



County of San Diego

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October 22, 2014

Newland Sierra, LLC
Attn: Rita Brandin
9820 Towne Centre Drive, Suite 100
San Diego, CA 92121

NEWLAND SIERRA MAJOR PRE-APPLICATION SUMMARY LETTER

RECORD ID: PDS2014-MPA-14-018

PROJECT ADDRESS: North of Deer Springs Road, east of North Twin Oaks Valley Road and west of Interstate 15;

APNs: 172-091-07, 172-220-14, 16, & 18, 174-190-12, 13, 20, 41, 43, & 44, 174-210-01, 05, 07, 08, 11, 12, 17, & 18, 174-211-04, 05, 06, & 07, 174-280-11 & 14, 174-290-02, 178-100-05 & 26, 178-101-01, 16, 17, 25 through 28, 178-221-09, 182-040-36 & 69, 186-250-13, 186-611-01, 07 through 09, 11, 14 through 17 & 23, and 187-540-49 through 51;

TRUST ACCOUNT NO.: 2024843-D-01775

Dear Ms. Brandin:

The County appreciates your efforts to work with us early on during this Major Pre-application process for the Newland Sierra project. The information provided in this letter is intended to provide useful information in preparation of a complete application, including major issues, required environmental technical studies and a requirement for an Environmental Impact Report. Once you are satisfied with the Major Pre-Application process and file a formal application, we will conduct a completeness review and thorough evaluation of the project and environmental analysis. We are committed to work with you and your team as you prepare the requested documents and finalize a formal application.

On September 8, 2014, Planning & Development Services (PDS) received a Major Pre-application for a future project consisting of a General Plan Amendment, Specific Plan, Rezone, Site Plan and Tentative Map for a large master planned community. The materials submitted consisted of a project description, existing and proposed Zoning and General Plan designations, road cross-sections, a park and trails plan and a Tentative Map. On October 9, 2014 PDS held a Major Pre-application Meeting. This letter provides a summary of the major

issues discussed at the conference, key decisions or determination, and guidance for project submittal and processing.

COMMUNITY SPONSOR GROUP AND DESIGN REVIEW BOARD COORDINATION

PDS strongly recommends coordination with the Twin Oaks Valley Community Sponsor Group, Bonsall Community Sponsor Group, Hidden Meadows Community Sponsor Group and I-15 Design Review Board prior to application submittal, as the Department will consider comments from community sponsor groups in its decision making process. See the following links for a list of the chairpersons and contact information:

Planning and Sponsor Group: <http://www.sdcounty.ca.gov/PDS/docs/plngchairs.pdf>

Design Review Board: <http://www.sdcounty.ca.gov/PDS/docs/DRB.pdf>

OVERVIEW

A. Attendees

The following County staff and Applicant representatives attended the Pre-application Meeting:

NAME	ORGANIZATION
Mark Slovick David Sibbet Diana Perez Nick Ortiz Everett Hauser	PDS
Nick Martinez Jill Bankston Jessica Cissel	DPR
Rita Brandin Brice Bossler Eric Armstrong Phil Rath Glen Schmidt Brian Grover	Applicant

B. Project Description

Below is the project description that staff has generated from the information provided in the application package. Please review this project description and verify with staff that the project description is correct:

The project site is comprised of approximately 1,983 acres and proposes the development of a new master planned community consisting of 2,135 dwelling units, 81,000 square feet of commercial space, a 6-acre school site, approximately 18 acres of parks and 1,200 acres of biological open space in the Bonsall Community Plan area and North County Metro Subregional Plan area within the communities of Twin Oaks and Hidden Meadows. The project site is generally located north of Deer Springs Road, I-15 on the east and Twin Oaks Valley Road on the west. The project will consist of entitlements for a General Plan Amendment, Specific Plan, Rezone, Tentative Map and Site Plan.

