (Sweetwater Springs Boulevard). As outlined in the Storm water Management Plan (*Major Stormwater Management Plan and Hydromodification Study (Major SWMP) for Sweetwater Place*, July 2015 by RBF Consulting), the project will implement the following site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: set-back development envelope from drainages; on-site impervious areas will be disconnected prior to discharging from the site; restrict heavy construction equipment access to planned green/open space areas; re-till soils compacted by construction vehicles/equipment; stormwater runoff from impervious surfaces will drain to landscaping and/or bioretension areas via curb-cuts; use permeable pavement where feasible; pitch pavements toward landscaping for sheet flow; building downspouts to permeable pavement and/or bioretention areas; erosion of slopes will be minimized by disturbing slopes only when necessary and minimize cut and fill areas to reduce slope lengths; incorporate retaining walls to reduce steepness of slopes or to shorten slopes, rounding and shaping of slopes to reduce concentrated flow and collect concentrated flows in stabilized drainages and channels. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not

contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. The project will not increase water surface elevations across the site or downstream. Proposed improvements will not alter the existing hydrologic and hydraulic properties of the site. No increase in peak flow discharge is anticipated as a result of the proposed project. The proposed project will not alter the existing natural topography, vegetation, or drainage courses on-site or off-site.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The proposed project will not substantially alter the existing drainage pattern of the site, nor will it have any adverse impact on the potential for erosion. Proposed conditions will reduce the amount of concentrated flow throughout the site through the strategic placement of permeable pavement and bioretention areas, as compared to predevelopment conditions. Along Jamacha Boulevard, the proposed bioretention areas are tiered such that weir flow is achieved as runoff conveys westerly overland. Riprap (or similar) energy dissipaters will be utilized along the weirs to prevent scour. Riprap energy dissipaters, or similar, will be included downstream of all proposed on-site storm drain outfalls to protect against scour and erosion. Under post development conditions, runoff will discharge from the site as pipe flow in two locations. (1) In the southwesterly corner, adjacent to Jamacha Boulevard, on-site runoff will discharge to the existing storm drain system (dual 36-inch RCP) conveying flow southerly beneath Jamacha Boulevard to the regional detention facility. (2) Along the westerly project boundary, on-site runoff will discharge to the curb and gutter of Sweetwater Springs Boulevard via the proposed

bioretention area subdrain. As such, discharge from the project site is not anticipated to have any adverse impact on the potential for erosion. A proposed 54 inch RCP will be installed to convey off-site flow to the existing 60-inch RCP located in the southwest corner of the site. This does not result in the diversion of flow as compared to pre development conditions. The proposed 54-inch RCP will prevent the comingling of off-site runoff with on-site runoff. At the point of connection with the existing 60-inch RCP (southwest corner), a proposed 36-inch RCP lateral with headwall will be included for secondary project site discharge (primary discharge being the perforated sub-drains associated with the bioretention area). The regional detention facility located across Jamacha Boulevard from the project site will not be adversely impacted as a result of the proposed development. Minor surface improvements are proposed along Jamacha Boulevard and Sweetwater Springs Boulevard. The proposed on-site bioretention areas have been sized to treat the equivalent area of off-site improvements.

h) Provide substantial additional sources of polluted runoff?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes the following potential sources of polluted runoff: sediments, nutrients, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses, pesticides associated with detached residential development; sediments, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances and oil and grease associated with the improved and proposed streets. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: set-back development envelope from drainages; on-site impervious areas will be disconnected prior to discharging from the site; restrict heavy construction equipment access to planned green/open space areas; re-till soils compacted by construction vehicles/equipment; stormwater runoff from impervious surfaces will drain to landscaping and/or bioretension areas via curb-cuts; use permeable pavement where feasible; pitch pavements toward landscaping for sheet flow; building downspouts to permeable pavement and/or bioretention areas; erosion of slopes will be minimized by disturbing slopes only when necessary and minimize cut and fill areas to reduce slope lengths; incorporate retaining walls to reduce steepness of slopes or to shorten slopes, rounding and shaping of slopes to reduce concentrated flow and collect concentrated flows in stabilized drainages and channels. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation
☐ Less than Significant Impact
☒ No Impact

Incorporated

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site or off-site improvement locations. The project will not result in placing housing within a 100-year floodplain or other special flood hazard area; therefore, no impact will occur.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

m) Inundation by seiche, tsunami, or mudflow?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

i. SEICHE

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

ii. TSUNAMI

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

iii. MUDFLOW

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

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

a) Physically divide an established community?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such as major roadways or water supply systems, or utilities to the area. The project will add a 2.08 acre park and 122 residential units to a site that was previously intended for an extension of State Route 54. Therefore, the proposed project will not significantly disrupt or divide the established community.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact:
The Project site lies within the Spring Valley Community Plan Area of the County of San Diego General Plan. The Project site has a General Plan land use designation of Public/Semi-Public Lands, with a Regional Category of Village. Pursuant to Land Use Policy 1.6 of the Land Use Element, sites with a Public/Semi-Public land use designation have an underlying land use designation of Rural Lands (RL-80). When the site becomes privately owned (which the subject site is under private ownership), the RL-80 land use designation is applied until a GPA and rezone applications are approved by the County to change the land use designation and zoning to accommodate the anticipated development.

A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project. The Project is generally considered to be consistent with applicable goals, policies, and objectives contained within the General Plan, Spring Valley Community Plan, and other such documents, such as the County Wildland Urban Interface Ordinance and County Dark Skies Ordinance. However, the Spring Valley Community Plan identifies the 34-acre SSA as a potential "town center" that would enhance the community identity, character, and economic vibrancy. Further, the Community Plan states that the SSA should be developed with a mixture of uses that may include a community gathering area; condominiums or loft type housing; restaurants; retail stores; a shared parking facility; pedestrian connectivity to a community park and the County Trails network; and/or, boutique wineries and micro-breweries.

A mixed-use viability, retail potential analysis, market overview and optimization study and, a land use consistency report were submitted by the applicant (*Sweetwater Village Center Market Overview and Land Optimization*, John Burns Real Estate Consulting, July 2015; *Market Viability of Mixed-Use Development, Sweetwater Place, Spring Valley, CA*, John Burns Real Estate Consulting, July 2015; *Land Use Compatibility Analysis, Sweetwater Place*, July 2015, RBF Consulting; Memorandum with *Appendix: Retail Development Potential Analysis, Sweetwater Village Site*, to Mr. Dan Thompson, President, Sweetwater Springs, LLC, July 2015, Stoffel & Associates). These studies were intended to evaluate the current and future market conditions in the area and evaluate the appropriateness of development of the Project site with retail uses, as intended by the Spring Valley Community Plan. The studies determined that development of the Project site as a mixed-use "town center" or for commercial retail uses is not supported. Rather, development of the site with residential uses, consistent with that proposed with the Project, was determined to be a more viable use as the submarket suffers from an oversupply of retail-oriented

businesses and a lack of sufficient new household growth needed to support additional retail space. A mixed-use "town center" development consistent with the goals and policies of the SSA would therefore not be viable. Therefore, conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project are not expected and impacts are considered less than significant.

XI. MINERAL RESOURCES -- Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The lands within the project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997); but the site is MRZ-3 (NO ALLUVIUM/NO MINES).

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project site is not located in an area that has MRZ-2 designated lands or is located within 1,300 feet of such lands. Therefore, the proposed project would not result in the loss of availability of locally important mineral resource(s).

XII. NOISE -- Would the project result in:

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant With Mitigation Incorporated: The project is the development of the Sweetwater Village Residential Project comprised of condominium style residential uses with a park. Based on the Noise Assessment (*Noise Assessment, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015), noise mitigation in the form of sound walls and a noise restriction easement would be required to ensure the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element
The County of San Diego General Plan, Noise Element addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 65 decibels (dBA) for multi-family developments. Moreover, if the project is excess of CNEL 65 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on the Noise Assessment (*Noise Assessment, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015), project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 65 dB(A) with the incorporation of noise mitigation measures.

The project falls under the multi-family category within the County Noise Element and would be subject to the exterior outdoor area sound level limit of 65 dBA CNEL (Community Noise Equivalent Level) and an interior habitable requirement of 45 dBA. Based on the noise study, future traffic noise is to potentially impact the site and expose the proposed exterior noise sensitive areas to noise levels over 65 dBA CNEL. The primary noise source would be generated from Sweetwater Boulevard and Jamacha Boulevard. Noise mitigation would be required to reduce the proposed outdoor areas and would be consisting of six foot high sound walls located facing and screening Jamacha Boulevard. Additionally, the noise walls would have a return design, running north and south, further extending the ends of the sound walls (please see Figure 2-C and Section 2.4 for a conceptual sound wall design and layout). The sound wall would be located on top of slope at the rear yards of the units. Incorporation of the sound walls would reduce traffic noise to 65 dBA CNEL and below at the exterior residential units. Additionally, the project would be required to dedicate a noise restriction easement to ensure the project will demonstrate interior noise levels of 45 dBA and exterior noise levels of 65 dBA CNEL are demonstrated prior to building permit approval. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

Based on the Noise Assessment (*Noise Assessment, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015) , on-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The Noise Analysis and staff's review has determined that project's noise levels are not anticipated to exceed County Noise Standards.

Noise Ordinance – Section 36.409
Based on the Noise Assessment (*Noise Assessment, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015), the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75dB between the hours of 7 AM and 7 PM.

The project is also subject to the County Noise Ordinance which regulates construction activities to a 75 dBA eight-hour sound level limit at any occupied property line. Construction noise represents short-term noise activities associated with grading utilizing equipment such as graders, dozers, water trucks, loaders, etc. The construction equipment hours would be limited pursuant to Section 36.408. Additionally, the equipment would be spread out over the project site from distances ranging up to 400 feet from any occupied property line. No blasting and no rock crushing is proposed and no impulsive equipment is anticipated. Based on the aforementioned reasons, staff does not anticipate noise levels to exceed the 75 dBA eight-hour average construction noise limit. Therefore, incorporation of noise mitigation measure consisting of permanent sound walls and the dedication of a noise restriction easement would ensure the project would be in conformance with County noise standards.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element) and County of San Diego Noise Ordinance (Section 36.404 and 36.408, 409 & 410) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

NOISE#1– NOISE BARRIER REQUIREMENT [PDS, FEE X3]
The following noise design and noise attenuation measures shall be implemented and constructed pursuant to the approved Landscape Plans:

a. Sound barriers shall be installed, located facing and screening Jamacha Boulevard. Additionally, the noise walls would have a return design, running north and south, further extending the ends of the sound walls (please see Figure 2-C and Section 2.4 for a conceptual sound wall design and layout within the Noise Report prepared by

LDN Consulting dated March 25, 2015) and as referenced within the Landscape Plan. The sound wall would be located on top of slope at the rear yards of the units.

b. Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to *[PDS, BPPR]* for review and approval. Note that the noise barrier design may be shown on the landscape plan instead of the building plans.

