



The County of San Diego

Zoning Administrator Hearing Report

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| Date: | October 27, 2016 | Case/File No.: | McCune Tentative Parcel Map PDS2014-TPM-21213 PDS2014-ER-14-02-010 |
| Place: | County Conference Center 5520 Overland Avenue San Diego, CA 92123 | Project: | CEQA Guidelines §15183 |
| Time: | 8:30 a.m. | Location: | 1592 Greenacres Road |
| Agenda Item: | #1 | General Plan: | Semi-Rural Residential (SR-1) |
| Appeal Status: | Appealable to the Planning Commission | Zoning: | Rural Residential (RR) |
| Applicant/Owner: | Larry Paxton Engineering & Surveying/Lance and Danielle R. McCune | Community: | Fallbrook |
| Environmental: | CEQA §15183 Exemption | APN: | 106-171-10 |

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Zoning Administrator to make a finding that the mitigation measures identified in the General Plan Update Environmental Impact Report (GPU EIR) will be undertaken for a proposed minor subdivision pursuant to California Environmental Quality Act (CEQA) Guidelines §15183(e)(2). The Zoning Administrator should determine if required findings can be made, and if so, recommend that the Director of Planning & Development Services (PDS) adopt the Environmental Findings included in Attachment B, which includes a finding that the project is exempt from further environmental review pursuant to §15183 of the CEQA Guidelines.

2. Key Requirements for Requested Action

- a. The project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.
- b. There are no project specific effects which are peculiar to the project or its site.
- c. There are no project specific impacts which the GPU EIR failed to analyze as significant effects.
- d. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
- e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

B. BACKGROUND

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

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

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

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

In accordance with CEQA Guidelines §15183, the project was evaluated to examine whether additional environmental review might be necessary for the reasons stated in §15183. As discussed in the attached Statement of Reasons for Exemption from Additional Environmental Review and 15183 Checklist (15183 Findings) dated October 27, 2016, the project qualifies for an exemption from further environmental review.

The approval or denial of the proposed minor subdivision would be a subsequent and separate decision made by the Director of PDS.

C. DEVELOPMENT PROPOSAL

1. Project Description

The project is a minor subdivision of a 5-acre property into four residential lots. The project site is located on 1592 Greenacres Road in the Fallbrook Community Plan Area, and is currently vacant. Access would be provided by private driveways connecting to the east and south side of Greenacres Road. Water would be provided by Fallbrook Public Utility District. Each proposed lot would have an on-site septic system. While no earthwork would be proposed at the mapping stage, future grading would consist of a cut of 3,939 cubic yards, fill of 4,849 cubic yards, and import of 910 cubic yards of materials.

The project site is subject to the Semi-Rural General Plan (SR-1) Land Use Designation. Zoning for the site is Rural Residential (RR). The proposed project is consistent with the development density established by the General Plan Update for which an Environmental Impact Report (EIR) was certified by the Board of Supervisors on August 3, 2011 (GPU EIR).

2. Project Analysis

- a. Biological Resources- Biological resources on the project site were evaluated in a Biological Resources Letter Report prepared by Everett and Associates, dated May 12, 2015. The site contains non-native grassland (NNG) and disturbed habitat. Directed surveys and habitat assessments for sensitive species with the potential to occur were conducted. No sensitive wildlife or plant species were identified on-site. The project site and off-site improvements are located outside of the MSCP (Multiple Species Conservation Program) and do not contain habitats subject of the Habitat Loss Permit/Coastal Sage Scrub Ordinance.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: Preservation of 2.2 acres of NNG or southern mixed chaparral habitat through a County approved mitigation bank; and breeding season avoidance to prevent brushing, clearing, and/or grading between January 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7. Please refer to additional information under Section 4 Biological Resources of the 15183 Findings (Attachment B).

- b. Agricultural Resources- Although the site contains soil that meets the farmland of local importance based on the County's Local Agricultural Resources Assessment (LARA) model, it contains less than 10 acres of such soil. Therefore, the site is assigned the low importance rating for soil quality. Impacts to agricultural resources associated with the site are considered less than significant, do not require mitigation, and are consistent with the GPU EIR.
- c. Cultural Resources- Based on an analysis of records and a survey of the property by a County Archaeologist, it has been determined that there are no impacts to historical resources and archaeological resources because they do not occur within the project site. The results of the survey are provided in a report titled, Cultural Resource Survey Report for PDS2014-TPM-21213 – Negative Findings, prepared by Heather Thomson dated September 3, 2015. No archaeological resources were found on the property during archaeological surveys. Although no resources were identified during site surveys, it is required that an archaeological monitor and Luiseno Native Monitor be present during any ground-disturbing activities related to this project.

As considered by the GPU EIR, potential impacts to cultural resources would be mitigated through compliance with the Grading Ordinance and through implementation of the following mitigation measures: Grading monitoring under the supervision of a County-approved archaeologist and a Native American observer and conformance with the County's Cultural Resource Guidelines if resources are encountered. The project would be consistent with mitigation measure monitoring Cul-2.5 from the GPU EIR.

D. PUBLIC INPUT

Emails, phone calls, and letters were received from the California Department of Fish and Wildlife, Endangered Habitats League, the San Luis Rey Band of Mission Indians and two neighbors. Although comments received included recommendations for project conditions, all had no opposition with the project with the exception of a neighbor whom lives in the vicinity. Majority of the concerns raised were related to biological resources, cultural resources, drainage, off-site road improvements and grading. These comments are addressed with the reasons stated below:

1. Biological Resources

The site contains non-native grassland and disturbed habitat. As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of mitigation measures. A purchase of habitat credit of 2.2 acres of non-native grassland or southern mixed chaparral through a County approved mitigation bank is considered similar and/or equivalent in biological value to the lost non-native grassland. The purchase of off-site biological mitigation credits meets objectives for mitigating sensitive habitat on-site. Additionally, breeding season avoidance will be implemented to prevent brushing, clearing, and/or grading between January 15 and August 31.

2. Cultural Resources

The archaeological monitoring conditions associated with the project identify all requirements if cultural resources or human remains are identified. The San Luis Rey Band of Mission Indians are satisfied with the mitigation measures proposed within the 15183 Findings. They also requested to have any discovered ancestral remains be kept in place. The decision to leave the human remains in place or transport to the Coroner's lab is under the authority of the County Coroner. As such, the project cannot be conditioned to require the Coroner to travel to the site of discovery to make their analysis. Although Luiseno Native American monitor may be present during the evaluation of human remains if any, the presence of the monitor in the field or lab is under the Coroner's authority.

3. Land Development

Minor changes to the report have been made to clarify that the project would not substantially alter the existing drainage pattern on-site and in the area.

a. Hydrology/Drainage/Grading

The project proposes a 16' wide driveway with pipe underneath that will serve Parcel 3 & 4. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site per approved CEQA Drainage study prepared by Robert Sukup P.E. The project is substantially in conformance to the Priority Development Project (PDP) Stormwater Quality Management Plan (SWQMP) and Hydromodification Management Plan (HMP) requirements. The project is also conditioned to submit an updated PDP SWQMP & HMP which meet the MS4 permit requirements issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order to the satisfaction of the County of San Diego prior to approval of Grading and Improvement Plans as indicated on the Preliminary Grading Plan.

The PDP SWQMP and HMP will manage stormwater pollutants and increases in runoff discharge rates and durations from all Priority Development Projects, where such increased rates and durations are likely to cause increased erosion of channel beds and banks, sediment pollutant generation, or other impacts to beneficial uses and stream habitat due to increased erosive force. Additionally, the proposed project shall comply with San Diego County Grading Ordinance to provide temporary construction erosion and sediment control devices during grading and improvement.

b. Off-site improvements

The existing road width of Rancho Mia, Offbrook Road, and Greenacres Road are not 24' wide. The project is conditioned to widen the three roads to 24' wide per private road standards prior to approval of building permit.

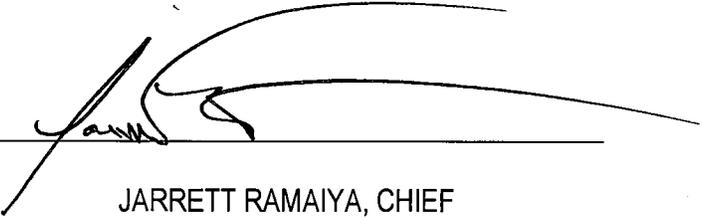
Please see Attachment B Environmental Documentation for detailed project measures and analysis. All comments received resulted in no changes to the proposed project measures.

E. RECOMMENDATIONS

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

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| Report Prepared By: Emmet Aquino, Project Manager 858-694-8845 Emmet.Aquino@sdcounty.ca.gov | Report Approved By: Mark Wardlaw, Director 858-694-2962 Mark.Wardlaw@sdcounty.ca.gov |
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AUTHORIZED REPRESENTATIVE: _____