The proposed General Plan Amendment would change the existing Rural Regional Category to Semi-Rural and adjust the boundaries of the existing Village Regional Category. The existing Rural Lands (RL-20), Office Professional (C-2), and General Commercial (C-1) is proposed to be changed to Open Space-Conservation (OS-C), Semi-Rural 1 (SR-1) and Village Core Mixed Use (C-5). The existing Semi-Rural 10 (SR-10) would remain over the portion of the site that is located along Sarver Lane. The existing zoning on the project site is General Commercial (C36), Office Professional (C30), Rural Residential (RR), Limited Agricultural (A70), Extractive (S92), and General Rural (S92). The proposed zoning would include General Commercial/Residential (C34), Urban Residential (RU), Limited Agricultural (A70), and Open Space (OS). The project site contains portions of the project site along I-15 that are subject to the "B" Special Area Regulation for Community Design Review Area Regulations pursuant to the I-15 Scenic Preservation Guidelines. The site is also subject to an existing "D" Special Area Regulation for Design Review.

The project would consist of seven planning areas. The Sierra Town Center would be located off Deer Springs Road in the southeastern corner of the project site. The Town Center would include 81,000 square feet of commercial retail space, 95 townhomes, a 6-acre school site and neighborhood parks. The Sierra Terraces would be located north of the Town Center on the west side of the proposed entry road. The planning area would contain a total of 462 dwelling units and neighborhood parks. The Sierra Valley planning area would be located northwest of the Sierra Terraces and would contain 501 dwelling units and neighborhood parks. The Sierra Hillside planning area is located north of the Sierra Terraces, east of the main entry road and would contain 240 dwelling units and a neighborhood park. The Sierra Knoll planning area would be located south of the Sierra Summit planning area and would contain 366 dwelling units and neighborhood parks. The Sierra Mesa planning area is located north of the Sierra Hillside and would contain 322 dwelling units and a neighborhood park. The Sierra Summit planning area would be located in the northernmost area of the project and would contain 149 dwelling units.

The project would include options for Deer Springs Road as follows:

Option A would be to downgrade the Mobility Element classification through a General Plan Amendment from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane). The segment of Deer Springs Road between Sarver Lane and Mesa Rock Road would be classified as a 2.1B Community Collector and the segments south of Sarver Lane and east of Mesa Rock Road would be classified as a 4.1A Major Road.

Option B would not change the current 6.2 Prime Arterial (6-lane) Mobility Element classification of Deer Springs Road. Under this option, the segment of Deer Springs Road from I-15 to 1,500 feet west of Mesa Rock Road would be constructed as a 4.1A Major Road (4-lane), but would be graded to the ultimate 6-lane configuration. The segment of Deer Springs Road south of Sarver Lane would also be constructed as a 4.1A Major Road, but grading would not be to the ultimate 6-lane configuration.

Access to the project site would be provided by two main access points along Deer Springs Road. The main access road would be a four lane entry road at Mesa Rock Road. Another main access point would be provided at Sarver Lane. An additional access point would be provided to Twin Oaks Valley Road. The Sarver Lane intersection at Deer Springs Road would be signalized and would include one northbound lane and two southbound lanes. A Project Study Report (PSR) is being prepared for the I-15 interchange in coordination with CALTRANS. The alternatives for the I-15 interchange include southbound hook ramps at Mesa Rock Road south of Deer Springs Road, an eastbound to northbound loop ramp, a roundabout at the southbound ramps/Mesa Rock Road, and other potential configurations.

The project is located within the Vallecitos Water District (VWD) for water and sewer service. Imported water and sewer service would be provided by the Vallecitos Water District (VWD). The extension of sewer and water utilities may be required by the project. Earthwork is estimated to consist of 10,700,000 cubic yards of balanced cut and fill. Additional off-site improvements may be required, but will depend on the results of the EIR and technical analysis.