NOISE#2–NOISE RESTRICTION EASEMENT

A Noise Restriction Easement shall include the entire property 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 residential dwelling units would 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 dB for interior noise, and a (CNEL) of 65 dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

    1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Jamacha Boulevard and Sweetwater Springs Boulevard which is its designated General Plan Mobility Element buildout roadway classification.

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures (interior noise levels) and project site (exterior noise levels) can comply with the noise standards referenced above.

c. The unauthorized removal of documented noise control measures at a future date after the initial installation of noise control measures and satisfaction of this mitigation, must be rectified before any future building permits can be approved and issued; affected noise sensitive land uses are subject to this building restriction regardless of unauthorized removal of documented noise control measures

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 noise control measures necessary to meet the requirements of this mitigation.

e. Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

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.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: 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.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves the following permanent noise sources that may increase the ambient noise level: Vehicular traffic on nearby roadways and activities associated with . As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to direct noise impacts over existing ambient noise levels based on review of the project by County staff and the Noise assessment (*Noise Assessment, Sweetwater Place Residential Development*, Ldn Consulting, Inc., July 2015).

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

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

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

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

The project is also subject to the County Noise Ordinance which regulates construction activities to a 75 dBA eight-hour sound level limit at any occupied property line. Construction noise represents short-term noise activities associated with grading utilizing equipment such as graders, dozers, water trucks, loaders, etc. The construction equipment hours would be limited pursuant to Section 36.408. Additionally, the equipment would be spread out over the project site from distances ranging up to 400 feet from any occupied property line. No blasting and no rock crushing is proposed and no impulsive equipment is anticipated. Based on the aforementioned reasons, staff does not anticipate noise levels to exceed the 75 dBA eight-hour average construction noise limit. Therefore, incorporation of noise mitigation measure

consisting of permanent sound walls and the dedication of a noise restriction easement would ensure the project would be in conformance with County noise standards. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

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

XIII. POPULATION AND HOUSING -- Would the project:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation: The project proposes 122 residential units and a 2.08 acre park and has a General Plan land use designation of Public/Semi-Public Lands, with a Regional

Category of Village. Pursuant to Land Use Policy 1.6 of the Land Use Element, sites with a Public/Semi-Public land use designation have an underlying land use designation of Rural Lands (RL-80). When the site becomes privately owned (which the subject site is under private ownership), the RL-80 land use designation is applied until a GPA and rezone applications are approved by the County to change the land use designation and zoning to accommodate the anticipated development.

Less Than Significant Impact: A General Plan Amendment (GPA) is required to change the current General Plan designator from RL-80 to a Village Residential (VR-7.3) designator. The Regional Category of Village applies to the property; no change to the Regional Category is proposed with the Project. New roads and infrastructure is required to implement the project. However, this physical and regulatory change will not induce substantial population growth in an area, because the regulatory change does not increase density or intensity of the land use inconsistent with the General Plan and the road and infrastructure installation will comply with applicable construction permits and their related conditions of approval in addition to the mitigation measures identified in this checklist

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project will not displace existing housing since the site is currently vacant. The addition of 122 dwelling units will yield a net gain of available housing.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing since the site is currently vacant. The addition of 122 dwelling units will yield a net gain of available housing.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant

environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Otay Water District, San Diego County Sanitation District, San Miguel Consolidated Fire Protection District, Grossmont Union High School District, and La Mesa-Spring Valley General Elementary School District. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, or schools in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XV. RECREATION

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves a 122-unit residential development that will increase the use of existing neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreation facilities the project will be required to pay fees or dedicate land for local parks to the County pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the

mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. PLDO funds must be used for the acquisition, planning, and development of local parkland and recreation facilities. Local parks are intended to serve the recreational needs of the communities in which they are located. The proposed project opted to construct and dedicate a 2.08 acre (gross) public park and an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network, consistent with the County Trails Network (and Spring Valley Community Plan). Additionally, a 10-foot wide (cleared) trail easement is proposed located along the eastern Project boundary (for future construction of a public trail by others); no physical trail improvements are proposed with the Project along this easement. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication as well as the requirement for the provision of group useable open space per the County Zoning Ordinance, thereby reducing impacts, including cumulative impacts to local recreational facilities. The project will not result in significant cumulative impacts, because all past, present and future residential projects are required to comply with the requirements of PLDO. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

With regard to regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standard of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the project will not result in substantial physical deterioration of regional recreational facilities or accelerate the deterioration of regional parkland. Moreover, the project will not result in a cumulatively considerable deterioration or accelerated deterioration of regional recreation facilities because even with all past, present and future residential projects a significant amount of regional recreational facilities will be available to County residents.

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?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project involves new recreational facilities. The new facilities include the construction and dedication a 2.08 acre (gross) public park and an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network, consistent with

the County Trails Network (and Spring Valley Community Plan). The park will include a small-scale amphitheater to enable public events such as plays or concerts, however, no amplified sound (i.e. use of sound systems) will be permitted. Children's play areas, shade structures, paths and turf areas are also proposed. As outlined in this Initial study Environmental Checklist Form, the new facilities will not result in adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

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

Less Than Significant With Mitigation Incorporated: A Traffic Impact Analysis (*Traffic Impact Analysis, Sweetwater Place*, July 2015, Linscott Law & Greenspan Engineers), was completed for the proposed project. The traffic study originally analyzed a 126-unit project with a 1.14-acre park. The now proposed project of 122-units would generate less traffic then analyzed in the original traffic study. The study was not revised to reflect the diminished project and therefore reflects a conservative analysis. The Traffic Impact Study identified that the proposed project will result in an additional 1031 ADT (at 126 units). The project trips will be distributed to Austin Drive, SR-94 EB Ramps, San Miguel Street, Huron Street, Sweetwater Springs Blvd, Folex Way and Jamacha Blvd. However, it was found that the project will not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for determining significant direct impacts. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

The proposed project generates 1031 ADT. These trips will be distributed on circulation element roadways in the County some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic

solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spend for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

TRANS#1 - 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. **DOCUMENTATION:** The applicant shall pay the TIF at the *PDS* and provide a copy of the receipt to the building department at time of permit issuance.

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?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Discussion/Explanation: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments

that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

Less Than Significant Impact: A Traffic Impact Analysis (*Traffic Impact Analysis, Sweetwater Place*, July 2015, Linscott Law & Greenspan Engineers), was completed for the proposed project. The Traffic Impact Study identified that the proposed project would result in an additional 1031 ADT with 126 residential units which has been reduced to 122 units by the project applicant so the ADT is actually less. The proposed project does not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Therefore, the project would have a less than significant impact related to conflicts with the applicable CMP and no mitigation is required.

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?

☐	Potentially Significant Impact	☐	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☒	No Impact

Discussion/Explanation:

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

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

☐	Potentially Significant Impact	☒	Less than Significant Impact
☐	Less Than Significant With Mitigation Incorporated	☐	No Impact

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter roadway geometry on Jamacha Boulevard and Sweetwater Springs Boulevard. A safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The proposed project will not result in inadequate emergency access. The project is not served by a dead-end road that exceeds the maximum cumulative length permitted by the San Diego County Consolidated Fire Code, therefore, the project has adequate emergency access. Additionally, roads used to access the proposed project site are designed and will be constructed to County standards.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant: A Traffic Impact Analysis (*Traffic Impact Analysis, Sweetwater Place*, July 2015, Linscott Law & Greenspan Engineers) was completed for the proposed project. The Traffic Impact Study identified that the proposed project would result in an additional 1,031 ADT. Consistent with the County Trails Network (and Spring Valley Community Plan), the Project proposes provision of an 8-foot wide public riding and hiking trail (within a 12-foot wide graded easement) along the northern side of Jamacha Boulevard to enhance the existing public pedestrian network. A series of pedestrian pathways are proposed within the Project boundaries to enhance connectivity and circulation throughout the site and provide linkage to the public park. Access from the Jamacha Road public trail to the residential portion of the Project and public park will be provided. Additionally, a 10-foot wide (cleared) trail easement is proposed located along the eastern Project boundary (for future construction of a public trail by others); no physical trail improvements are proposed with the Project along this easement. Therefore, with the construction and dedication of the trail along the northern side of Jamacha Boulevard and the dedication of a trail easement along the eastern project boundary, the Project would result in less than significant impacts.

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project proposes to discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project facility availability form has been received from San Diego County Sanitation District that indicates the district will serve the project. Therefore, because the project will be discharging wastewater to a RWQCB permitted community sewer system and will be required to satisfy the conditions listed above, the project is consistent with the wastewater treatment requirements of the RWQCB, including the Regional Basin Plan.

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?

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water and wastewater treatment facilities are available to the project from the following agencies/districts: Otay Water District and San Diego County Sanitation District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

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?

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

Discussion/Explanation:

Less Than Significant Impact:
The project involves new storm water drainage facilities. The new facilities will reduce the amount of concentrated flow throughout the site through the strategic placement of permeable

pavement and bioretention areas, as compared to predevelopment conditions. Along Jamacha Boulevard, the proposed bioretention areas are tiered such that weir flow is achieved as runoff conveys westerly overland. Riprap (or similar) energy dissipaters will be utilized along the weirs to prevent scour. Riprap energy dissipaters, or similar, will be included downstream of all proposed on-site storm drain outfalls to protect against scour and erosion. Under post development conditions, runoff will discharge from the site as pipe flow in two locations. (1) In the southwesterly corner, adjacent to Jamacha Boulevard, on-site runoff will discharge to the existing storm drain system (dual 36-inch RCP) conveying flow southerly beneath Jamacha Boulevard to the regional detention facility. (2) Along the westerly project boundary, on-site runoff will discharge to the curb and gutter of Sweetwater Springs Boulevard via the proposed bioretention area subdrain. As such, discharge from the project site is not anticipated to have any adverse impact on the potential for erosion.

A proposed 54-inch RCP will be installed to convey off-site flow to the existing 60-inch RCP located in the southwest corner of the site. This does not result in the diversion of flow as compared to pre development conditions. The proposed 54-inch RCP will prevent the comingling of off-site runoff with on-site runoff. At the point of connection with the existing 60-inch RCP (southwest corner), a proposed 36-inch RCP lateral with headwall will be included for secondary project site discharge (primary discharge being the perforated sub-drains associated with the bioretention area).