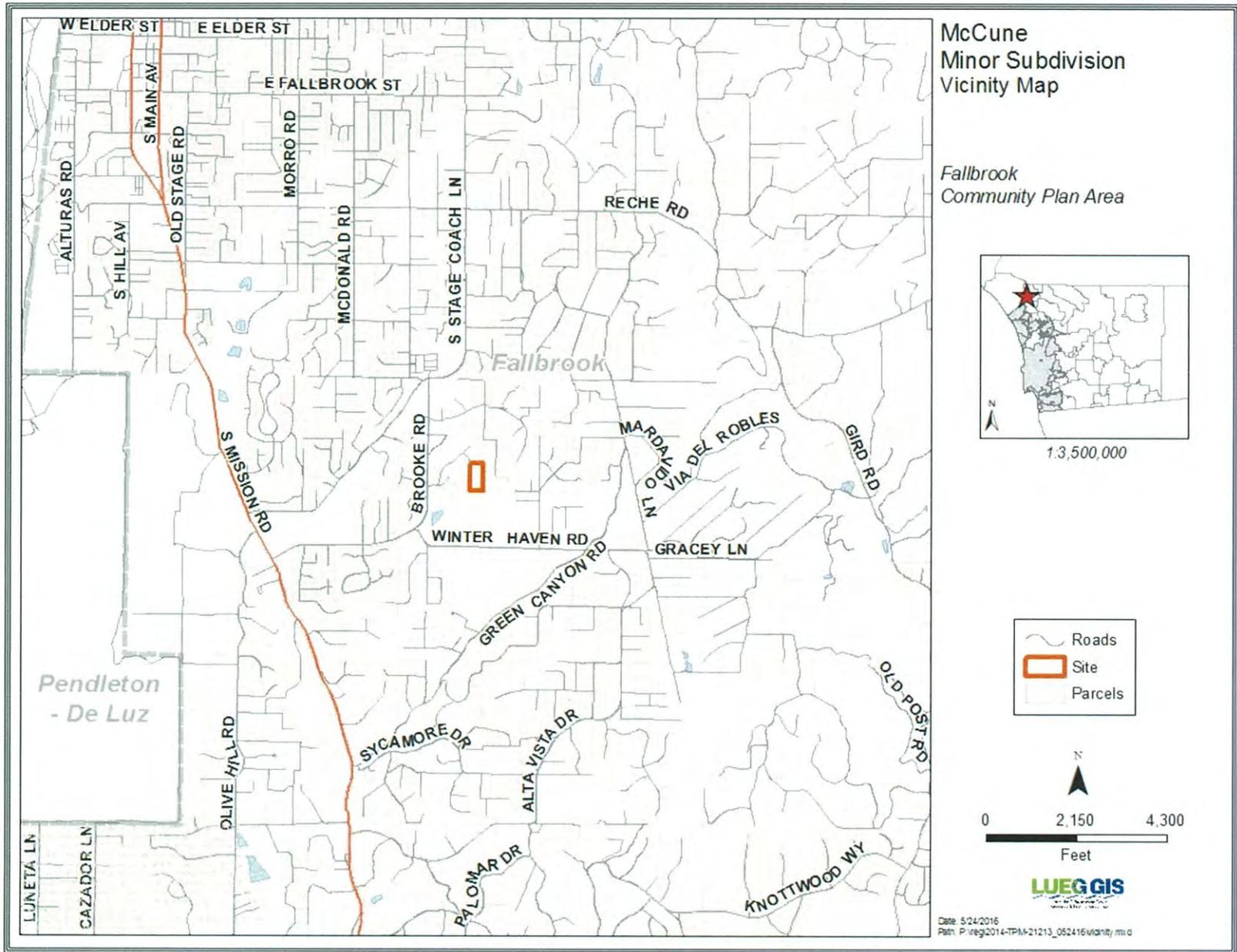


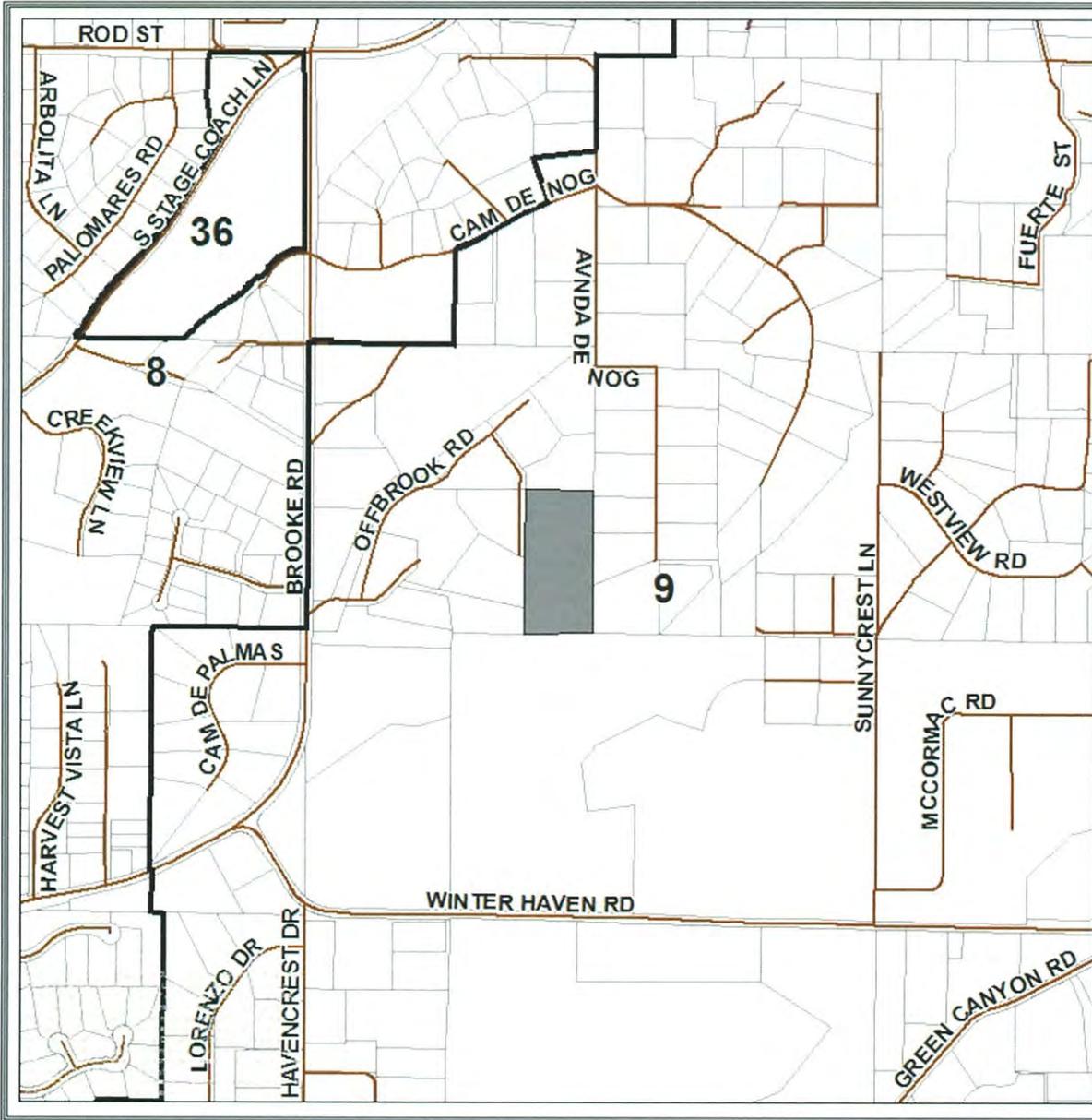
JARRETT RAMAIYA, CHIEF

ATTACHMENTS:

- Attachment A – Planning Documentation
- Attachment B – Environmental Documentation
- Attachment C – Tentative Parcel Map and Preliminary Grading Plan