MAJOR PROJECT ISSUES

The following project issues were identified during the project pre-application scoping and are further discussed in the attachments to this letter. These issues may require substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by PDS. These issues discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies:

1. Consistency with the San Diego County General Plan: The project proposes to locate a high density urbanized development, characterized by small lots, commercial and civic use types within an existing semi-rural community, which may conflict with some goals and policies of the General Plan. Staff has provided a list of the General Plan goals and policies that need to be addressed as part of the General Plan Amendment application and will require a qualitative and quantitative analysis. The list includes goals and policies from all the General Plan Elements along with policies from the North County Metropolitan Subregional Plan area. The General Plan Amendment will be reviewed to ensure that the proposed changes are in the public interest and would not be detrimental to the public health, safety and welfare. The General Plan analysis will be a working document and a final General Plan consistency determination will be made after the project description is clearly defined and the environmental analysis is complete and finalized. The applicant should also review and be familiar with the General Plan and address policy conformance, including conformance with the North County Metropolitan Subregional Plan and related standards to ensure that the future application complies.

Please see the attached Project Issue Checklist for the goals and policies that need to be addressed as part of the General Plan Amendment application.

2. MSCP Draft North County Plan and Natural Communities Conservation Program (NCCP) Consistency: The proposed project is located within the MSCP draft North County Plan and is designated as Pre-Approved Mitigation Area (PAMA). The goal of the North County Plan is to conserve 75 percent of natural lands in the PAMA. Based on staff's review, the proposed project would conserve approximately 60 percent of the natural lands on-site.

The County and the Wildlife Agencies (United States Fish and Wildlife Service and California Department of Fish and Wildlife) discussed the potential for a Hardline Agreement with the applicant at several meetings and additional information is needed in order to evaluate the proposal and make a determination on the proposed request. The Hardline Agreement must be approved by the Wildlife Agencies and the County.

If a Hardline Agreement is not approved, the project would be required to comply with the North County Plan and its requirements for projects in Pre-approved Mitigation Areas (PAMA), including avoidance of critical populations of sensitive species and adherence to preserve design and linkage principles. If the North County Plan has not been approved prior to the project moving forward, the project will require compliance with the Habitat Loss Permit (HLP) Ordinance and the County and Wildlife Agencies Planning Agreement.

3. Deer Springs Road: The applicant preferred proposal for Deer Springs Road consists of downgrading the Mobility Element classification from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane). County staff has concerns with the proposal to downgrade the Mobility Element classification. Staff's preferred proposal is to retain the existing Mobility Element classification (6.2 Prime Arterial) and identify the necessary improvements or at a minimum include the previous Merriam Mountains proposal for Deer Springs Road.

Staff has the following concerns with the applicant's preferred proposal for Deer Springs Road:

- The Project's land use changes would generate more traffic than the General Plan Update considered in the 2011 update, which identified a need for a 6-lane road.
- Deer Springs Road is currently operating at a failing level of service and a 2-lane road would result in a further reduction in the level of service.
- Deer Springs Road is a Mobility Element Road, which is intended to move people and goods between and within communities in the County. The use of the road by residents outside of the County of San Diego or as a cut-through route is acceptable. The extent of cut-through traffic does not result in reviewing or conditioning a project differently.

In summary, County staff does not support a downgrade in the Mobility Element classification of Deer Springs Road to a 2-lane or 4-lane road at this time. The proposal

to downgrade Deer Springs Road to a 4-lane or 2-lane road can be included as Option A in the EIR. Once again, this is our initial position and may change after review of the Traffic Study. Please also note that the Traffic Impact Study should include future Year 2040 and Buildout traffic volumes approved by the County and Caltrans.

4. Off-Site Improvements: To allow for public improvements for areas outside the boundary of this subdivision, the applicant must provide suitable evidence that offsite improvements including grading, dedications, grants (if any), and easements can be accomplished without resorting to County of San Diego assistance. This evidence can be provided in several forms (provide a letter of explanation with the below forms) used:
- A Title Report showing applicant has the right to construct improvements along with a Title Company Guarantee (\$20,000) acknowledging those rights;
 - Recorded Grant Deed or Recorded Right To Purchase for the area where improvements are to be constructed;
 - Other evidence satisfactory to the County that clearly shows an existing and continuing right to construct the required improvements.