The regional detention facility located across Jamacha Boulevard from the project site will not be adversely impacted as a result of the proposed development. Minor surface improvements are proposed along Jamacha Boulevard and Sweetwater Springs Boulevard. The proposed on-site bioretention areas have been sized to treat the equivalent area of off-site improvements. Refer to the project specific Storm Water Management Plan and drainage study (*Major Stormwater Management Plan and Hydromodification Study (Major SWMP) for Sweetwater Place*, July 2015 by RBF Consulting; *Preliminary CEQA Drainage Study*, July 2015 by RBF Consulting) for additional information. However, as outlined in this Initial Study Environmental Checklist Form, the new facilities will not result in adverse physical effect on the environment.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

Less Than Significant Impact: The project requires wastewater service from the San Diego County Sanitation District. A Service Availability Letter from the San Diego County Sanitation District has been provided, indicating adequate wastewater service capacity is available to serve the requested demand. Therefore, the project will not interfere with any wastewater treatment provider's service capacity.

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

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

☐ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:
Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. Resources that have been evaluated as significant would be potentially impacted by the project, particularly Cultural resources, Noise, Transportation, Hazardous materials and Biological resources. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes Payment of the County TIF, Nosie barriers and acoustical treatments to residences, archaeological and paleological monitoring and proper handling of discovered resources, and soil testing and remedial actions in case of contaminated soils given historical land use on the site. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

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

PROJECT NAME/TYPE	LOCATION
Jamul Indian Village /Casino	SW of SR-94/Campo Road and Melody Road
Cuyamaca College Facilities Master Plan Update	900 Rancho San Diego Parkway, El Cajon
Simpson Farms /Commercial and Single Family Residential	NE corner of SR-94/Jefferson Rd intersection
Morgan Minor Subdivision (TPM 20550) /Single Family Residential	N of Procter Valley Rd/Poplar Meadow Ln intersection
Hendrix Subdivision (TM 5154) / Single Family Residential	E of Campo Rd on Las Palmas Rd
Mintz Subdivision (TM 5213 RPL2) / Single Family Residential	N of Skyline Truck Trail, E of Hidden Trail Dr
Jamul Highlands Subdivision (TM 5289 RPL2) / Single Family Residential	S of the Valley Rd/Jamul Highlands Rd intersection
Residential Development (TPM 20626) / Single Family Residential	N of Proctor Valley Rd/Melody Rd intersection
Yacoo Minor Subdivision (TPM 20628 RPLI) / Single Family Residential	Schlee Canyon Rd north of Procter Valley Rd
Residential Development / Single Family Residential	S of Olive Vista Dr
Blanco Parcel Map (TPM 20599 RPLI) / Single Family Residential	E side of SR-94, N of Melody Rd
Stein Barth Minor Subdivision (TPM 20868) / Single Family Residential	S of Olive Vista Dr
Pioneer Minor Subdivision (TPM 20594) / Single Family Residential	N of Melody Ln
Otay Ranch – Village 19 / Single Family Residential	S of Melody Ln
Jamul Estates II / Single Family Residential	NE of Jamacha Blvd/Sweetwater Springs Blvd intersection
Peaceful Valley Ranch / Residential, equestrian, fire facility	E of SR-94/Melody Rd intersection

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I

through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

☐ Potentially Significant Impact
☒ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to the following resources: Air Quality, Noise, and Transportation and Hazardous materials. However, mitigation has been included that clearly reduces these effects to a level below significance. This mitigation includes proper testing and remedial actions for contaminated soils, payment of the County TIF, installation of sound-walls and acoustical treatments to residential structures. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

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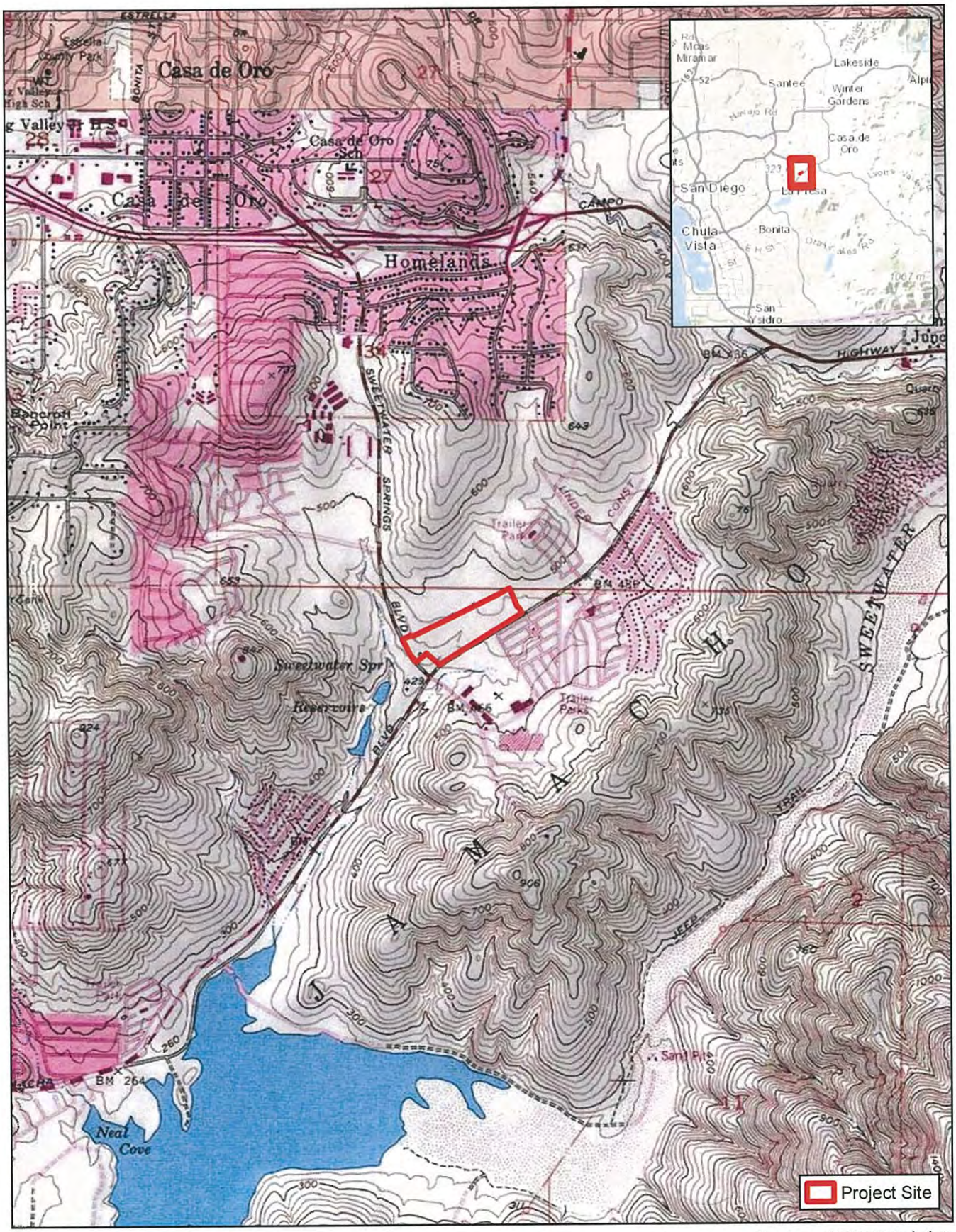


Regional USGS Exhibit

Sweetwater Place

SDC PDS RCVD 07-24-15

TM5588

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Sweetwater Place
PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588,
PDS2014-STP-14-015, PDS2014-ER-14-19-005
APN 505-231-36

June 26, 2015

I. Introduction

The proposed project is 122-unit residential condominium development on a 18-acre parcel. The project site is located at the north and east of the intersection of Jamacha Boulevard and Sweetwater Springs Boulevard in the Spring Valley Community Plan area (APN 505-231-36), within unincorporated San Diego County. This area is within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP). The site is currently vacant and mobilehome residential and commercial uses surround the site.

Biological resources on site were evaluated in a Biological Resources Letter Report (RBF Consulting/ Michael Baker International; April 2015). The project site contains four habitat types: 19.69 acres of disturbed lands, 0.24 acre of Non-native Riparian *Ricinus communis,* 0.38 acre of Non-native Riparian *Washingtonia robusta* and 0.02 acre of Emergent Wetlands. No sensitive plant or wildlife species were observed on the project site. The project will impact the entire project site. The impact site does not qualify as Biological Resource Core Area (BRCA) and is not located in proximity to any Pre-Approved Mitigation Areas or undeveloped land.

Impacts to Non-native Riparian *Ricinus communis,* Non-native Riparian *Washingtonia robusta* and Emergent Wetlands will require mitigation in accordance with the Biological Mitigation Ordinance (BMO), as listed in the Mitigated Negative Declaration. The purchase of habitat credits within a County-approved mitigation bank in the MSCP will be required prior to the approval of grading permits or improvement plans, and prior to approval of a Final Map.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Disturbed Habitat (11000)	IV	19.69	19.69	N/A	0.00
Non-native Riparian *Ricinus communis* (65000)	I	0.24	0.24	1:1	0.24
Non-native Riparian *Washingtonia robusta* (65000)	I	0.38	0.38	1:1	0.38
Emergent Wetlands (52440)	I	0.02	0.02	3:1	0.06
Total:	--	20.33	20.33	--	0.68

The findings contained within this document are based on County records, staff field site visits and the Biological Resources Letter Report (RBF Consulting/ Michael Baker International; April 2015). The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site is not shown as being a Pre-Approved Mitigation Area (PAMA) on the MSCP County Subarea Plan maps. The nearest PAMA area is located approximately 0.14 mile south of the project site.

ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site is surrounded by existing mobilehome residential and commercial development. A small drainage containing Non-native Riparian *Ricinus communis,* Non-native Riparian *Washingtonia robusta* and Emergent

Wetlands crosses the site but is not contiguous with any areas of biological open space nor any areas of PAMA or MSCP preserve lands and does not contribute to the overall function of any surrounding wetlands.

iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:

a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or

b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)

The site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. Surrounding properties are developed with mobilehome residential and commercial uses.

iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.

The MSCP Habitat Evaluation Map identifies the site as agriculture and developed. The habitat within the onsite drainage is isolated and located within a developed area. The site does not function as a connection between large areas of undisturbed habitat.

v. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.