Attachment A
Planning Documentation

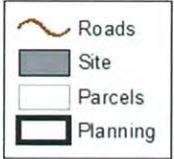




**McCune
Minor Subdivision
General Plan Map**

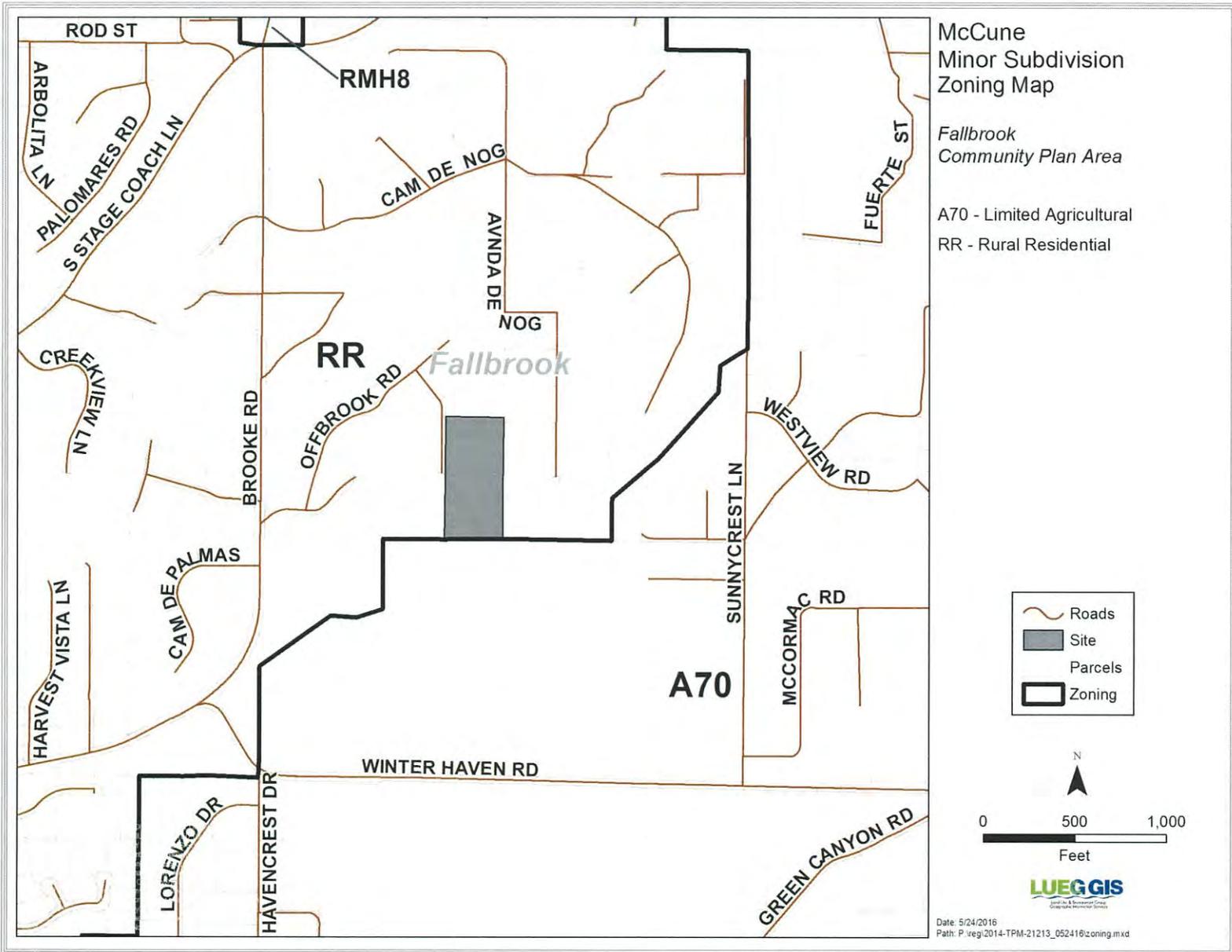
*Fallbrook
Community Plan Area*

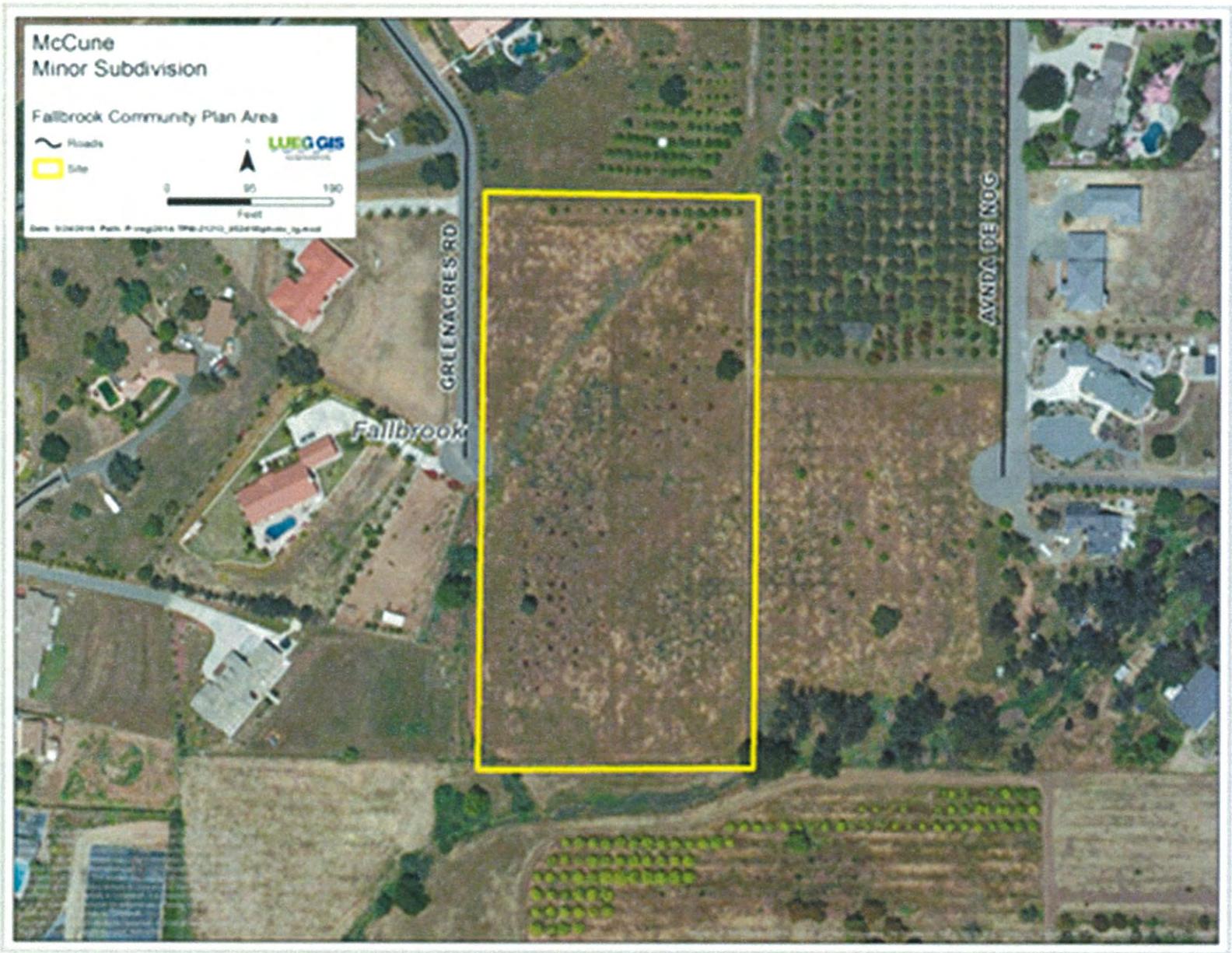
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (36) Open Space (Recreation)

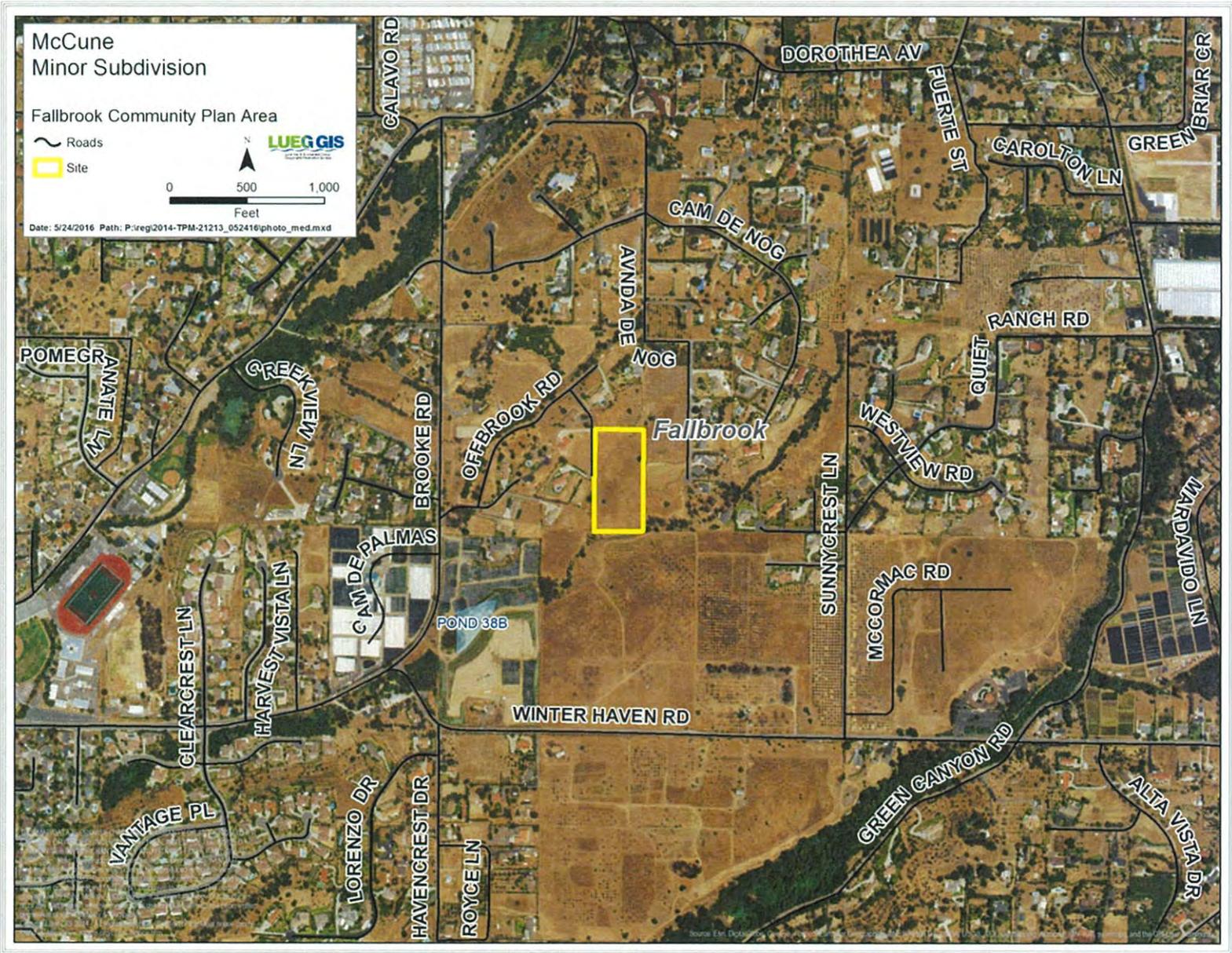


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DRAFT
TENTATIVE PARCEL MAP NO. 21213

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

1. GEN#1–COST RECOVERY

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

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

INTENT: In order to mitigate for the impacts to non-native grassland which is a sensitive biological resource pursuant to offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 2.2 acres of non-native grassland or southern mixed chaparral as indicated below.

a. **Option 1:** If purchasing Mitigation Credit, the location will need to be approved by the County of San Diego Planning and Development Services Department prior to purchase. 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.

-OR-

- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in San Diego County as indicated below:
 1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS].
 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 managed by DPR, the RMP shall also be prepared and approved to the satisfaction of 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 purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
 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.

-OR-

- c. **Option 3:** If purchasing mitigation credits from the **DPW Old Castle Road Mitigation Bank**, the applicant shall purchase habitat credit of 2.2 acres of southern mixed chaparral as described below:
1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.

DOCUMENTATION FOR OPTION 1: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval.

DOCUMENTATION FOR OPTION 2: 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.

DOCUMENTATION FOR OPTION 3: If credits are purchased from DPW, then DPW shall provide evidence of purchase to PDS to satisfy this condition.

TIMING: Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur.

MONITORING: The [PDS, PCC] and [DPW, ESU] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

3. **ROADS#1–PUBLIC ROAD CONNECTION**

INTENT: In order to ensure that the subdivision is connected to a publicly maintained road and to comply with the County Subdivision Ordinance Section 81.702, recorded documentation shall be provided. **DESCRIPTION OF**

REQUIREMENT: Recorded documentation showing that the land division is connected to a publicly maintained road by an easement for road purposes shall be provided. The easement shall be forty feet (40') wide as specified in County Subdivision Ordinance Section 81.702, unless proof is furnished that a lesser width is applicable under Section 81.702.e of the County Code, and shall be for the benefit and use of the property being divided. Recordation data for said easement shall be shown on the Parcel Map. This requirement applies to off-site access to all proposed parcels. **DOCUMENTATION:** The applicant shall submit to the [PDS, LDR], proof that the subdivision is connected to a publicly maintained road, and indicate the access on the Parcel Map. **TIMING:** Prior to recordation of the Parcel Map, the connection shall be verified. **MONITORING:** The [PDS, LDR] shall verify that the evidence provided meets the requirement of this condition.

4. ROADS#2–SIGHT DISTANCE

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

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

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

5. ROAD#3–FIRE TURNOUT EASEMENT

INTENT: In order to provide the appropriate fire turnarounds pursuant to the North County Fire Protection District Standards and to comply with the County Subdivision Ordinance Section 81.702 the easement shall be provided.

DESCRIPTION OF REQUIREMENT: The Parcel Map shall show a forty foot (40') minimum radius cul-de-sac located at the northwest corner of Parcel 3 where the existing pavement of cul-de-sac located, to the satisfaction of the North County Fire Protection District and the Director of PDS.

DOCUMENTATION: The applicant shall show the easement on the Parcel Map.

TIMING: Prior to recordation of the Parcel Map, the easement shall be indicated on the Parcel Map. **MONITORING:** The [PDS, LDR] shall review the Parcel Map

to ensure that the fire turnout easement is indicated pursuant to this condition.

6. ROADS#4–PRIVATE ROAD EASEMENT

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.702 the easements shall be provided.

DESCRIPTION OF REQUIREMENT: The Parcel Map shall show a minimum forty-foot (40') wide existing private road easement, *Greenacres Road* from the existing cul-de-sac easement locates at the northwest corner of Parcel 4 northerly to Offbrook Road. **DOCUMENTATION:** The applicant shall show the easement on the Parcel Map. **TIMING:** Prior to recordation of the Parcel Map, the easement shall be indicated on the Parcel Map. **MONITORING:** The [PDS, LDR] shall review the Parcel Map to ensure that the easement is indicated pursuant to this condition.