The applicant's evidence must also show the ability to have any existing utility easements subordinated to the new Public Easement (if any) as per County Subdivision Ordinance. The foregoing must be accomplished to the satisfaction of PDS and DPW prior to finalizing the project description and conditions for this project.

Provide a map, to engineer's scale, which clearly indicates any off-site road Easements/Dedications/Letters of Permission to Grade/Improve to be acquired, existing I.O.D.s, existing Public Road Easements, etc. Letters of Permission to Grade/Improve must be notarized. Please note that existing off-site road easements may need to be expanded to accommodate road widening required by the project. The ultimate right-of-way width required would be determined through the results of a Traffic Study. The environmental impacts of the off-site improvements will also need to be evaluated.

5. Fire Access: The project proposes lot sizes that are less than 1 acre and is therefore subject to an 800 foot standard. The project proposes to provide access via off-site easements/right-of-way. If easements, dedications or grants (if any) cannot be provided, the proposed project would not comply with the California Code of Regulations (CCR) Title 14 for maximum dead-end road lengths.
6. Cumulative Impacts/Transportation Impact Fee (TIF): The cumulative analysis should address the project's local impacts and regional impacts to the North County Metro and North TIF region, respectively. Please note that the County has begun the process to update the TIF program. Non-conforming GPA projects may be required to pay their TIF fee, provide physical road improvements and may need to contribute or fund a future TIF program update in order to fully mitigate the project's cumulative impacts.

7. Resource Protection Ordinance (RPO): The project is subject to the RPO, which regulates the development of wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. Based on staff's review, the project site and off-site improvement areas may contain these sensitive resources. A detailed analysis of the project's conformance with the RPO is required and should be addressed in each technical study. A steep slope analysis and encroachment map should also be provided. A Comprehensive Resource Management and Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605. For more information on the specific requirements, please see PDS Form 374: <http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-374.pdf>.
8. Environmental Impact Report: There is substantial evidence that your project would have a significant effect on the environment. Therefore, it will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA and address the previous concerns through the environmental analysis. Upon submittal of the required applications as detailed below with the discretionary applications, you will receive a detailed EIR scoping letter from PDS regarding the subjects to be analyzed in the EIR.

Please be advised that staff will utilize the EIR process, particularly the development of EIR project alternatives, to address major issues, planning issues, and/or environmental issues that may arise during the EIR process.

The County of San Diego's environmental review guidelines require that EIRs be prepared by a consultant from the County's List of Environmental Consultants (available at the Planning & Development Services website). Furthermore, the guidelines require that environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a consultant from the County's List of Environmental Consultants (available at the Planning & Development Services website).

A number of environmental issues have been identified, including, but not limited to the following resource areas: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards including Wildland Fires, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Utilities and Transportation.

In addition to the issues outlined in this letter, it is strongly recommended that you contact other agencies to determine additional project requirements. The following link provides an Agency Contact List to assist in your due diligence efforts: <http://www.sdcounty.ca.gov/pds/docs/pds804.pdf>.

I certify that I am the financially responsible party for the General Plan Amendment application, have reviewed and acknowledge the major project issues identified in this letter.

Signature

Date

Print Name

ESTIMATE OF DISCRETIONARY PROCESSING COSTS AND SCHEDULE

An estimate of discretionary processing time and costs that includes several assumptions has been generated for your project and is included in Attachment A. Based on past and recent large scale complex General Plan Amendment projects, it is estimated that County fees and deposits in excess of **\$1,500,000** will be required to get the project through to a hearing. The total processing time for the proposed project from submittal assuming dates and deadlines are met is the **1st quarter of 2017**. Please note that the estimated cost and processing period is based on certain assumptions and could be more or less than originally estimated. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. The estimate includes only the process to get your present applications to hearing and does not include additional post discretionary processing costs such as final map or building permit fees.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/PDS/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

The Department’s goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at <http://www.co.san-diego.ca.us/cob/docs/policy/I-137.pdf> and the FAQ sheet at <http://www.sdcounty.ca.gov/luegdocs/PDS%20FORMS/Cover%20Sheets/Zoning%20Forms/PDS-907,%20processing%20inactive,%20deficit%20projects.pdf> for the Processing of Inactive and Deficit Projects.