The site is 18 acres and is surrounded by existing mobilehome residential and commercial development. It is not contiguous to any large blocks of habitat.

vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:

a. Gabbroic rock;
b. Metavolcanic rock;
c. Clay;
d. Coastal sandstone

The site is not contiguous with undisturbed habitats. No sensitive plant or wildlife species were observed on the project site. The property has been mapped as Diablo clay (15 to 30 percent slopes) and Huerhuero loam (9-15 percent slopes). While the site contains clay soils, due to the continuous past disturbance of the site, sensitive plant species are not expected onsite.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

The mitigation shall occur off-site either in an approved mitigation bank or another site qualifying as a BRCA.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

The project does not propose impacts to Critical Populations of Sensitive Plant Species, Significant Populations of Narrow Endemic Animal Species, Narrow Endemic Plant Species, Sensitive Plants, or a Biological Resource Core Area. Therefore, the Project Design Criteria Findings do not apply.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within PAMA or Preserve land. Therefore, the Preserve Design Criteria do not apply.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The site is not located within a regional linkage or corridor.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. **The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.**

   The project will result in the loss of 0.24 acre of Non-native Riparian *Ricinus communis,* 0.38 acre of Non-native Riparian *Washingtonia robusta* and 0.02 acre of Emergent Wetlands which occur in a small channel bisecting the site. These impacts will be mitigated by the preservation of 0.68 acre of wetland mitigation within a County-approved mitigation bank and therefore, the project will not conflict with the no-net-loss-of-wetlands standard.

2. **The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.**

   The site does not support unique habitats or habitat features. The loss of 0.24 acre of Non-native Riparian *Ricinus communis,* 0.38 acre of Non-native Riparian *Washingtonia robusta* and 0.02 acre of Emergent Wetlands will be mitigated by the preservation of 0.68 acre of wetland mitigation within a County-approved mitigation bank.

3. **The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.**

   The project does not propose to impact or conserve areas of high value habitat. The proposed project will result in the loss of 0.24 acre of Non-native Riparian *Ricinus communis,* 0.38 acre of Non-native Riparian *Washingtonia robusta* and 0.02 acre of Emergent Wetlands, which were mapped as agriculture and developed by the habitat evaluation model. The purchase of habitat credits within a County-approved mitigation bank will contribute to the conservation of higher value habitats within the MSCP area.

4. **The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

   The disturbed wetlands onsite will continue to be heavily impacted by edge effects from surrounding development. On-site conservation of habitat as part of the proposed project would only create a smaller block of habitat lacking connectivity to other blocks of habitat and is not required in accordance with the Resource Protection Ordinance (RPO). Off-site mitigation as proposed by the project will

facilitate preservation of large blocks of high quality habitat where edge effects are minimal and land is protected in perpetuity.

5. **The project provides for the development of the least sensitive habitat areas.**

   With the exception of a small area of disturbed wetlands, the project site is comprised of disturbed habitat. Non-native Riparian *Ricinus communis,* Non-native Riparian *Washingtonia robusta* and Emergent Wetlands are considered sensitive within the MSCP. The disturbed wetland has minimal value for long-term conservation of sensitive plants or wildlife and is not required to be preserved in accordance with the RPO. Therefore, the development of this site is not considered an impact to sensitive habitat.

6. **The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

   No threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key populations of covered species.

7. **Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

   The disturbed wetlands on the project site are isolated from any other habitat. The surrounding mobilehome residential and commercial development has eliminated connection to larger, undisturbed areas and therefore, onsite preservation is not necessary to conserve large blocks of interconnecting habitat.

8. **All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

   No critical or narrow endemic species were detected on the site. Most sensitive species have a low potential to be present due to the disturbed nature of the site and existence of surrounding development.

9. **No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

   The project site is not within an area of regional significance with regard to conservation of sensitive species and habitats. The surrounding mobilehome

residential and commercial setting does not aid in conservation or wildlife dispersal. Developing the site will not hinder possible preserve systems.

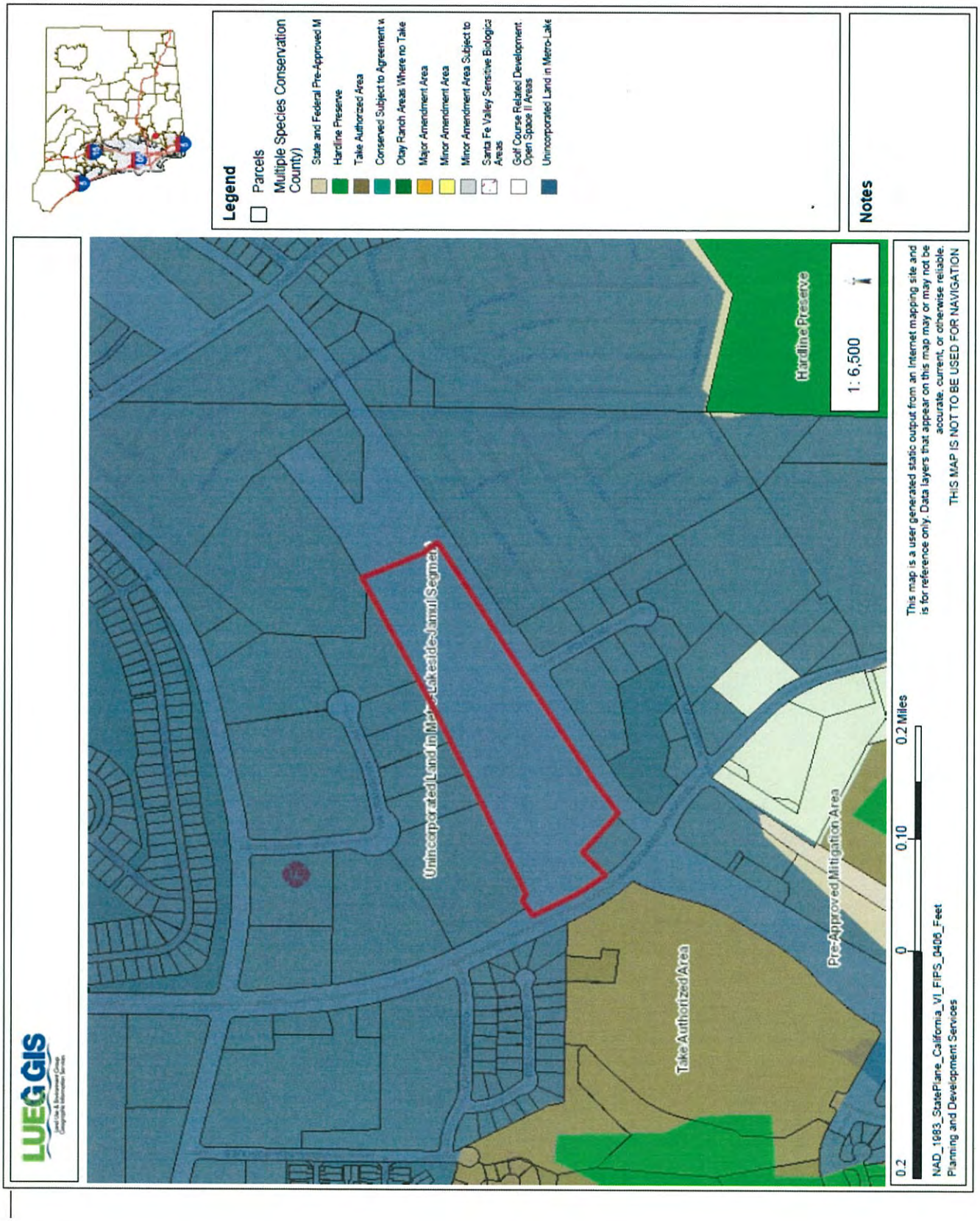
10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.

The site does not propose onsite preservation of habitat. Proposed off-site mitigation will facilitate preservation of large blocks of high quality habitat where edge effects are minimal and land is protected in perpetuity.

11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

The project site is not within a Biological Resource Core Area. The site supports 19.69 acres of disturbed lands, 0.24 acre of Non-native Riparian *Ricinus communis,* 0.38 acre of Non-native Riparian *Washingtonia robusta* and 0.02 acre of Emergent Wetlands. The riparian and wetland habitats are considered sensitive within the MSCP. However, developing the entire site is not considered a significant impact to sensitive habitat because the small amount of habitat on site is surrounded by mobilehome residential and commercial development in all directions. There were no threatened, endangered or narrow endemic species detected on-site. No significant populations of sensitive species are expected to reside on the property due to its disturbed condition and the surrounding land uses. The project site as a whole is not considered sensitive, nor are there any particularly sensitive resources present. Avoidance is therefore not necessary and project-related impacts are not considered significant once mitigation pursuant to BMO requirements is incorporated.

Ashley Gungle, Planning & Development Services
June 26, 2015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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION
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Planning and Development Services

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
SWEETWATER PLACE
PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588,
PDS2014-STP-14-015, PDS2014-ER-14-14-009

September 4, 2015

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

YES	NO	NOT APPLICABLE/EXEMPT
☐	☐	☒

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
☒	☐	☐

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms with the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated June 4, 2015.

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

YES	NO	NOT APPLICABLE/EXEMPT
☒	☐	☐

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

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

	YES	NO	NOT APPLICABLE/EXEMPT
The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	☒	☐	☐
The Floodways and Floodplain Fringe section	YES	NO	NOT APPLICABLE/EXEMPT

(Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	☐	☐	☒
The Steep Slope section (Section 86.604(e))?	YES ☐	NO ☐	NOT APPLICABLE/EXEMPT ☒
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES ☒	NO ☐	NOT APPLICABLE/EXEMPT ☐

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: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

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

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

Significant Prehistoric and Historic Sites: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, Donna Beddow, it has been determined that the project site does not contain any known archaeological resources. Therefore 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
☒	☐	☐

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

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

YES	NO	NOT APPLICABLE
☒	☐	☐

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:

It was determined from the detailed analysis that the multi-family NSLU's adjacent to the roadways will not comply with the County of San Diego 65 dBA CNEL exterior noise standard without mitigation measures. In order to reduce the future exterior noise levels to below the County threshold noise barriers are required in the western and southern portion of the site. The noise affected outdoor areas of the proposed lots located closest to Jamacha Boulevard will require noise barriers in height of six (6) feet to be located on top of slope at the rear yards. It was determined from the detailed analysis that all multi-family NSLU's will comply with the County of San Diego 65 dBA CNEL exterior noise standard with the additional mitigation measures. The park and recreational areas along Sweetwater Road were found to comply with the County's 70 dBA threshold.