7. **ROADS#5–PRIVATE ROAD MAINTENANCE AGREEMENT**

INTENT: In order to ensure that the private road approved with this subdivision is maintained, the applicant shall assume responsibility of the private road.

DESCRIPTION OF REQUIREMENT: A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement.
- b. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

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

8. **ROADS#6–COVENANT OF IMPROVEMENTS**

INTENT: In order to allow the deferment of the private improvements required by County Subdivision Ordinance Sec. 81.707 and 81.708, a covenant of improvements shall be executed and recorded if the private improvements listed in this decision are not completed before approval of the Tentative Parcel Map.

DESCRIPTION OF REQUIREMENT: The applicant shall complete all of the private improvements or execute a Covenant of improvements pursuant to the County Subdivision Ordinance Section 81.708. An improvement plan and cost estimate shall be prepared for the private improvements and the estimated costs of the improvements shall be included in the Covenant. The Covenant shall be recorded and noted on the Parcel Map.

- a. Said Covenant shall be titled, "Covenant of Improvement Requirement, a Building Permit Prohibition." No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of

improvements from the Director of Public Works pursuant to County Subdivision Ordinance Section 81.708, except a grading or construction permit and/or permit to install utilities within a the private easement may be issued.

DOCUMENTATION: The applicant shall prepare the improvement plans, provide a cost estimate as indicated below:

- b. Improvement Plans with sufficient detail shall be prepared for the purposes of providing the required estimate of cost for the private improvements. The covenant shall note the estimate of cost to install and/or construct any deferred improvements. The estimate of costs shall be based upon the approved improvement plans.
- c. The plans shall include a signed statement by the private engineer-of-work which states, "The plans are sufficient for the purpose of providing the required estimate of the cost for the private easement roads, private facilities, and any other private improvements deemed necessary pursuant to the County Subdivision Ordinance Section 81.707."
- d. The estimate shall have the engineer's signature and stamp on the front page along with a statement that reads, "The estimate of the approximate costs as of the date the estimate was prepared for the private improvements required by the final notice of approval and the San Diego County Standards for Private Roads."

The applicant shall prepare the map with the covenant. The Covenant shall be placed on the face of the Parcel Map, and recorded with the map. **TIMING:** Prior to recordation of the Parcel Map, improvements shall be completed or the plans and the cost estimate shall be prepared, approved and the covenant prepared and recorded. **MONITORING:** The [PDS, LDR] shall verify that the cost estimate's validity, and that the plans can be approved, but shall stamped, "Not approved for construction," pursuant to this condition. The [PDS, LDR] Map Processing shall verify that the covenant is recorded on the map.

9. **ROADS#7-PRIVATE ROAD IMPROVEMENTS (COVENANT)**

INTENT: In order to promote orderly development necessary for public health and safety of the area, and to comply with the County Subdivision Ordinance Sec. 81.707 and 81.708, the required private improvements shall be completed or deferred. **DESCRIPTION OF REQUIREMENT:**

- a. The offsite private road easement, *Rancho Mia* from Brooke Road (public) easterly to Offbrook Road (private), shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may

remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed sections shall be repaired. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply.

- b. The offsite private road easement, **Offbrook Road** from Rancho Mia (private) northeasterly to Greenacres Road (private), shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed sections shall be repaired. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred and one (101) to seven hundred fifty (750) trips shall apply.
- c. The on and offsite private road easement, **Greenacres Road** from Offbrook Road (private) southerly to the existing paved cul-de-sac, shall be graded twenty-eight feet (28') wide and improved twenty-four feet (24') wide with asphalt concrete. Where conforming to vertical and horizontal design criteria of current County Private Road Standards, the existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty-four feet (24'). All distressed sections shall be repaired. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred (100) or less trips shall apply.
- d. The proposed cul-de-sac, located at northwest corner of Parcel 3, shall be graded to a radius of forty feet (40') and improved with asphalt concrete to a radius of thirty-six feet (36') to the satisfaction of the North County Fire Protection District and the Director of PDS.
- e. 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.
- f. In the event these improvements are deferred, the subdivider shall execute such documents as deemed necessary by the County of San Diego, the Director of PDS, indemnifying the County from liability arising from the improvement of any off-site easement. This indemnification shall also be noted on the Parcel Map.

- g. [DPW, PDC] shall be notified before any private road construction. Copies of the blueline plans shall be submitted and an inspection deposit shall be posted.
- h. The structural section, both new and existing, for the private roads shall be approved by the County of San Diego, Department of Public Works Materials Laboratory, before construction activities commence pursuant to Section 3.2/3.11 of the San Diego County Standards for Private Roads. This applies only where grades exceed 8% and asphalt concrete pavement is to be widened out as required by the North County Fire Protection District.

DOCUMENTATION: The applicant shall complete the following:

- i. Process and obtain approval of the grading or Improvement Plans to improve all the on and offsite private road easements listed above, and provide the cost estimate. All plans and improvements shall be completed pursuant to the San Diego County Standards for Private Roads and the Land Development Improvement Plan Checking Manual.
- j. The improvements shall be completed and a secured agreement shall be executed pursuant to County Subdivision Ordinance Sec. 81.707 and 81.708, for the required improvements, or execute a covenant of improvements to defer the requirements until after the map is recorded.

MAP TIMING: Prior to recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of PDS pursuant to County Subdivision Ordinance Section 81.713, except a grading or construction permit and/or permit to install utilities within a the private easement may be issued. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate [PDS, LDR] shall have this condition placed in the covenant of improvements and recorded with the map.

10. ROADS#8-IMPROVEMENT CERTIFICATION (COVENANT)

INTENT: In order to ensure that the proposed work on the private road easement stays within the private road easement, and to comply with Private Road Standards and Subdivision Ordinance a letter of certification shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. The offsite private road easement, **Rancho Mia**, including all slopes, from Brooke Road (public) easterly to Offbrook Road (private), shall be constructed entirely within the easement, including drainage structures, for the benefit of the land division.
- b. The offsite private road easement, **Offbrook Road**, including all slopes, from Rancho Mia (private) northeasterly to Greenacres Road (private), shall be constructed entirely within the easement, including drainage structures, for the benefit of the land division.
- c. The on and offsite private road easement, **Greenacres Road**, including all slopes and the cul-de-sac from Offbrook Road (private) southerly to the proposed cul-de-sac, shall be constructed entirely within the easement, including drainage structures, for the benefit of the land division.
- d. If the slopes for the improvement fall outside of the easement, mitigating structures shall be utilized so the improvement is within the easement or a letter of permission shall be obtained and an engineer or surveyor shall further certify that letter(s) of permission have been obtained for work outside of the easement limits.

DOCUMENTATION: The applicant shall have a Registered Civil Engineer or a Licensed Land Surveyor provide a signed statement, which certifies that the improvements were constructed entirely within the easement, including drainage structures, for the benefit of the land division pursuant to this condition. **MAP TIMING:** Prior to recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development can be issued until the applicant completes the required improvements and applies for and receives a release of improvements from the Director of the Department of Public Works pursuant to County Subdivision Ordinance Section 81.713, except a grading or construction permit and/or permit to install utilities within a the private easement may be issued. **MONITORING:** The [PDS, LDR] shall verify that this requirement has been placed in the Covenant of improvements for the Parcel Map. Upon completion of the improvements, the [PDS, LDR] shall verify the accuracy of the certification letter pursuant to this condition.

11. **ROADS#9-ANNEX TO LIGHTING DISTRICT**

INTENT: In order to promote orderly development and to comply with the Street Lighting Requirements of the County Subdivision Ordinance Sec. 81.707 and 81.708 the property shall transfer into the lighting district. **DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. **TIMING:** Prior to approval of the Parcel Map, the fee shall be paid.

MONITORING: The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.

12. STRMWTR#1–STORMWATER FACILITIES (COVENANT) FOR EACH PARCEL

INTENT: In order to promote orderly development for each parcel and to comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410, the required private stormwater facilities (structural BMPs) improvements shall be completed or deferred.

DESCRIPTION OF REQUIREMENT:

- a. Improve or agree to improve and provide security for the construction of the stormwater facilities to comply with the Municipal Stormwater Permit (MS4).
- b. Add the following note to the Parcel Map: “Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410 (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.”
- c. Execute maintenance agreements for the proposed stormwater facilities for structural BMPs.

DOCUMENTATION: The applicant shall complete the following:

- d. Process and obtain approval of the grading to improve all the on and offsite private road easements listed above, and provide the cost estimate. All plans and improvements shall be completed pursuant to the County of San Diego Watershed Protection, and Stormwater Management and Discharge Control Ordinance No. 10410.
- e. The improvements shall be completed and a secured agreement shall be executed pursuant to County Subdivision Ordinance Sec. 81.707 and 81.708, for the required improvements, or execute a covenant of improvements to defer the requirements until after the map is recorded.

MAP TIMING: Prior to recordation of the Parcel Map, this requirement shall be completed or recorded in the covenant of improvements. **COVENANT TIMING:** No Building permit or further grant of approval for the development of each parcel can be issued until the applicant completes the required improvements and applies for each parcel and receives a release of improvements from the Director

of PDS. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans and cost estimate [PDS, LDR] shall have this condition placed in the covenant of improvements and recorded with the map.

13. UTILITIES#1–UTILITY CONCURRENCE LETTERS

INTENT: In order to provide adequate notice to the serving utility companies that the private easement road improvements are going to possibly affect their utilities, letters of concurrence shall be provided. **DESCRIPTION OF REQUIREMENT:** Where private easement roads are not being dedicated, or where each of the proposed parcels is not on a public street, letters shall be obtained from each serving utility company. The letters shall state that the arrangements are satisfactory to the utility for which the parcels being created serve. No letter will be required from the following: AT&T/SBC. **DOCUMENTATION:** The applicant shall obtain the letters and submit them to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval improvement plans and the approval of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

14. UTILITIES#2–UTILITY CONCURRENCE LETTERS

INTENT: In order to inform the local public entities and utility companies that the Parcel Map is going to be approved by the County, and to comply with Section 66436 of the Government Code, letters of concurrence for signature of on the map shall be provided. **DESCRIPTION OF REQUIREMENT:** A certification from each public utility and each public entity owning easements within the proposed land division shall be provided to the County. **DOCUMENTATION:** The applicant shall obtain the letters, which state that all public entities have received a copy of the proposed Parcel Map, and that they object or do not object to the filing of the Map without their signature. The applicant shall submit the letters to the [PDS, LDR] for review and approval. **TIMING:** Prior to the approval improvement plans and the approval of the Parcel Map, the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

15. UTILITIES#3–WATER COMMITMENT

INTENT: In order to ensure that the proposed subdivision has the required water and sewer 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 Fallbrook Public Utility 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 approval 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.