DEFENSE AND INDEMNIFICATION

Execution of a Defense and Indemnification Agreement will be required due to the risk to the County of potential litigation associated with this project. A minimum security amount of \$500,000 may also be required. The final amount of security will be determined at a later date. While the indemnification agreement is not executed until Board of Supervisors authorization, typically at the end of the discretionary review process, you should be aware of the obligations, costs and potential risks associated with the agreement and potential future litigation filed

against the County. For Frequently Asked Questions about Defense and Indemnification Agreements, see [Defense and Indemnification FAQs](#).

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation on your project. Planning & Development Services generally makes a final recommendation to approve or deny a project when all planning analysis and environmental documentation is complete and public input is received.

DETERMINATIONS

The following decisions or determinations were made at the Pre-application Meeting:

1. The applicant proposes to change the Mobility Element classification of Deer Springs Road to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane).

PROJECT PROCESSING GUIDANCE

A Project Issues Checklist for all issues, revisions or processing requirements has been prepared for your project and is included in this letter as Attachment A. **This checklist shall be used by the County and the applicant as the checklist of project issues that must be resolved and revisions that must be completed prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental documentation is required pursuant to CEQA.** In response to the Project Issues Checklist, the applicant is expected to include a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

CONSULTANT LIST & MEMORANDUM OF UNDERSTANDING (MOU)

Certain technical studies must be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego's website at: <http://www.sdcounty.ca.gov/luegdocs/PDS%20PROCEDURES/REGULATORY%20PLANNING/REFERENCE%20DOCUMENTS/CEQA%20CONSULTANT%20LIST.pdf>. No list is maintained for hydrology and stormwater management planning. With the exception of minor stormwater management plans, only registered engineers registered in the State of California shall be permitted to submit hydrology/drainage studies and only registered engineers or Certified Professionals in Storm Water Quality certified by CPESC, Inc., or an equivalent entity approved by the Director of Public Works, shall be permitted to submit stormwater management plans.

Applicants are responsible for selecting and direct contracting with specific consultants from the County's list to prepare CEQA documents for private projects. Prior to the first submittal of a CEQA document prepared by a listed consultant for a private project, the applicant, consultant, consultant's firm (if applicable) and County shall execute the attached Memorandum(s) of Understanding (MOU). The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the MOU for each requested applicable study. The clear identification of roles and responsibilities for all parties is intended to contribute to improved environmental

document quality. The MOU can be found on the Department's website at: <http://www.sdcounty.ca.gov/luegdocs/Templates/Boilerplate%20Templates/MOU.doc>.

GUIDELINES FOR DETERMINING SIGNIFICANCE & REPORT FORMAT AND CONTENT REQUIREMENTS

Technical studies must be prepared using the Guidelines for Determining Significance and Report Format & Content Requirements. The Guidelines and Report Format & Content Requirements can be found on the Department's website at <http://www.co.san-diego.ca.us/PDS/procguid.html> (listed in alphabetical order).

SUBMITTAL REQUIREMENTS

To assure timely cost-effective processing of your project, all items must be submitted concurrently. The submittal must be made to the PDS Zoning Counter at 5510 Overland Avenue, Suite 110, San Diego, CA 92123. **For fastest service when submitting information requested in this letter, arrive at the PDS Zoning Counter between 8:00 a.m. and 10:00 a.m. Please note that all Public Counters at PDS are closed daily from 11:45 a.m. through 12:30 p.m. Expect longer wait times before and after the lunchtime closure.**

The submittal must include the following items:

1. Submit a copy of this letter.
2. **SUBMIT AN APPLICATION FOR A GENERAL PLAN AMENDMENT, SPECIFIC PLAN, REZONE, AND TENTATIVE MAP.** Please *contact the zoning counter at 858-694-2262 to verify your submittal requirements for each application type and schedule an appointment* for the submittal of your applications. Please make the appointment as soon as possible, as the wait time for appointments fluctuates.
3. **SUBMIT A SEPARATE LETTER ADDRESSING EACH ITEM IN THE ATTACHED PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter is required to detail how every unresolved item has been addressed in the resubmittal package.
4. In addition to the applications noted in #2 above, the following information and/or document(s) with the requested number of copies shall be provided.