The first floor and second floor building facades were found to be above 60 dBA CNEL. Therefore, per the General Plan Noise Element an interior noise study is required to determine the mitigation required to achieve an interior noise level of 45 dBA CNEL. This report would finalize the noise requirements based upon precise grading plans and actual building design specifications. This is to ensure that interior noise levels for the proposed residential structures comply with the interior noise level requirement of 45 dBA pursuant to the County Noise Element.

Additionally, the Project is zoned S-90 with a proposed R-V use and the surrounding properties are zoned industrial (M-52) to the north, west and east and industrial (M-58) across Jamacha Blvd. The M-58 zoned properties to the south are subject to a one-hour average sound level limit of 75 dBA anytime. The abutting land uses zoned M-52 allows for a one-hour average level limit of 70 dBA anytime and the Project site zoning allows for a sound level of 50 decibels (dBA) from 7 a.m. to 10 p.m. and 45 decibels (dBA) from 10 p.m. to 7 a.m. The final one-hour average sound level limit for two zoning districts is the arithmetic mean of the respective zones. In this case, the most conservative property lines along the western, eastern and northern boundaries would be subject to 60 dBA daytime and 57.5 dBA nighttime under Section 36.404 of the Noise Ordinance. Based on the existing uses surrounding the Project site, generally commercial and storage facilities, the property thresholds are anticipated to comply at the proposed Project.

NOISE BARRIER REQUIREMENT. The following noise design and noise attenuation measures shall be implemented and constructed pursuant to the approved Landscape Plans:

a. Sound barriers shall be installed, located facing and screening Jamacha Boulevard. Additionally, the noise walls would have a return design, running north and south, further extending the ends of the sound walls (please see Figure

2-C and Section 2.4 for a conceptual sound wall design and layout within the Noise Report prepared by LDN Consulting dated March 25, 2015) and as referenced within the Landscape Plan. The sound wall would be located on top of slope at the rear yards of the units.

b. Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

NOISE RESTRICTION EASEMENT. A Noise Restriction Easement shall include the entire property 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 residential dwelling units would 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 dB for interior noise, and a (CNEL) of 65 dB for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element (Table N-1 & N-2).

    1. Future traffic noise level estimates, must utilize a Level of Service "C" traffic flow for Jamacha Boulevard and Sweetwater Springs Boulevard which is its designated General Plan Mobility Element buildout roadway classification.

b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures (interior noise levels) and project site (exterior noise levels) can comply with the noise standards referenced above.

c. The unauthorized removal of documented noise control measures at a future date after the initial installation of noise control measures and satisfaction of this mitigation, must be rectified before any future building permits can be approved and issued; affected noise sensitive land uses are subject to this building restriction regardless of unauthorized removal of documented noise control measures

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 noise control measures necessary to meet the requirements of this mitigation.

e. Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) maybe approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

County of San Diego

MARK WARDLAW
DIRECTOR
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FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

Date: June 28, 2016
RE: Sweetwater Place Global Climate Change Analysis

The County requested the applicant to review their Climate Change analysis in light of the Newhall Ranch decision. The applicant's climate change consultant conducted the revised analysis and determined that there are no new significant environmental impacts from the Project or from new mitigation measures and there is no substantial increase in the severity of environmental impacts. Climate change was not a subject for which potential impacts were previously identified. Based on the below discussion, there are no proposed changes to the Initial Study or proposed Mitigated Negative Declaration that would constitute "significant new information" as defined in Section 15088.5 of the State CEQA Guidelines. Failure to recirculate would not deprive the public of a meaningful opportunity to comment on substantial adverse effects or feasible mitigation measures.

The County developed a *Recommended Approach to Addressing Climate Change in CEQA Documents (Recommended Approach)* to be used during the County's review process for discretionary projects and environmental documents pursuant to CEQA (County of San Diego 2015). The guidance recommends using a 900 metric tons carbon dioxide equivalent per year (MT CO_2e/year) screening level to determine the need for additional analysis of greenhouse gas (GHG) emissions from a project. Projects that exceed the screening level are required to demonstrate a 16 percent reduction from the "unmitigated" scenario for 2020. Since distribution and use of the County's *Recommended Approach*, the California Supreme Court rendered its decision in the *Center for Biological Diversity v. California Department of Fish and Wildlife and Newhall Land and Farming* (2015) 224 Cal.App.4th 1105 *(CBD vs. CDFW,* also known as the "Newhall Ranch" case). The justices evaluated for compliance with CEQA one of the most common approaches to GHG analyses for development projects (i.e., evaluating a project's emissions in the context of the AB 32's 2020 reduction goal), using a comparison to an unregulated, "business as usual (BAU)" emissions scenario.

The County is in the process of revising its *Recommended Approach to Addressing Climate Change in CEQA Documents* to be used during the County's review process for discretionary projects. The revised guidance will recommend the use of GHG efficiency metrics to assess the GHG efficiency of a project on a "service population (SP)" basis (the sum of the number of jobs and the number of residents provided by a project). These metrics represent the rate of emissions needed to

achieve a fair share of the State's emissions mandate embodied in AB 32. The use of "fair share" in this instance indicates the GHG efficiency level that, if applied statewide, would meet the AB 32 emissions target and support efforts to reduce emissions beyond 2020. County staff has developed GHG efficiency metrics for the project based on emissions rates for the land use-driven emission sectors in CARB's GHG inventory.

The land-use sector driven inventory for 1990 was divided by the population and employment projections for California in 2020. The efficiency metric allows the threshold to be applied evenly to most project types (residential, commercial/retail and mixed use) and uses an emissions inventory comprised only of emission sources from land-use related sectors. The efficiency approach allows lead agencies to assess whether any given project or plan would accommodate population and employment growth in a way that is consistent with the emissions limit established under AB 32. The resultant GHG efficiency metric for the targeted emissions level for 2020 is 4.9 MT CO_2e/SP/year, as shown below.

The GHG efficiency metric is 4.9 MT CO_2e/SP/year for 2020.

California Service Population in 2020	
2020 Population Projection* =	40,619,346
2020 Employment Projection** =	18,511,200
2020 Service Population =	59,130,546 SP

CARB's 1990 California GHG Inventory = 2020 Emissions Target	
1990 Total Emissions =	431.0 MMT CO_2e
1990 Non-land Use Emissions =	144.3 MMT CO_2e
1990 Land Use Emissions =	286.7 MMT CO_2e

1990 Land Use Emissions/2020 SP, or 286.7 MMT/59,130,546 SP = 4.9 MT/SP where MMT = million metric tons

Sources:
*California Department of Finance, Demographic Research Unit
Report P-2, State and County Population Projections by Race/Ethnicity and Age (5-year groups)
2010 through 2060 (as of July 1); December 15, 2014
**California Department of Finance, Employment Development Department
Industry Employment Projections, Labor Market Information Division, 2010-2020; May 23, 2012

Based on the original assessment conducted by Ldn for the Project (Source: Sweetwater Place Residential Development Global Climate Change, Ldn Consulting April 30, 2015), the proposed project will emit GHGs directly through

the burning of carbon-based fuels such as gasoline and natural gas as well as indirectly through usage of electricity, water and from the anaerobic bacterial breakdown of organic solid waste. The proposed project would generate approximately 1,846.20 Metric Tons of CO2e each year under an unmitigated scenario. Combining mitigation measures such as Advanced Clean Cars, Low Carbon Fuel Standards, Tire Pressure Regulations, Utility renewable portfolio reductions, increasing building efficiency to 25% above Title 24, 2008, implementing a waste recycling program, reducing water demand through adding low flow fixtures will reduce emissions by 315.27 Metric Tons of CO2e each year. Therefore, the Project's annually emissions are anticipated to be 1,530.93 Metric Tons of CO2e. The proposed project would be developed to include 122 multi-family residential units and fully operational in 2017-2018. It is anticipated that each residential unit will have 2.84 people per SANDAG's Series 12 Regional Growth Forecast for the year 2020. Therefore, the service population of the project would be 346.48 (2.84*122). Based on the project's mitigated levels of GHGs of 1,530.93 Metric Tons of CO2e and a service population of 346.48, the project would have an efficiency ratio of 4.42 MT CO2e/year/service population. Accordingly, because the Project's efficiency ratio is below the required 4.9 MT CO2e/year/service population needed to achieve the needed reductions required by EO S-3-05. The Project's mitigated GHG emissions would be less-than-cumulatively considerable.

NOTICE OF DETERMINATION

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

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

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

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

Project Name and Number(s): Sweetwater Place: PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015, PDS2015-ER-14-19-005

State Clearinghouse No.:

Project Location: North side of Jamacha Boulevard (SR54) at Sweetwater Springs Boulevard, in the Spring Valley Community Plan Area, unincorporated San Diego County. (APN 505-231-36)

Project Applicant: SAM-Sweetwater LLC, Mastercraft Homes.,
20201 SW Birch Street, Suite #100, Newport Beach, CA 92660
Telephone Number: (949) 252-1122

Project Description: The 18-acre project proposes construction of 122 detached residential condominiums and a new 2-acre community public park. The proposed main access would be from Jamacha Boulevard at the existing Folex Way intersection. Secondary access is proposed off of Sweetwater Springs Boulevard and would also provide access to the park. The project includes a trail along Jamacha Boulevard that connects to a new public park and a new bus stop on Jamacha Boulevard. The site currently is subject to the General Plan Land Use Designation of Public/Semi-Public and is proposed to change to Village (VR-7.3). The current Zoning for the site is Holding Area (S90) and is proposed to change to Variable Residential (RV). A Site Plan is also included to demonstrate conformance to the Spring Valley Design Review Guidelines and the Special Study section in the Spring Valley Community Plan and to establish the exterior setbacks.

Agency Approving Project: County of San Diego
County Contact Person: David Sibbet 858-694-3091
Date Form Completed: June 20, 2016

This is to advise that the County of San Diego Planning Commission has approved the above described project on July 15, 2016, and has made the following determinations:

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

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

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

Date received for filing and posting at OPR: _____

Signature: _____ Telephone: (858) 694-3091

Name (Print): David Sibbet Title: Planning Manager

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

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 37-2015-047

STATE CLEARING HOUSE # *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY: PDS	DATE: 07/20/2015
COUNTY/STATE AGENCY OF FILING: San Diego	DOCUMENT NUMBER:
PROJECT TITLE: SAM-SWEETWATER LLC	
PROJECT APPLICANT NAME: GPA 14-003	PHONE NUMBER: (858) 614-5057
PROJECT APPLICANT ADDRESS: 20201 SW BIRCH STREET #100	CITY: NEWPORT / STATE: CA / ZIP CODE: 92660

PROJECT APPLICANT *(Check appropriate box):*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,069.75	$	0.00
☒ Mitigated/Negative Declaration (MND)(ND)	$2,210.00	$	2,210.00
☐ Application Fee Water Diversion *(State Water Resources Control Board only)*	$850.00	$	0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	$1,043.75	$	0.00
☒ County Administrative Fee	$50.00	$	50.00
☐ Project that is exempt from fees			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Other _____		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other _____ TOTAL RECEIVED $ 2,260.00

SIGNATURE	PRINTED NAME AND TITLE
X	Cara Trieu / Cashier

THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH DARKER AREAS BOTH TOP AND BOTTOM.