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

Biological Resources:

GP1. Notice : The subject property contains habitat which may be used for nesting by migratory birds and/or raptors. Any grading, brushing or clearing conducted during the migratory bird or raptor 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 or raptors 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, <https://www.wildlife.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

Cultural Resources:

GP2. CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]

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

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

- b. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

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

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

(CULTURAL RESOURCES)

GP3. CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archeologist and Luiseno 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 Archeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archeologist and Luiseno 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 Luiseno 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 Archeologist.

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

(CULTURAL RESOURCES)

**GP4. 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 Luiseno 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 Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to

preserve (avoidance) “unique” cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

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

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

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

(CULTURAL RESOURCES)

GP5. 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 Luiseno Native American Monitor must be included in the Negative Monitoring Report.
- b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to the [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, the Pechanga Band of Luiseno Indians, 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).*

(CULTURAL RESOURCES)

GP6. 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.

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 San Luis Rey Band of Mission Indians, the Pechanga Band of Luiseno Mission Indians, 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.

TENTATIVE PARCEL MAP FINDINGS: The Director of Planning & Development Services finds that:

1. The Tentative Parcel Map is consistent with all Elements of the San Diego County General Plan and with the Semi-Rural (SR-1) Land Use Designation of the Fallbrook Community Plan because it proposes a residential use type at a density of one dwelling unit per acre; and
2. The Tentative Parcel Map is consistent with The Zoning Ordinance because it proposes a residential use type with a minimum net parcel size of 1.0 acre in the RR (Rural Residential) Use Regulation; and
3. The design and improvements of the proposed subdivision are consistent with all Elements of the San Diego County General Plan and with the Fallbrook Community Plan and comply with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code; and
4. The site is physically suitable for the proposed residential type of development because earth movement would be a balance cut and fill with an estimated import of 910 cubic yards of materials. The site has a gentle slope requiring grading to provide appropriately sized residential pads which do not require setback variances; and
5. The site is physically suitable for the proposed density of development because there are adequate public facilities to serve the subdivision; and
6. The design of the subdivision or the type of improvements will not cause public health problems because adequate water supply would be provided by the Fallbrook Public Utility District. The proposed on-site wastewater treatment systems (septic) and percolation testing was reviewed and accepted by the Department of Environmental Health. Additionally, the project Service Availability Letters from the North County Fire Protection District and Fallbrook Public Utility District were received; and
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat based upon California Code of Regulations Title 14, Division 6, Article 12, Section 15183 and the Statement of Reasons for Exemption From Additional Environmental Review and 15183 Checklist dated October 27, 2016; and

8. The design of the subdivision or the type of improvements does 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
9. The division and development of the property in the manner set forth on the approved Tentative Parcel Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way easement; and
10. Because adequate facility 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

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.

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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:

Condition 2

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 Minor Subdivision Map Processing Manual.

- The parcel map shall show an accurate and detailed vicinity map.
- The Basis of Bearings for the Parcel Map shall comply with Sections 81.814 and 81.507 of the Subdivision Ordinance.
- The following notes shall appear on the Parcel 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 Parcel 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.
 - Prior to the approval of the Parcel 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 Parcel Map report from a qualified title insurance company.
 - 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.
 - The Zoning regulations require that each parcel shall contain a minimum net area of 1 acre. If, as a result of survey calculations, required easements, or for any other reason, the area of any parcel shown on this Tentative Parcel Map is determined by the Department of Public Works to be below the zoning minimum, it becomes the responsibility of the

subdivider to meet zoning requirements by lot redesign, or other applicable technique. The subdivider shall comply with the zoning area requirements in full before the Department of Public Works may file a Parcel Map with the County Recorder.

- Certification by the Department of Environmental Health with respect to sewage disposal shall be shown on the Parcel Map. [PDS]

ORDINANCE COMPLIANCE AND 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:

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that during construction the property owner keeps the Storm Water Pollution Prevention Plan (SWPPP) onsite and update it as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

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

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

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

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

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 PDS 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.

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

Notice: The subject property contains habitat which may be used for nesting by migratory birds and/or raptors. Any grading, brushing or clearing conducted during the migratory bird or raptor 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 or raptors 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, <https://www.wildlife.ca.gov/>; and United States Fish and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

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 project related noise sources shall produce noise levels in violation of the County Noise Ordinance Section 36.408, 409, and 410.

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

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

NOTICE: 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.

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 PARCEL MAP.

| EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS | | | |
|---|-------------------|--|-------------------|
| Department of Planning & Development Services | <u>PDS</u> | Department of Public Works | <u>DPW</u> |
| 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 | <u>DEH</u> | Department of Parks and Recreation | <u>DPR</u> |
| Land and Water Quality Division | LWQ | Trails Coordinator Group Program Manager Parks Planner | TC GPM PP |
| Vector Control | VCT | Department of General Service | <u>DGS</u> |
| Local Enforcement Agency | LEA | Real Property Division | RP |
| Hazmat Division | HMD | | |

Draft Decision TPM-21213

APPEAL PROCEDURE: Within ten calendar days after the date of the Final Notice of Decision, the decision may be appealed to the Planning Commission in accordance with Section 81.615 of the Subdivision Ordinance and as provided in Section 66452.5 of the Government Code. An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business.

If you have any questions regarding this matter, please contact Emmet Aquino at (858) 694-8845.

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY:

David Sibbet, Planning Manager
Project Planning Division

Attachment

cc: Larry Paxton, P.O. Box 1461, Escondido, CA 92033
Lance and Danielle McCune, P.O. Box 1094, Bonsall, CA 92003

Patty Koch, North County FPD (Fire)
Jeff Marchanel, Fallbrook Public Utilities District (Water)
Fallbrook Community Planning Group

Jacob Armstrong, CalTrans, M.S. 240
Map Processing Section, Department of Public Works, M.S. O336
Traffic Section, Department of Public Works, M.S. O338 (**cc FOR FNOA ONLY**)

email cc:

Emmet Aquino, Project Manager, PDS
Ed Sinsay, Project Manager, Department of Public Works
David Sibbet, Planning Manager, PDS

Attachment B
Environmental Documentation



County of San Diego

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

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
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DARREN GRETLER
ASSISTANT DIRECTOR
PHONE (858) 694-2962
FAX (858) 694-2555

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

Date: October 27, 2016
Project Title: McCune Tentative Parcel map
Record ID: PDS2014-TPM-21213, LOG NO. PDS2014-ER-14-02-010
Plan Area: Fallbrook Community Plan area
GP Designation: Semi-Rural (SR-1)
Density: NA
Zoning: Rural Residential (RR)
Min. Lot Size: 1 Acre
Special Area Reg.: C – Airport Land Use Compatibility Plan Area
Lot Size: 5 Acres
Applicant: Larry Paxton, Paxton Surveying (760)294-4871
Staff Contact: Emmet Aquino - (858) 694-8845
Emmet.Aquino@sdcounty.ca.gov

Project Description

The project is a minor subdivision to divide a five-acre property into four parcels. The project site is located at 1592 Greenacres Road in the Fallbrook Community Plan Area. Access to the site would be provided by driveway connecting to Greenacres Road. Water and Sewer would be provided by Fallbrook Public Utility District and on-site septic systems. Earthwork consists of a cut of 3,939, fill of 4,849, and import of 910 cubic yards of materials. The project site is subject to the Semi-Rural General Plan Regional Category, Land Use Designation Semi-Rural (SR-1). Zoning for the site is Rural Residential (RR). The project is consistent with density and lot size requirements of the General Plan and Zoning Ordinance.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or

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

General Plan Update Program EIR

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

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

Summary of Findings

The McCune Tentative Parcel Map TPM-21213 is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00 - Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures).

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

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

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
The project would subdivide a five acre property into four parcels, which is consistent with the Semi-Rural (SR-1) development density established by the General Plan and the certified GPU EIR.

2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR Failed to analyze as significant effects.**
The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area developed with similarly sized, estate residential lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

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

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

4. **There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.**
As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.

| | |
|---------------------|-------------------------|
| | October 27, 2016 |
| Signature | Date |
| Emmet Aquino | Project Manager |
| Printed Name | Title |

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

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

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

Discussion

- 1(a) The project would be visible from public roads and trails; however, the site is not located within a viewshed of a scenic vista.
- 1(b) The property is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located on Greenacres Road in an area characterized by rural residential uses. The addition of four new rural residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County’s Light Pollution Code to prevent spillover onto adjacent properties and minimize impacts to dark skies.

Conclusion

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

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

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

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

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

Discussion

2(a) The project site contains farmland of local importance. Due to the presence of onsite agricultural resources, the County agricultural resources specialist, Michelle Chan, evaluated the site to determine the importance of the resource. Based on the results of this LARA Model, the site was not determined to be an important agricultural resource. Although the site contains soil that meets the farmland of local importance, it contains less than 10 acres of such soil on-site. Pursuant to the County Agricultural Resources Guidelines, Section Soil Quality Rating Justification, if less than 10 contiguous acres of the agricultural resources on-site have soils that meet the Prime or Statewide Importance soil criteria, the site is assigned the low importance rating for soil quality. Therefore, the site is assigned the low importance rating for soil quality. Impacts to agricultural resources associated with the site are considered less than significant, does not require mitigation, and is consistent with the GPU EIR

2(b) The project site is zoned RR (Rural Residential), which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because single-family residential is a permitted use in RR zone and will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

2(c) There are no timberland production zones on the property.

2(d) The project site is not located near any forest lands.

2(e) The project site and surrounding area within radius of one miles has Prime Farmland, Unique Farmland, Farmland of Statewide Importance, and Farmland of Local Importance. As a result, the proposed project was reviewed by County agricultural resources specialist, Michelle Chan. As mentioned under answer 2(a) above, the site is assigned the low importance rating for soil quality. Impacts to agricultural resources associated with the site are considered less than significant and does not require mitigation.

The project has also been reviewed and determined not to have any other 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 majority of the surrounding active agricultural operations consist of avocado and/or citrus orchards which commonly operate among residential uses and create minimal land use conflicts due to the nature of the operation. The addition of four residential lots would not introduce a change in the existing environment that could land uses
- Active agricultural operations in the surrounding area are already interspersed with single family residential uses and the proposed use would not significantly change the existing land uses in the area. Single-family residences are located within close proximity to the proposed TPM to the west, north, and east.

Therefore, no potentially significant project 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.