Information/Document	# of Copies	CD or Flash Drive with Word <u>and</u> PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
Project Issue Checklist Response Letter (see #3 above)	1	1 PDF	Project Manager, Mark Slovick (1) Business Rule: Project Issue Checklist Response Letter

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
Special Handling Form – Mandatory for projects with Major Project Issues. Must be signed by PDS Project Manager.	1		Business Rule: PDS-341
Signed copy of this letter (FOR GPA APPLICATIONS ONLY)	2		Project Manager, Mark Slovick (1) Business Rule: Specific Plan
Specific Plan	5	1 PDF 1 Word	Project Manager, Mark Slovick (1), Land Development (2), Twin Oaks CSG (1), Hidden Meadows CSG (1), Bonsall CSG (1), I-15 DRB (1), CFA (1), DSFPD (1) Business Rule: Specific Plan
Conceptual Landscape Plan	2	1 PDF	Project Manager, Mark Slovick (1), Landscape Architect (1), DSFPD (1), CFA (1) Business Rule: Landscape Plans
Preliminary Grading Plan	5	1 PDF	Project Manager, Mark Slovick (1), Land Development PM (2), DEH (1), Twin Oaks CSG (1), Hidden Meadows CSG (1), Bonsall CSG (1), I-15 DRB (1) Business Rule: Grading Plan
Amended Project Description	1	1 PDF	Project Manager, Mark Slovick (1), LD (1) Business Rule: Project Description

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
<u>Resource Protection Study</u>	2	1 PDF	Project Manager, Mark Slovick (1), Land Development (1) Business Rule: Resource-Protection-Study
<u>Visual Impact Analysis</u>	2	1 PDF 1 Word	Project Manager, Mark Slovick (1), EIR Coordinator (1) Business Rule: Visual-Impact-Report
<u>Agricultural Analysis</u>	2	1 PDF 1 Word	Project Manager, Mark Slovick (1), Agriculture Specialist (1) Business Rule: Agricultural Study
<u>Air Quality Study and Health Risk Assessment (HRA)</u>	2	1 PDF 1 Word	Project Manager, Mark Slovick (1), Air Quality Specialist (1) Business Rule: Air Quality Report
<u>Biological Resource Report and Resource Map</u>	3	1 PDF 1 Word	Project Manager, Mark Slovick (1), Biologist (1), Advanced Planning (1) Business Rule: Biological-Resource-Report
<u>Open Space Exhibit and Fencing/Signage Exhibit</u>	3	1 PDF 1 Word	Project Manager, Mark Slovick (1), Biologist (1), Advanced Planning (1) Business Rule: Biological Resource Easement Map and/or Biology Resource (map)

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
<u>Off-Site Mitigation Information</u>	3	1 PDF 1 Word	Project Manager, Mark Slovick (1), Biologist (1), Advanced Planning (1) Business Rule: Deeds
<u>Conceptual Resource Management Plan</u>	3	1 PDF 1 Word	Project Manager, Mark Slovick (1), Biologist (1), Advanced Planning (1) Business Rule: Resource Management Plan
<u>Conceptual Revegetation Plan</u>	4	1 PDF	Project Manager, Mark Slovick (1), Biologist (1), Advanced Planning (1), Landscape Architect (1) Business Rule: Revegetation Plan
<u>Archaeological Report</u>	2	1 PDF 1 Word	Project Manager, Mark Slovick (1), Cultural Resources Specialist (1) Business Rule: Business Rule: Cultural-Resource-Report
<u>Archaeological Report Confidential Appendix</u>	1	1 PDF 1 Word	Cultural Resources Specialist (1) Business Rule: Arch Survey Confidential
<u>Geologic Investigation/ Reconnaissance Report (On-site and Off-site Improvement Areas)</u>	2	1 PDF	Project Manager, Mark Slovick (1), Geologist (1) Business Rule: Geology Report