UnionBank

CASHIER'S CHECK 0063019252 16-19/1220

MUFG UNION BANK, N.A.
SAN FRANCISCO, CALIFORNIA
800-238-4486
53727 048

2260 00 CTS CTS

Two Thousand Two Hundred Sixty Dollars And No Cents *July 13, 2015*

PAY TO THE ORDER OF ********** *COUNTY OF SAN DIEGO* **********

$ ******2,260.00

REMITTER: *MASTERCRAFT HOMES GROUP LLC*

(AUTHORIZED SIGNATURE)

FORM 00255-T3 (08/23/2003)

Overlay ID 00247-T3 (06/2007)

[redacted]

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES

5510 Overland Avenue, Suite 110
San Diego, CA 92123
Information (858) 694-2960 Toll Free (800) 411-0017
Website: http://publicservices.sdcounty.ca.gov/citizenaccess

Invoice Date:
7/20/2015

Record Reference:

Record ID #:	PDS2014-GPA-14-003
Record Name:	SWEETWATER VILLAGE
Site Address:	
APN:	505-231-36-00

Financially Responsible Party:

Customer #:	2025482
Name:	SAM-Sweetwater LLC
Address:	20201 SW Birch Street #100
City, ST, Zip:	NEWPORT BEACH, CA 92660
Trust Acct #:	2025482-D-01884

Project Description / Scope

MPA 13-010, GPA14-003, Rez 14-003, TM 5588, ST14-015, ER-14-19-005. Project consists of 20 acres an...

Flat Fees To Be Paid

Fee Item	Fee Item Description	Invoice #	Amount
9FSHGAMNDO	Fish & Wildlife Fee- Negative Declaration	1827871	$2,210.00
9FSHGMFEEO	Fish & Wildlife Fee- Processing	1827871	$50.00
		FEES AMOUNT DUE:	**$2,260.00**

Deposits To Be Paid

DEPOSITS AMOUNT DUE:

TOTAL AMOUNT DUE: **$2,260.00**

PLEASE PROCEED TO THE CASHIER WITH THIS INVOICE TO MAKE YOUR PAYMENTS...THANK YOU FOR YOUR BUSINESS

1W1X1X1>PDS2014-GPA-14-003

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123
Phone: 1-800-411-0017

Receipt #: 3457774
Date: 07/20/2015
Cashier: CTRIEU

Receipt

Record Information

Record ID	Record Name	Site Address	City	APN	Contact
PDS2014-GPA-14-003	Sweetwater Village			505-231-36-00	

Fee Information

Invoice Date	Invoice Number	Record Number	Fee Code	Description	Amount
07/20/2015	1827871	PDS2014-GPA-14-003	9FSHGMFEEO	Fish & Wildlife Fee-Processing	$50.00
07/20/2015	1827871	PDS2014-GPA-14-003	9FSHGAMNDO	Fish & Wildlife Fee- Negative Declaration	$2,210.00

Payment Information

Pymt Method	Reference #	Comments	Amount Paid
Check	0063019252		$2,260.00

Amount Received: $2,260.00

Change: $0.00

Attachment G – Environmental Findings

SWEETWATER PLACE
PDS2014-GPA-14-003, PDS2014-REZ-14-003, PDS2014-TM-5588, PDS2014-STP-14-015, PDS2014-ER-14-19-005
APN 505-231-36

ENVIRONMENTAL FINDINGS

August 3, 2016

1. Find that the Planning Commission has reviewed and considered the information contained in the Mitigated Negative Declaration on file with Planning & Development Services as Environmental Review Number PDS2014-ER-14-19-005 before making its recommendation on the proposed project.

2. Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines section 15074(d).

3. Find that the proposed project is consistent with the Resource Protection Ordinance (County Code, section 86.601 et seq.).

4. Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).

Attachment H – Public Documentation

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS2014-TM-5588

Project Name: Sweetwater ~~Village~~ Place

Planning/Sponsor Group: Spring Valley

Results of Planning/Sponsor Group Review

Meeting Date: 3-24-15

A. Comments made by the group on the proposed project.

Please see attached.

B. Advisory Vote: The Group ☑ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions
- ☐ Approve with recommended conditions
- ☑ Deny
- ☐ Continue

VOTE: 8 **Yes** 2 **No** 0 **Abstain** 2-3 **Vacant/Absent**

C. Recommended conditions of approval: See attached

Reported by: Edward A. Woodruff Position: 13 Date: 3-24-15

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

Issues for Sweetwater Place Project

A. **Park** – issues to be resolved with Parks and Rec.

B. **Site**

1. Zoning Box – Use Regulation
   RC –Residential Commercial Mixed Use- generate permanent jobs vs. just during construction
   This designation may generate PERMANENT JOBS and opportunity for small businesses rather than just short term construction work
2. Density – 5 DUA – 7 is way too dense causing single-family dwellings to look like highly urbanized row houses
3. Lot size – 7000 sq, ft. – more in line with Community Plan – Staging - meandering lots may allow modification in Lot size
4. Road issues – curbs, gutter and sidewalk Conform to regulations for County Private Roads 32' graded 24' paved to accommodate sidewalks
   An ability to park on street
5. Sidewalks – In the Spring Valley suburban community, sidewalks are of high importance especially in a tract like this that has a park at one end and housing through out with sidewalks designated only on half of the first "accessway" and on part of another "accessway" parallel to the park, outside of the 24' paved portion. This poses danger to the families especially children (example: a family that lives on Eastern edge of property would have walk their entire family including children, west, in the street all the way through the project if they want to go to the park or drive there). Bicycles for other wheeled vehicles would also not be safe.
   Painting the street with red stripes stating "no parking fire lane", on undersized roads is useless and is an enforcement nightmare. CHP is not responsible for private Roads and Sheriffs to not have staff to write citations for parking in a fire lane. The Fire District also lists this as a problem for them if they have to respond to an emergency and they do not have enough fire inspectors to check and issue citations outside of regular office hours. The site needs to be built properly to provide for the citizens who will live here in the future.
   Since the County has not developed any legitimate standards for "little driveways" or "accessways" through an entire project especially proposed 122 separate single family dwellings, standards are needed that provide for residents' safety and enough parking which has been proven over and over especially in Spring Valley. Considering driveways as visitor parking for the whole project does not work. What if someone had four guest cars? Do they get to use the neighbors' driveways?
   The "lot" issue is rather specious. There is usually an "assumed lot" outline for a development with houses. The plan itself sets out a "lot" area for each house. Therefore it is much more logical to use County Private Road Standards.
6. Setbacks – Roofline to roofline 10 minimum. From County Private Road curb or sidewalk to the house, setback minimum 20'. Rear setbacks distances are not shown on plan unable to determine. These issues are important for both quality of life and fire and life safety.
7. Driveways shall conform to the County Standard of 20' in length.

Spring Valley is not an Urban but is a Suburban environment.

Planning Group Zoning Box Proposals

Existing Zoning	Special Study 90
APN:	
Use Regulations	CR – Commercial/Residential
Neighborhood Regulations	
Development Regulations	Density 6 DUA
	Lot Size 7,000 sq. ft
	Building Type --
	Maximum floor Area
	Floor Area Ratio
	Height 35'
	Lot coverage --
	Setback See above
	Open Space --
Special Area Regulation	

County of San Diego, Planning & Development Services

COMMUNITY PLANNING OR SPONSOR GROUP PROJECT RECOMMENDATION

ZONING DIVISION

Record ID(s): PDS 2014-TM-5588

Project Name: SWEETWATER PLACE

Planning/Sponsor Group: SPRING VALLEY

Results of Planning/Sponsor Group Review

Meeting Date: 11/10/2015

A. Comments made by the group on the proposed project.

B. Advisory Vote: The Group ☐ **Did** ☒ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions
- ☐ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

VOTE: 3 **Yes** 5 **No** 0 **Abstain** 6A/1V **Vacant/Absent**

C. Recommended conditions of approval:

NO VOTES: - HANSEN, EUGENIO, UNVERZAGT, LAKE, WOODRUFF

Reported by: JAJ COMEAU JR Position: 14 (CHAIR) Date: 11/11/2015

Please email recommendations to BOTH EMAILS;
Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov **and to** CommunityGroups.LUEG@sdcounty.ca.gov

Citizen's Assessment – Spring Valley / Rancho San Diego
May to August 2014
Sweetwater Village – John Burns Report and Letter

Purpose

This document is intended to assist fellow citizens in Spring Valley and Rancho San Diego assess the viability of the proposed housing development at the corner of Sweetwater and Jamacha Blvd (i.e. Sweetwater Village). This document is presented anonymously by concerned citizens in response to local citizen groups requesting input and perspectives.

Summary

There is cause for concern that the information in the developer's reports may not be complete, accurate, and/or useful to draw the valid conclusions about the proposed development. The developer's methodology and approach in the report seems questionable in that standard business case assessment techniques do not seem to be applied well.

It is very possible that the proposed housing development may actually be harmful to the economic growth of the area and/or not in alignment with the needs and desires of the residents and consumers in the Spring Valley and Rancho San Diego area. Therefore additional information is needed, and more balanced and neutral assessment data gathering is strongly recommended.

Disclaimer

These observations are from (anonymous) citizen sources. The observations are provided in good faith in attempt to be fair and present other perspectives not presented in the developer reports. These observations are not based on an exhaustive research-based assessment of the report(s), but a perusal of the data from a business case analysis methodology perspective.

Overall observations

Many of these observations are addressed in the recommendations section.