Conclusion

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

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

3. Air Quality – Would the Project:

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

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

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

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

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

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

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

- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

Discussion

- 3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.
- 3(b) Grading operations associated with the project would be subject to the Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance. In addition, the vehicle trips generated from the project will result in approximately 48 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the guidelines for criteria pollutants.
- 3(c) The project would contribute PM10, NOx, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b above)).
- 3(d) The project will introduce additional residential homes which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any carbon monoxide hotspots.
- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 µg/m3).

Conclusion

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

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

4. Biological Resources – Would the Project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

Discussion

4(a) Biological resources on the project site were evaluated in a Biological Resources Letter Report prepared by Everett and Associates, dated May 12, 2015. The site contains non-native grassland and disturbed habitat. Directed surveys and habitat assessments for sensitive species with the potential to occur were conducted. No sensitive wildlife or plant species were identified on site. Sensitive species with moderate potential to occur on site include red-shouldered hawk (*Buteo lineatus*), Cooper's hawk (*Accipiter cooperi*), turkey vulture (*Cathartes aura*), thread-leaved brodiaea (*Brodiaea filifolia*), and Stephen's kangaroo rat (*Dipodomys stephensi*). No adverse impacts to these species are anticipated since no suitable habitat occurs on site.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: Purchase of off-site habitat credit of 2.2 acres of non-native grassland or southern mixed chaparral through a County Approved Mitigation Bank, breeding season avoidance to prevent brushing, clearing, and/or grading between January 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

4(b) Based on the Biological Resources report, no wetlands or jurisdictional waters were found onsite or offsite. Non-native grassland is the only sensitive habitat identified on the

site. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the Resource Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of offsite habitat purchases.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 2.2 acres of non-native grassland or southern mixed chaparral through a County Approved Mitigation Bank as well as breeding season avoidance to prevent brushing, clearing, and/or grading between January 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.6 and Bio 1.7.

- 4(c) The proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.
- 4(d) Based on the Biological Resources Letter Report prepared for the project (Everett and Associates, May 8, 2014), it was determined that the site is not part of a regional linkage/corridor nor is it in an area considered regionally important for wildlife dispersal. The site would not assist in local wildlife movement because the site as a whole is isolated from other areas of native vegetation. As such, no significant impacts to wildlife movement corridors are anticipated.
- 4(e) Refer to the attached Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan, NCCP, other approved local, regional, or state habitat conservation plan, including Habitat Management Plans, Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources, including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, RPO, and Habitat Loss Permit (HLP).

Conclusion

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

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

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

5. Cultural Resources – Would the Project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?
- c) Directly or indirectly destroy a unique geologic feature?
- d) Directly or indirectly destroy a unique paleontological resource or site?
- e) Disturb any human remains, including those interred outside of formal cemeteries?
- f) Cause a substantial adverse change in the significance of a tribal cultural resource?

Discussion

5(a) Based on an analysis of records and a survey of the property by County Archaeologist, Heather Thomson, report date September 3, 2015, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a report titled, Cultural Resource Survey Report for PDS2014-TPM-21213 – Negative Findings, prepared by Heather Thomson dated September 3, 2015.

5(b) Based on an analysis of records and a survey of the property by County Archaeologist, Heather Thomson, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in a report titled, Cultural Resource Survey Report for PDS2014-TPM-21213 – Negative Findings, prepared by Heather Thomson dated September 3, 2015. No archaeological resources were found on the property during archaeological surveys.

Although no resources were identified during site surveys, it is required that an archaeological monitor and Luiseno Native Monitor be present during any ground disturbing activities related to this project.

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

Pre-Construction

- o Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.

Construction

- o Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Both the Project

Archaeologist and Luiseno Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources

- If cultural resources are identified:
 - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.
 - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

Rough Grading

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

Final Grading

- A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final

report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, the Pechanga Band of Luiseno Mission Indians, and any culturally-affiliated tribe who requests a copy.

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

5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is not located on geological formations that potentially contain unique paleontological resources. Sensitivity is considered zero to low and no monitoring is required.

5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

5(f) Based on an analysis of records, a cultural survey of the property, and Native American consultation, it has been determined that tribal cultural resources are not present within the project site.

Mario Morales of the Pauma Band of Luiseno Indians served as the Native American monitor during the survey of the project site. No concerns were raised by the Mr. Morales related to tribal cultural resources. Native American consultation included a Sacred Lands check which was initiated with the Native American Heritage Commission (NAHC) on June 22, 2015. The Sacred Lands check conducted by the NAHC "failed to identify the presence of Native American cultural resources in the immediate project area". The NAHC provided a list of 10 tribes (Inaja, La Jolla, Mesa Grande, Pala, Pauma, Pechanga, Rincon, San Luis Rey, San Pasqual, and Soboba) who may have information related to the subject parcel. The 10 tribes were contacted on July 20, 2015, and Pala, Pauma, and Soboba responded. Concerns raised by these tribes include:

1. Request for a copy of the cultural study.
2. Notification of public review, hearings, and decision.
3. Archaeological monitoring to include a Luiseno Native American monitor.

Copies of the study have been provided to the tribes who requested a copy (Pauma, San Luis Rey). The project is conditioned with an archaeological monitoring program, and Pauma, Rincon, and San Luis Rey have been included in the distribution list for notification.

Conclusion

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

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 6. Geology and Soils – Would the Project: | | | |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

6(a)(i) The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.

6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance

with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.

- 6(a)(iii) The project site is not within a “Potential Liquefaction Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.
- 6(a)(iv) The site is not located within a “Landslide Susceptibility Area” as identified in the County Guidelines for Determining Significance for Geologic Hazards.
- 6(b) The project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.
- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project.
- 6(d) The project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water. On-site septic design has been reviewed and accepted by the Department of Environmental Health. Therefore, the on-site septic layout demonstrates soils are capable of adequately supporting the use of septic tanks.

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|----------------------------------|--|-----------------------------------|
| 7. Greenhouse Gas Emissions – Would the Project: | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

7(a) The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

The San Diego County 2016 Climate Change Analysis Guidance (July 29, 2016) uses screening thresholds for determining the need for additional analysis. Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis.

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

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

Conclusion

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

8. Hazards and Hazardous Materials – Would the Project:

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?

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

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

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

Discussion

- 8(a) The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.
- 8(b) The project is not located within one-quarter mile of an existing or proposed school.
- 8(c) Based on a site visit and a comprehensive review of regulatory databases (see attached Hazards/Hazardous Materials references), the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures

for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.

8(d) The project is located within the Airport Influence Area (AIA) for the Fallbrook airport. However, the proposed project will not result in hazards to airport safety or surrounding land uses for the following reasons:

- The project will comply with the California Land Use Planning Handbook's Safety Compatibility Criteria for Safety Compatibility Zones including.
- The project does not propose any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications.
- 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.
- The project does not propose any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

8(e) The proposed project is not within one mile of a private airstrip.

8(f)(i) Operational Area Emergency Plan and Multi-Jurisdictional Hazard Mitigation Plan: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.

8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.

8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.

8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.

6(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code, as described in the approved Fire Protection Plan prepared for the project by Lawrence Paxton and FPP Addendum prepared by Sid Morel, Santa Margarita Fire Consulting. Also, a Fire Service Availability Letter signed dated June 30, 2014 has been received from the North County Fire Protection District

which indicates the expected emergency travel time to the project site to be 4 minutes which is within the maximum travel time allowed by the County Public Facilities Element.

6(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, based on a site visit conducted by Vinje & Middleton Engineering, Inc., there are none of these uses on adjacent properties.

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|---|---|--|
| 9. Hydrology and Water Quality – Would the Project: | | | |
| a) Violate any waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Create or contribute runoff water which would exceed | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

the capacity of existing or planned storm water drainage systems?

- h) Provide substantial additional sources of polluted runoff?
- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?
- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?
- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?
- m) Inundation by seiche, tsunami, or mudflow?

Discussion

- 9(a) The project will require a NPDES General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a Stormwater Management Plan (SWMP) which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).
- 9(b) The project lies within the San Luis Rey hydrologic unit, and 903.12/Bonsall Sub-basin. According to the Clean Water Act Section 303(d) list, a portion of this watershed may be impaired. Constituents of concern in the watershed include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project will obtain its water supply from the Fallbrook Public Utilities District that obtains water from surface reservoirs or other imported sources. The project will not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) The project proposes a 4-lot minor subdivision. As outlined in the Storm Water Management Plan (SWMP) dated November 16, 2015 and prepared by The Sea Bright

Company, the project will implement the following site design measures, source control, and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff: Bioretentions and rip-rap. 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 BMP's that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact.

- 9(f) The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons, based on a CEQA Drainage Study prepared by The Sea Bright Company on November 16, 2015: Drainage will be conveyed to either natural drainage channels or approved drainage facilities.

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

- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations; therefore, no impact will occur.
- 9(j) No 100-year flood hazard areas were identified on the project site or offsite improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.

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

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

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

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 10. Land Use and Planning – Would the Project: | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

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

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

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 11. Mineral Resources – Would the Project: | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as MRZ-3. However, the project site is surrounded by

rural residential development and agricultural uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.

11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25).

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 12. Noise – Would the Project: | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

12(a) The project will not expose people to potentially significant noise levels that exceed the allowable limits of the General Plan, Noise Ordinance, or other applicable standards for the following reasons:

General Plan – Noise Element addresses noise sensitive areas and requires projects to comply with a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Projects which could produce noise in excess of 60 dB(A) are required to incorporate design measures or mitigation as necessary to comply with the Noise Element. Based on a review of the County's noise contour maps, the project is not expected to expose existing or planned noise sensitive areas to noise in excess of 60 dB(A).

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

Noise Ordinance – Section 36-408, 409 & 410: The project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. 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.

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

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

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

- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than an 8 hours during a 24 hour period.

12(e) The project is located within 2 miles of an Airport Land Use Compatibility Plan (ALUCP), the Fallbrook Airport. Although the project falls within 2 miles of the airport, the site is located outside of the 60 dBA CNEL noise contours. The project would be consistent with the General Plan Noise Element noise exposure requirement of 60 dBA CNEL and below for proposed residential subdivisions.

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

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 13. Population and Housing – Would the Project: | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

13(a) The project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area.

13(b) The project will not displace existing housing.

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

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|---|----------------------------------|--|-----------------------------------|
| 14. Public Services – Would the Project: | | | |

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?

Discussion

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

Conclusion

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

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

15. Recreation – Would the Project:

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

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?

Discussion

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

15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities. The project would not have an adverse physical effect on the environment

Conclusion

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

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

16. Transportation and Traffic – Would the Project:

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>e) Result in inadequate emergency access?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 16(a) The project will result in an additional 48 ADT. However, the project will not conflict with any established performance measures because the project trips do not exceed the thresholds established by County guidelines. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.
- 16(b) The additional 48 ADTs from the project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.
- 16(c) Although the project falls within 2 miles of the Fallbrook Airport, the project would not 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.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.

16(e) The North County Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.

16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

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

| | Significant Project Impact | Impact not identified by GPU EIR | Substantial New Information |
|--|---|---|--|
| 17. Utilities and Service Systems – Would the Project: | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 17(a) The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involves four septic tanks on a four parcel subdivision. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH has reviewed the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's design on July 14, 2014. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.
- 17(b) The project involves new water pipeline extensions. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Letter from the Fallbrook Public Utilities District has been provided which indicates that there is adequate water to serve the project.
- 17(e) The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.
- 17(f) 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.
- 17(g) 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.

Conclusion

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

Attachments:

Appendix A – References

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

Appendix A

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

Biological Resources Letter Report prepared by William Everett, Everett and Associates Environmental Consultants (March 12, 2015).

Major Stormwater Management Plan prepared by Robert Sukup, The Sea Bright Company (November 16, 2015).

Phase I Environmental Site Assessment prepared by Ralph M. Vinje & Daniel Weis, Vinje & Middleton Engineering, Inc. (November 23, 2014).

CEQA Hydrology Report prepared by Robert Sukup, The Sea Bright Company (November 16, 2015).

Focused Noise Report (Informational) prepared by Lawrence Paxton, Paxton Surveying and Engineering (November 22, 2014).

Fire Protection Plan prepared by Lawrence Paxton, Paxton Surveying and Engineering (November 18, 2014).

Addendum to The Fire Protection Plan Letter Report prepared by Sid Morel, Santa Margarita Fire Consulting (signed date March 19, 2015).

Cultural Resources Survey Report prepared by the County of San Diego, Heather Thompson (September 3, 2015)

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

<http://www.sandiegocounty.gov/content/sdc/pds/gpupdate/environmental.html>

Appendix B

A Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067 is available on the Planning and Development Services website at:
http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf

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

**FOR PURPOSES OF CONSIDERATION OF
TPM-21213 McCune Minor Subdivision**

October 27, 2016

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

YES

NO

NOT APPLICABLE/EXEMPT

Discussion:

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

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

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

Discussion:

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

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the

property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. No sensitive habitat lands were identified on the site as determined on a site visit conducted by Bill Everett on May 8, 2014. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by County Staff Archaeologist, Heather Thompson, and it has been determined that the property does not contain any archaeological and/or historical sites. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES

NO

NOT APPLICABLE

Discussion:

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

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

YES

NO

NOT APPLICABLE

Discussion:

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

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit because review of the project indicates that the project is not in close proximity to a railroad and/or airport. Additionally, the County of San Diego GIS noise model does not indicate that the project would be subject to potential excessive noise levels from circulation element roads either now or at General Plan buildout.

NOTICE OF EXEMPTION

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

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

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

Project Name: McCune Tentative Parcel Map; PDS2014-TPM-21213; PDS2014-ER-14-02-010

Project Location: 1592 Greenacres Road in the Unincorporated County of San Diego within the Fallbrook Community Plan area. Nearest cross street is Brooke Road. APN 106-171-10

Project Applicant: Lance and Danielle R. McCune, P.O. Box 1094, Bonsall, CA 92003; ph 760-207-9769

Project Description: The project is a minor subdivision of a 5-acre property into four residential parcels. The project site is located on 1592 Greenacres Road in the Fallbrook Community Plan Area, and is currently vacant. Access would be provided by private driveways connecting to the east and south side of Greenacres Road. Water would be provided by Fallbrook Public Utility District. Each proposed lot would have an on-site septic system.

Agency Approving Project: County of San Diego

County Contact Person: Emmet Aquino, Planner Telephone Number: 858-694-8845

Date Form Completed: October 27, 2016

This is to advise that the County of San Diego Director of Planning and Development Services has approved the above described project on _____ (date) and found the project to be exempt from the CEQA under the following criteria:

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

Statement of reasons why project is exempt: Statement of reasons why project is exempt: In accordance with CEQA Guidelines §15183, the project qualifies for an exemption because the following findings can be made: the project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, there are no project specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate and There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.

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

Signature: _____ Telephone: (858) 694-8845

Name (Print): Emmet Aquino Title: Planner

This Notice of Exemption has been signed and filed by the County of San Diego.

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



State of California - Department of Fish and Wildlife
2016 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753 5a (Rev. 12/15/15) Previously DFG 753 5a

RECEIPT NUMBER
 97 — 02052016 — 008
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY.

LEAD AGENCY: **PLANNING & DEVELOPMENT SERVICES** LEAD AGENCY EMAIL: DATE: **02/05/2016**

COUNTY/STATE AGENCY OF FILING: **San Diego** DOCUMENT NUMBER:

PROJECT TITLE: **PDS2014-TPM-21213**

PROJECT APPLICANT NAME: **LANCE MCMCUNE** PROJECT APPLICANT EMAIL: PHONE NUMBER: **(760) 207-9769**

PROJECT APPLICANT ADDRESS: **P.O. BOX 1094** CITY: **BONSALL** STATE: **CA** ZIP CODE: **92003-1094**

PROJECT APPLICANT (Check appropriate box)
 Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

| | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,070.00 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND/ND) | \$2,210.25 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program document (CRP) | \$1,043.75 | \$ | 0.00 |
| | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:
 Cash Credit Check Other **TOTAL RECEIVED \$ 50.00**

SIGNATURE: **X** AGENCY OF FILING PRINTED NAME AND TITLE: **Cara Trieu / Cashier**

Attachment C
Tentative Parcel Map and
Preliminary Grading Plan

TENTATIVE PARCEL MAP

PDS2014-TPM-21213 PDS2014-ER-14-02-010

LAND DIVISION STATEMENT - OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "TREMAY" AS DEFINED IN SECTION 23.5 OF THE STREET AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

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

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS 10 DAY OF JULY, 2014, AT BONSALE, CALIFORNIA.

SIGNATURE _____ SIGNATURE _____

NAME LANCE McCUNE & DANIELLE R. McCUNE, TRUSTEE OF THE McCUNE FAMILY
2000 TRUST DATED MAY 24, 2000.

ADDRESS P.O. BOX 1094 ADDRESS _____
BONSALE, CA 92003

PHONE: (760) 207-9769 PHONE: _____

- COMPLETED TAX ASSESSOR'S NUMBER IS 106-171-10
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP: PORTION OF THE SE 1/4 OF LOT 11, TRACT "D" RANCHO MONSERATE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
- GENERAL PLAN REGIONAL CATEGORY SEMI-RURAL
- COMMUNITY/SUBREGIONAL PLAN AREA FALLBROOK
- LAND USE DESIGNATION(S) RESIDENTIAL (SR-1)
- EXISTING ZONING:

| USE REGULATIONS | RR |
|-------------------|------|
| NEIGHBORHOOD RECS | J |
| DENSITY | - |
| LOT SIZE | 1 AC |
| BUILDING TYPE | C |
| MAX FLOOR AREA | - |
| FLOOR AREA RATIO | - |
| HEIGHT | G |
| COVERAGE | - |
| SETBACK | B |
| OPEN SPACE | - |
| SPECIAL AREA RECS | C |

- ASSOCIATED PERMITS: N/A
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED EASEMENT IDENTIFY AND SPECIFY WIDTH): EXISTING 40' PRIVATE ROAD EASEMENT TO BROOK ROAD (PUBLIC)
- WATER SOURCE: FALLBROOK PUBLIC UTILITY DISTRICT
- SEPTIC/SEWER DISTRICT: SEPTIC
- FIRE DISTRICT: FALLBROOK FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: FALLBROOK SCHOOL DISTRICTS
- ASSESSOR'S TAX RATE AREA: 75002

TOPOGRAPHY FROM: COUNTY OF SAN DIEGO, TOPOGRAPHICAL SURVEY: SHEET 430-1701
NO GRAADING IS PROPOSED.

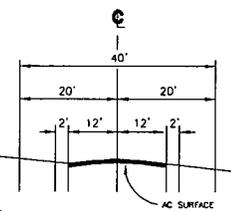
LAWRENCE PAXTON, PLS447
PAXTON SURVEYING & ENGINEERING
P.O. BOX 1451 ESCONDIDO, CA 92033
PHONE: (760) 294-4871

SOLAR NOTE

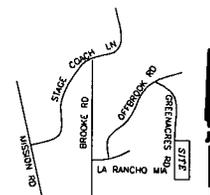
ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE SUBDIVISION ORDINANCE.

SCALE **N** 1"=50'

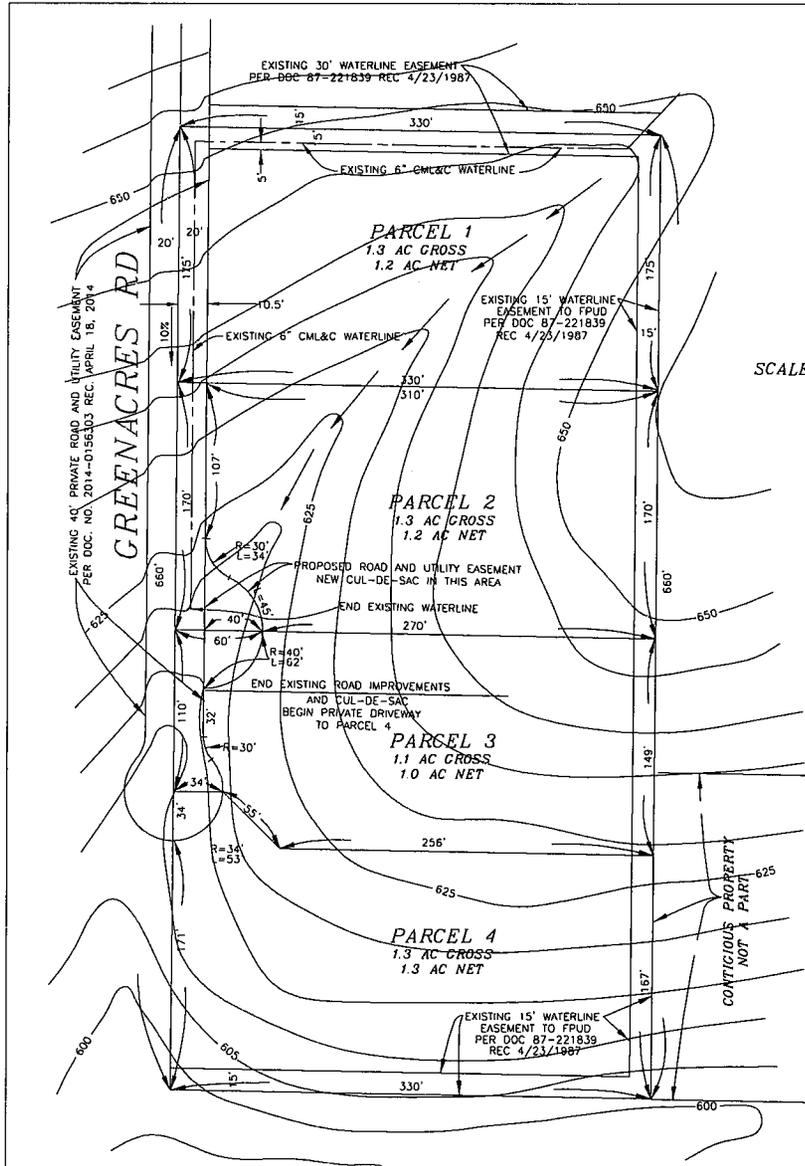
| SLOPE DENSITY | |
|---------------|-----------|
| LOT NO. | LOT SLOPE |
| 1 | 13% |
| 2 | 12% |
| 3 | 12% |
| 4 | 14% |