1. Useful data is missing, in order to draw conclusive and accurate conclusions.
2. References to studies and data are missing.
3. The interpretations and conclusions are not based on hard data – much of it seems to be based on assumptions, opinion, feelings, and very possibly the agenda of the consultant's client (the developer).
4. The report does not cite hard data that comes directly from potential retailers about the retailer's view of the area, such as Trader Joes, Costco, high end restaurants, etc.
5. The report does not take into account previous studies / developers that had opposing data and conclusions – for example:
    a. Gosnell developer initial "The Pointe" research concluded this area was viable for a high end restaurant and retail, specifically in that exact same space!
        i. What data was Gosnell using for their conclusion?
        ii. Can we get access to this data?
6. Income levels and discretionary income available – this data could easily be disputed based on:
    a. Old data used in the study (2 to 4 years old)
    b. In opposition to observable areas of high moderate to high income / wealthy residents within 5 miles of the target location in: Mt. Helix, Granite Hills, Steele Canyon, Jamul, The Pointe, and Rancho San Diego.
7. The report does not take into account inherent issues within the region, indicating a lack of accurate understanding of the area – for example:
    a. Family Foods store issues historically (family ownership, etc.), that has little to do with economics of the region
    b. Gosnell developer lack of follow through with proposed development
    c. Gosnell developer research data indicating viability of a high end restaurant in the area

d. Growth of Jamul area

Suggestions

1. Double check all statements or data from this developer, their consultant, and/or any related entities.
2. Acquire a due diligence background check on Sweetwater Springs, LLC – their agenda, current and past issues (successes, failures, lawsuits, business practices, follow through on promises, etc.), and the owners and staff alignments.
3. Acquire information directly from potential retailers about their perspective on the area: Trader Joes, CostCo, high end restaurants – do not simply accept what the developer reports suggest.
4. Acquire information from Gosnell Builders about their initial assumption this area WAS viable for a high end restaurant and retail.
5. Acquire all studies the consultant alludes to – they cite dozens of studies throughout the report from which they draw their data, but do not attach them or provide the references.
6. Acquire more information – preferably a balanced study done by a competent "neutral" party, not one hired by a developer. Ensure the researcher uses ALL and RELEVANT data, not just data selected by and for a specific (developer) agenda. Include scientific sampling of resident and consumer opinions from the area.

Possible Problems

These are quotes from the developer's report and letter, with corresponding problems and questions which should be addressed.

1. "*This report is not intended to be an economic study that looks at how much retail can be theoretically supported. Instead, the report evaluates how potential retailers and restaurants would evaluate this site.*"
    a. PROBLEMS – potentially misleading, lack of data
        i. The letter contradicts the study in that the study implies that it IS an economic study with the data and conclusions is provides.
        ii. Has the consultant interviewed ANY "potential retailers and restaurants" - if not, then this report is just a baseless assumption.
        iii. What is needed is what this report DOES NOT supply, namely "an economic study that looks at how much retail can be theoretically supported."

2. "*The topography surrounding the site tends to make it FEEL isolated and out of the mainstream in terms of retail patronage.*"
    a. PROBLEMS – potentially inaccurate, potentially misleading, lack of data
        i. This is the consultants "feeling".
        ii. This is not representative of the feeling of residents in the area. A retail area here is actually desired by many residents. A poll of residents "feeling" in the area is recommended to assess what the majority of resident's desire and need.

3. "*The Spring Valley market area is well represented by most desirable regional retailers.*"
    a. PROBLEMS – potentially inaccurate, lack of data
        i. Based on what data and whose preferences?
        ii. Has the consultant interviewed a scientific sample of the residents in this area for what they prefer? A straw poll by local residents directly contradicts the report in that there are indications that many residents are interested in having a large retail outlet there, such as a Trader Joes, not another residence area.

4. "*There are very few retailers who are not located within five miles.*"
    a. PROBLEMS – potentially inaccurate, lack of data
        i. This is a vague claim with no supporting data.

ii. Who are the "very few" retailers that are NOT located there? This would be the target list of retailers to invite to the area.

5. *"This is less than half of what grocery operators look for when considering a new store location."*
   a. PROBLEMS – potentially inaccurate, lack of data
      i. This is a vague claim with no supporting data.
      ii. This inventory counts spaces and not square footage. They should also present square footage inventory.

6. *"There are enough vacancies in the area to populate a large local-serving shopping center."*
   a. PROBLEMS – potentially inaccurate, lack of data
      i. This is a vague claim with no supporting data.
      ii. It seems to refer to Family Foods shopping center on Sweetwater, but vacancies are not due to economic issues or conditions, but on shopping center ownership issues.

7. *"The lower end of the range like that in the Spring Valley area is insufficient to support a new retail center. Rental rates would have to rise to more than double this level ($36.00 to $48.00 per square foot (NNN) annually at a minimum) for a developer to secure financing and get a fair return on its investment."*
   a. PROBLEMS – potentially inaccurate, potentially misleading, lack of data
      i. What developer(s) are they referring to? Based on what assumptions and what data?
      ii. Do companies like CostCo, Trader Joes, and high end restaurants agree with this statement?

8. *"There have been several studies conducted over the past 10-15 years regarding the retail and dining potential of workers employed near shopping centers and districts. The consultant has conducted two different studies of employees in urban and suburban areas and the findings are similar to that published at different times by ICSC. The latest ICSC study was published in 2012, we believe the expenditure figures shown for suburban areas are appropriate for the Spring Valley market area."*
   a. PROBLEMS – lack of data, potential bias and conflict of interest
      i. Need access to all the referenced "several" studies to confirm that the data and interpretation is correct.
      ii. Need a bias / conflict of interest check on data and conclusions – If the consultant was working for developers on their studies, then the agenda may be skewed towards that developer's agenda.

9. *"At the low end, this is insufficient volume to support a quality restaurant. Because restaurants in suburban areas typically require employee sales to bolster their lunch sales, the prospects of attracting even one quality restaurant at the site are minimal."*
   a. PROBLEMS – potentially inaccurate, potentially misleading, lack of data
      i. Based on what assumptions and data?
      ii. Do high end restaurants agree with this statement?

10. *"Traffic counts are an important criteria in retailer site selection. Although traffic counts don't always predict retail success, the traffic counts at the subject site are too low to sustain quality retail development. Most Quality retailers look for nearby traffic counts at least twice that of the subject site."*
    a. PROBLEM – potentially inaccurate, potentially misleading, lack of data
       i. Contradictory second sentence statement ("Although traffic counts don't always predict retail success...") – draws a contradictory conclusion that traffic is too low, after stating that traffic count does not predict retail success.
       ii. Provide a list of these retailers referenced: "Most quality retailers look for nearby traffic counts at least twice that of the subject site".

Citizen's Assessment – Spring Valley / Rancho San Diego
May to August 2014
Sweetwater Village – John Burns Report and Letter

11. *"Most quality retailers and restaurants would not seriously consider a location at this site."*
    a. PROBLEM – potentially inaccurate, potentially misleading, lack of data
        i. Have they interviewed / polled "Most quality retailers and restaurants"? – if so, from whom did they specifically did they get their data?
        ii. Conversely, who are the remaining retailers and restaurants that are not included in the "most" list? – these should be the targeted retailers who could be invited to the area.

12. *"Population forecasts shown in the Demographics section of this report area show minimal growth over the next several years. Population within all radius and drive time areas is expected to grow approximately one percent annually."*
    a. PROBLEM – potentially inaccurate, potentially misleading, potentially out of date data
        i. Who is providing the forecasts? Is it a reliable source?
        ii. Data is 2 to 4 years old.
        iii. This statement could be debated based on expansion and development going on in Jamul and corresponding areas.

13. Site Characteristics Of Subject Site (page 12)
    a. PROBLEM – potentially inaccurate, potentially misleading, potentially incorrect data
        i. The site is Freeway accessible in 1 minute!
        ii. Each retail company is different and their location selection criteria are different; therefore it is not accurate to make sweeping statements about all or most retail companies.

-- END --

Lubich, Marcus

From: Wayne Allen <wmallen@EuramcoSafety.com>
Sent: Wednesday, September 24, 2014 2:03 PM
To: Lubich, Marcus
Cc: 'jascomeau@yahoo.com'; 'scottmontgomery@cox.net'; 'dthompson@mastercrafthomesllc.com'
Subject: Proposed Residential Development of Sweetwater Village

Dear Sir:

I am a Small Business Owner operating my business at 2746 Via Orange Way, Spring Valley, CA 91978. I am also the owner of this parcel of land and speak on behalf of myself and my company. We employ approximately 25 people at this location and produce about $10 mil in revenue each year.

We produce high-power fans and blowers for fire departments across the US and the world, explosion proof blowers for the Oil industry and Smoke removal blowers for our U.S. Navy and other militaries around the world. We have been located at these facilities since 1993. During the testing of our products, we generate noise that, while within the norms of a light industrial area, would assuredly be an irritant to someone living on our rear property line as outlined in the presentation left in our front offices. We operate from 5:30 in the mornings until 5 in the afternoon and sometimes on Saturday. Our noise generation is not consistent but does occur at least one to three times each week during our working hours.

Such a project should address the juxtaposition of different zoning. Abutting residential and light industrial with such minimum distances, setbacks, or mitigation techniques seems like a prelude to conflict. I felt compelled to make our points clear and hopefully to affect the outcome; or prepare to move out of the area. Of course, this is an economic burden on our company and our employees. If I were to buy one of these residential units on the property line of, not only our property, but some of those adjacent to us, I would be upset to hear the sounds of a light industrial complex.

Please accept these comments as constructive. Putting this property to work seems reasonable. I would prefer an industrial complex and feel this would greatly enhance the area much more than a residential project, but short of this major change, a mitigation effort would be reasonable.

Wayne Allen, President/Owner
Euramco Safety, Inc
619-670-9590 x222

Lubich, Marcus

From: Chris Barbary <clbarbary@gmail.com>
Sent: Tuesday, September 30, 2014 10:58 AM
To: Lubich, Marcus
Cc: jascomeau@yahoo.com; Scott Montgomery; dthompson@mastercrafthomesllc.com
Subject: Support for the 126 home project proposed in Spring Valley

Dear Mr. Lubich,

I am writing you in support of the proposed new home development project in the planning for Spring Valley just east of the La Pressa area. Mr. Montgomery visited me at my business in La Pressa, Sonny's Last Chance Saloon, last Saturday and explained the project being proposed by Master Craft Homes, in some detail.

As a bar owner I have gotten to know the neighborhood pretty well in a short period of time. The people here vitally need new blood and refreshed surroundings. From what I have heard the area was pretty rough a few years back, but in the last few years, it is slowly settling back into a safe and prospering community. I believe this project will help revivify the proud spirit of the natives who have lived here most of their lives, many since the fifties.

Thank you for your efforts.