TYPICAL SECTION
EASEMENT ROAD
NO SCALE



VICINITY MAP
NO SCALE
THOMAS BROTHERS
P. 1027 J6



\\SERVER\SURV\CADD\1810\TM_11-16-15

1-77

TENTATIVE PARCEL MAP PRELIMINARY GRADING PLAN

SOLAR NOTE
 ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED 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

- LEGEND/ABBREVIATIONS**
- FILL SLOPE
 - CUT SLOPE
 - PRIMARY LEACH LINE
 - RESERVE LEACH LINE
 - PERCOLATION HOLES
 - DEEP HOLES
 - RIP RAP
 - HEAD WALL
 - INVERT ELEVATION
 - TIGHT LINE
 - SEPTIC TANK
 - WATER SERVICE
 - ELECTRIC SERVICE
 - RCP STORM DRAIN
 - FLOW DIRECTION
 - SPILLWAY
 - BIODEPOSITION/HYDROMOD & WATER QUALITY
 - RIP-RAP

APPROXIMATE EARTHWORK

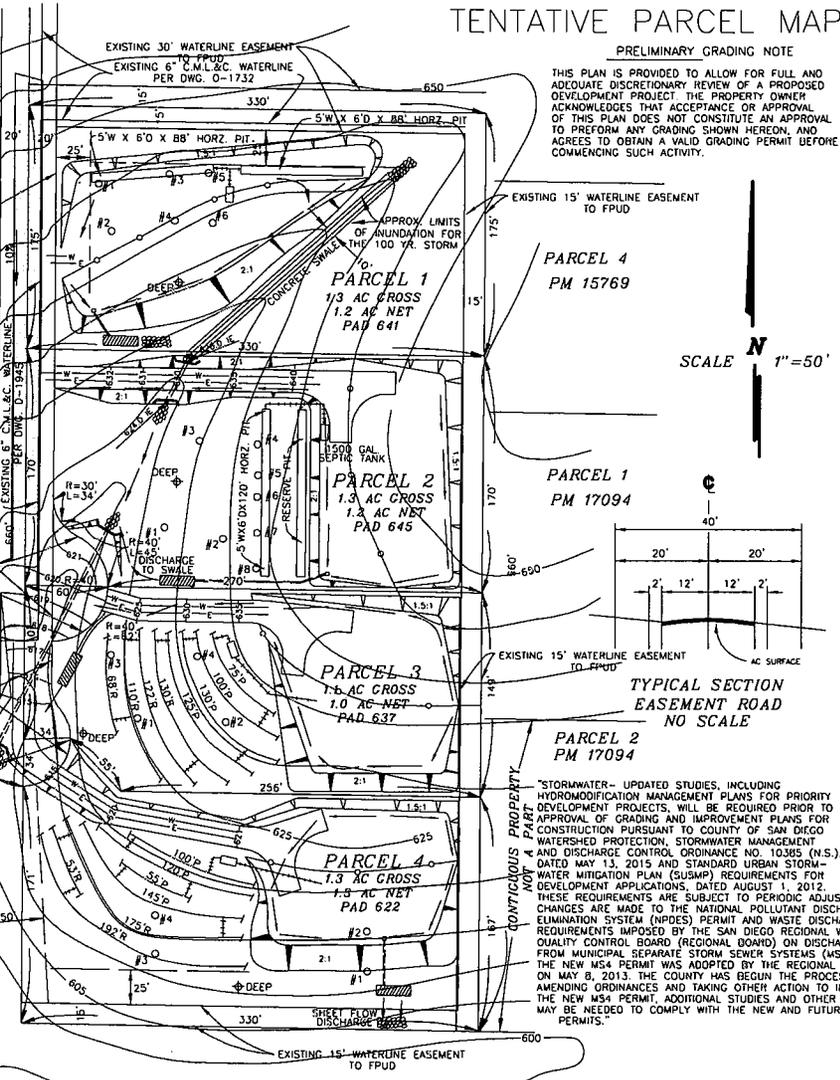
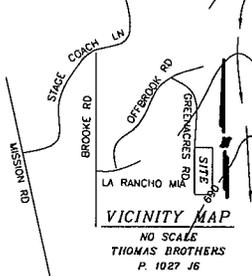
| | CUT | FILL |
|----------|--------|--------|
| PARCEL 1 | 277CY | 1556CY |
| PARCEL 2 | 1778CY | 930CY |
| PARCEL 3 | 1065CY | 1111CY |
| PARCEL 4 | 819CY | 1252CY |
| TOTAL | 3939CY | 4849CY |
| IMPORT | 910 CY | |

BUILD ADDITIONAL PAVED CUL-DE-SAC TO COUNTY STANDARDS & FIRE REQUIREMENTS

END EXISTING ROAD IMPROVEMENTS AND CUL-DE-SAC BEGIN PRIVATE DRIVEWAY TO PARCEL 4

EXISTING 40' PRIVATE ROAD AND 34' RADIUS CUL-DE-SAC PER OOC. 2014-0156303 REC APRIL 18, 2014. SEE PM 14783

NOTE: ALL DRAINAGE IMPROVEMENTS ARE BEING BUILT WITHIN THE EXISTING EASEMENT AND ARE PART OF THE RIGHT TO CONSTRUCT A ROAD PER DEED.



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

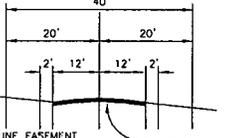
LAND DIVISION STATEMENT - OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED OCEP BEFORE 2/1/72) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREET AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

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

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS ___ DAY OF APRIL, 2014, AT BONSAAL, CALIFORNIA.

SCALE 1"=50'



*STORMWATER- UPDATED STUDIES, INCLUDING HYDROMODIFICATION MANAGEMENT PLANS FOR PRIORITY DEVELOPMENT PROJECTS, WILL BE REQUIRED PRIOR TO APPROVAL OF GRADING AND IMPROVEMENT PLANS FOR CONSTRUCTION PURSUANT TO COUNTY OF SAN DIEGO WATERSHED PROTECTION, STORMWATER MANAGEMENT AND DISCHARGE CONTROL ORDINANCE NO. 10085 (M.S.), DATED MAY 13, 2015 AND STANDARD URBAN STORM-WATER MITIGATION PLAN (SUSMP) REQUIREMENTS FOR DEVELOPMENT APPLICATIONS, DATED AUGUST 1, 2012. THESE REQUIREMENTS ARE SUBJECT TO PERIODIC ADJUSTMENT AS CHANGES ARE MADE TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT AND WASTE DISCHARGE REQUIREMENTS IMPOSED BY THE SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (REGIONAL BOARD) ON DISCHARGES FROM MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MS4). THE NEW MS4 PERMIT WAS ADOPTED BY THE REGIONAL BOARD ON MAY 8, 2013. THE COUNTY HAS BEGUN THE PROCESS OF AMENDING ORDINANCES AND TAKING OTHER ACTION TO IMPLEMENT THE NEW MS4 PERMIT. ADDITIONAL STUDIES AND OTHER ACTION MAY BE NEEDED TO COMPLY WITH THE NEW AND FUTURE MS4 PERMITS.

SIGNATURE _____ SIGNATURE _____
 NAME LANCE McCUNE & DANIELLE R. McCUNE, TRUSTEE OF THE McCUNE FAMILY
 2000 TRUST DATED MAY 24, 2000.
 ADDRESS P.O. BOX 1094 ADDRESS _____
 BONSAAL, CA 92003
 PHONE: (760) 207-9769 PHONE: _____

- COMPLETED TAX ASSESSOR'S NUMBER IS 106-121-10
- ABBREVIATED LEGAL DESCRIPTION OF THE LAND SHOWN ON THE TENTATIVE PARCEL MAP, PORTION OF THE SE 1/4 OF LOT 11, TRACT "D" RANCHO MONSERATE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA
- GENERAL PLAN REGIONAL CATEGORY SEMI-RURAL
- COMMUNITY/SUBREGIONAL PLAN AREA FALLBROOK
- LAND USE DESIGNATION(S) RESIDENTIAL (SR-1)
- EXISTING ZONING:

| USE REGULATIONS | RR |
|-------------------|------|
| NEIGHBORHOOD RECS | J |
| DENSITY | - |
| LOT SIZE | 1 AC |
| BUILDING TYPE | C |
| MAX FLOOR AREA | - |
| FLOOR AREA RATIO | - |
| HEIGHT | 0 |
| COVERAGE | - |
| SETBACK | B |
| OPEN SPACE | - |
| SPECIAL AREA RECS | C |

- ASSOCIATED PERMITS: N/A
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD, (I.E. RECORDED EASEMENT, UNRECORDED EASEMENT IDENTIFY AND SPECIFY WIDTH) : EXISTING 40' PRIVATE ROAD EASEMENT TO BROOK ROAD (PUBLIC)
- WATER SOURCE: FALLBROOK PUBLIC UTILITY DISTRICT
- SEPTIC/ SEWER DISTRICT: SEPTIC
- FIRE DISTRICT: FALLBROOK FIRE PROTECTION DISTRICT
- SCHOOL DISTRICT: FALLBROOK SCHOOL DISTRICTS
- ASSESSOR'S TAX RATE AREA: 79002
- TOPOGRAPHY FROM: COUNTY OF SAN DIEGO, TOPOGRAPHICAL SURVEY: SHEET 430-1801
- NO GRADING IS PROPOSED LOT SALES

LAWRENCE PAXTON, PL5447
 PAXTON SURVEYING & ENGINEERING
 P.O. BOX 1481 ESCONDIDO, CA 92033
 PHONE: (760) 294-6871

SERVER SURVEYING/GRADING_11-18-15