Best regards,
Chris Barbary

--
Chris B

Lubich, Marcus

From: razias@juno.com
Sent: Thursday, September 18, 2014 10:11 AM
To: Lubich, Marcus
Subject: Response to Sweet Water Village Plan

Dear Sir,
It was exciting to go through the pages sent by you about the new village plan. It would give businesses in the area an additional boost. However, we do need a communal party center where one could hold bigger parties and celebrations that cannot be accommodated in our homes. Besides, if we have a reading room and an entertainment area for all specially seniors, it would be appreciated. New projects must hope to make the community richer and more advanced with facilities for a better life. Otherwise it would be just adding to the congestion on the roads.

Razia S.siddiqui and Khalid M. Siddiqi.

Lubich, Marcus

From: Jasmin Rodriguez <jasmin.rodriguez.k2wn@statefarm.com>
Sent: Thursday, August 28, 2014 2:46 PM
To: Lubich, Marcus
Cc: jascomeau@yahoo.com; scottmontgomery@cox.net
Subject: Proposed Residential Development of Sweetwater Village

Hello Marcus and Jim,

My name is Jasmin Rodriguez and I am business owner here in Spring Valley. Scott Montgomery was in my office yesterday and he brought me the proposal for the project for my review and asking for support.

I wanted to take the time to let you know that I was going over the proposal yesterday and I really like the idea of having this new housing project in the community. I really think it will help enhance the look of the community, it will also help create new jobs and more customer for the small businesses in the area. And in my opinion this is well needed.

Please let me know if there is anything I can do to further my support towards the project. Thank you for your time.

Best regards,

StateFarm

Jasmin Rodriguez, Agent, Lic# 0H23588

Address
Phone
Web www.sfagentjasmin.com Email jasmin.rodriguez.k2wn@statefarm.com

Like us on Facebook... https://www.facebook.com/JasminRodriguezStateFarm

Pocket Agent™ : Download Yours TODAY !!!

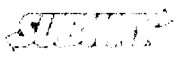
Free apps let you report a claim, get roadside help and a whole lot more!

Lubich, Marcus

From: Edward King <edwardking72@gmail.com>
Sent: Monday, August 25, 2014 1:48 PM
To: Lubich, Marcus
Cc: jascomeau@yahoo.com; scottmontgomery@cox.net; dthompson@mastercrafthomesllc.com
Subject: Sweetwater village

Marcus,
Hope all is well. As a resident & business owner of Spring Valley I wanted to support this project and let you know that this can only benefit everyone especially local government with the taxes. I am kindly asking that you do what you can to help in the progress of this project. Thank you for your time.

[redacted]
Edwardking72@gmail.com



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Sibbet, David

From: Valerie Gardner <valerie-gardner@cox.net>
Sent: Tuesday, March 24, 2015 6:08 AM
To: Sibbet, David
Subject: RE: Sweetwater homes

David,

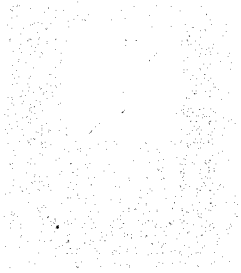
Just like the Pointe Project, this project would add value to the community by:

1. Bringing more folks to Spring valley
2. Increasing revenue for the city
3. Revitalizing that corner

Just my two cents.

Have a great week!

Valerie Gardner
Your Personal Realtor for life!
Real Estate Broker and Owner
GVAL Investments - A Real Estate Boutique
A brokerage who cares about YOU - "Remember, I am never too busy for your referral."
A GREEN Designated Brokerage
(c) 619.890.8952
California Bureau of Real Estate License No. 01117738



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From: Sibbet, David [mailto:David.Sibbet@sdcounty.ca.gov]
Sent: Monday, March 23, 2015 9:18 AM
To: Valerie Gardner
Subject: RE: Sweetwater homes

Valerie;
Thank you for your comments. Unfortunately my schedule is completely booked this week. Please feel free to submit any comments you may have via email.
Thanks

DAVID SIBBET, Planning Manager
COUNTY OF SAN DIEGO, Planning and Development Services
Office (858) 694-3091

From: Valerie Gardner [mailto:valerie-gardner@cox.net]
Sent: Sunday, March 22, 2015 4:13 PM

Smyser, Jeffrey

From: Sibbet, David
Sent: Thursday, August 06, 2015 8:06 PM
To: Smyser, Jeffrey
Subject: FW: Sweetwater Village project

Please print out this email and put in my in box Firday.
Thanks

David Sibbet, Planning Manager
COUNTY OF SAN DIEGO, Planning and Development Services Office (858) 694-3091

-----Original Message-----
From: Taif Zillo [mailto:taifzillo@yahoo.com]
Sent: Thursday, August 06, 2015 12:22 PM
To: Sibbet, David
Subject: Sweetwater Village project

Hello David,

My name is Taif Zillo, we have a business in the area and also own a home in Crestwood, which is a couple blocks up the street from the current project that is in process of getting approval. We look forward to the new residential community and are very much interested in further information regarding purchasing, reserving lots, and when construction will be finished. We believe it will be good for the community helping businesses and creating jobs.
Excited to see what is to come.

Thank You
Taif Zillo

Spring Valley Community Outreach Program

Local Spring Valley Residents

David Silber

Mr. ~~Marcus Lubich, MPA~~
Planning and Development Services
County of San Diego
5510 Overland Ave, Ste 310
San Diego, CA 92123

RE: Proposed New Home Project, "Sweetwater Village"

Dear Mr. Lubich,

I recently met with the owners and managers of the proposed new community known as Sweetwater Village that consists of approximately 120 new single-family homes located at the corner of Jamacha Blvd. and Sweetwater Springs Blvd.

I was provided a complete package of information including a project summary, site plan, multiple market studies, the Spring Valley Community Planning Group's 2011 "Community Plan" which notes a mixed use / retail development element, a public park diagram with its community connected walking and jogging/horse trails system and the beautification diagram of Jamacha Blvd.

After my review of the information package and discussions with the projects owners and managers I am signing this letter to show my support for the proposed all residential project. As a business owner in Spring Valley, the business community needs new homes to help support the existing Spring Valley businesses.

Name: Terry DAVENPORT

Address: 10477 Pine Grove, Spring Valley Date: 2-25-15

Spring Valley Community Outreach Program

Local Residents
2016 Update

SWEETWATER PLACE

Chairman and Commissioners
San Diego County Planning Commission
County of San Diego
5510 Overland Ave., Ste. 110
San Diego, CA 92123

RE: Proposed New Home Project "Sweetwater Village"

Dear San Diego Planning Commission:

I recently met again with the owners and managers of the proposed new community known as Sweetwater Place to discuss the most recent project updates. The project which includes 122 new single-family homes and a large public park is located at the corner of Jamacha Blvd. and Sweetwater Springs Blvd. in Spring Valley.

I have met with the owners and managers several times since 2014 and have been presented with a complete project information package including a project summary, site plan, multiple market studies, the Spring Valley Community Planning Group's 2011 "Community Plan" which suggests a mixed use residential/retail development concept, a public park diagram with its connected walking, jogging and horse trail system and the beautifications of Jamacha Blvd. and Sweetwater Springs Blvd.

As a resident of Spring Valley, i am signing this letter to show my support of the proposed project. The Spring Valley community is in need of new single-family homes and a new public park.

Name: Diana Flores

Address: 3218 Kenora Dr.
Spring Valley CA 91977

Date: 2/19/16

Spring Valley Community Outreach Program

Local Residents
2016 Update

SWEETWATER PLACE

Chairman and Commissioners
San Diego County Planning Commission
County of San Diego
5510 Overland Ave., Ste. 110
San Diego, CA 92123

RE: Proposed New Home Project "Sweetwater Place"

Dear San Diego Planning Commission:

I recently met again with the owners and managers of the proposed new community known as Sweetwater Place to discuss the most recent project updates. The project which includes 122 new single-family homes and a large public park is located at the corner of Jamacha Blvd. and Sweetwater Springs Blvd. in Spring Valley.

I have met with the owners and managers several times since 2014 and have been presented with a complete project information package including a project summary, site plan, multiple market studies, the Spring Valley Community Planning Group's 2011 "Community Plan" which suggests a mixed use residential/retail development concept, a public park diagram with its connected walking, jogging and horse trail system and the beautifications of Jamacha Blvd. and Sweetwater Springs Blvd.

As a resident of Spring Valley, I am signing this letter to show my support of the proposed project. The Spring Valley community is in need of new single-family homes and a new public park.

Name: Magali A. Ocasler

Address: 2003 S. Boratina St
Spring Valley CA 91977

Date: 02-23-2016

Spring Valley Community Outreach Program

Local Business Owners
2016 Update

SWEETWATER PLACE

Chairman and Commissioners
San Diego County Planning Commission
County of San Diego
5510 Overland Ave., Ste. 110
San Diego, CA 92123

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I recently met again with the owners and managers of the proposed new community known as Sweetwater Place to discuss the most recent project updates. The project which includes 122 new single-family homes and a large public park is located at the corner of Jamacha Blvd. and Sweetwater Springs Blvd. in Spring Valley.

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As a business owner in Spring Valley, I am signing this letter to show my support of the proposed project. The Spring Valley community is in need of new single-family homes and a new public park which support local businesses.

Business Name: Rancho San Diego Vision Care

Business Address: 1022 F Austin Dr #200, SV 91978

Business Owner/Manager: [illegible] Date: 02-23-16

Spring Valley Community Outreach Program

Local Residents
2016 Update

SWEETWATER PLACE

Chairman and Commissioners
San Diego County Planning Commission
County of San Diego
5510 Overland Ave., Ste. 110
San Diego, CA 92123

RE: Proposed New Home Project "Sweetwater Place"

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As a resident of Spring Valley, I am signing this letter to show my support of the proposed project. The Spring Valley community is in need of new single-family homes and a new public park.

Name: EDDIE H. HADDAD, D.D.S.

Address: 10225 Austin Dr., Suite 205
Spring Valley, CA 91978
(619) 660-6633

Date: 4-23-16

Attachment I – 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-5588

Assessor's Parcel Number(s) 505-231-36

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.

SAM-Cielo, LLC

Sweetwater Springs Group, LLC

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.

Daniel Thompson

Thomas Connor

Don Woolley

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."

Dan Thompson

Signature of Applicant

Dan Thompson

Print Name

6-9-14

Date

--- OFFICIAL USE ONLY ---

SDC PDS RCVD 06-23-14

PDS2014-TM-5588, PDS2014-REZ-14-003, PDS2014-GPA-14-003, PDS2014-STP-14-015