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
Phase I Environmental Site Assessment	2	1 PDF	Mark Slovick (1), Hazards Specialist (1) Business Rule: Hazardous Materials Environmental Site Assessment
Vector Management Plan	3	1 PDF 1 Word	Project Manager, Mark Slovick (1), Vector Specialist (2) Business Rule: Vector Control Plan
Fire Protection Plan	4	1 PDF 1 Word	Project Manager, Mark Slovick (1), DPW (1), Deer Springs Fire Protection District (1), County Fire Authority (1) Business Rule: Fire Protection Plan
Stormwater Management Plan	3	1 PDF	Project Manager, Mark Slovick (1), LD (2) Business Rule: Major-SWMP
Drainage/Flooding	3	1 PDF	Project Manager, Mark Slovick (1), LD (2) Business Rule: Hydrology
Mineral Resource Investigation	2	1 PDF 1 Word	Project Manager, Mark Slovick (1), Geologist (1) Business Rule: Mineral-Resources
Noise Analysis	2	1 PDF 1 Word	Project Manager, Mark Slovick (1), Noise Specialist (1) Business Rule: Acoustical/Noise Report

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
Climate Change Analysis	2	1 PDF 1 Word	Project Manager, Mark Slovick (1), GHG Specialist (1) Business Rule: Climate Change Analysis
Traffic Impact Analysis	3	1 PDF	Project Manager, Mark Slovick (1), LD (2) Business Rule: Traffic-Impact
Third Party Review of Roundabouts	3	1 PDF	Project Manager, Mark Slovick (1), LD (2) Business Rule: Traffic-Impact
Water Service Analysis with Fire Flow/Hydraulic Analysis (On-site & Off-site with Vallecitos Water District Approval)	3	1 PDF	Project Manager, Mark Slovick (1), CFA (1), DSFPD (1) Business Rule: Water/Wastewater
Sewer Service Analysis (On-site & Off-site with Vallecitos Water District Approval)	2	1 PDF	Project Manager, Mark Slovick (1), LD (1) Business Rule: Water/Wastewater
Water Supply Assessment (WSA) (with Vallecitos Water District Approval)	2	1 PDF	Project Manager, Mark Slovick (1), Jim Bennet (1) Business Rule: Water Supply Assessment
Title Report	2	1 PDF	Project Manager, Mark Slovick (1), LD (1) Business Rule: Title Report

Information/Document	# of Copies	CD or Flash Drive with Word and PDF Doc	Document Distribution <i>(For Admin Purposes Only)</i>
<u>Quitclaim/Easement Abandonment Letters (Private Easements)</u>	2	1 PDF	Project Manager, Mark Slovick (1), LD (1) Business Rule: Legal Agreements and Authorizations
<u>Concurrence from Utility Providers/Easement Holders (San Diego County Water Authority & Vallecitos Water District)</u>	2	1 PDF	Project Manager, Mark Slovick (1), LD (1) Business Rule: Legal Agreements and Authorizations
<u>Memorandums of Understanding according to Attachment E</u>	9 Subject Areas (1 Copy each)		Project Manager, Mark Slovick (All) Business Rule: MOU
The staff turnaround goal for review of the requested information/document is 30 days.			

4. Deposits:

TRUST ACCOUNT ID#: 2024843-D-01775	
DEPOSITS	
PDS	\$160,000.00
FEES	FEE AMOUNT
ESTIMATE OF TOTAL DEPOSITS & FEES: \$160,000.00	

* Refer to the attached "Estimate of Discretionary Processing Time and Cost" for a complete estimate of project costs through hearing /decision.

If you choose not to proceed with the project and you would like to request a refund of any remaining funds in your account, you may contact the Developer Deposit Hotline at 858-694-2320 or via e-mail at DeveloperDeposits_CustomerService@sdcounty.ca.gov. Please note

that deposit funds may have been fully expended and a refund may not be processed until all work on the project is complete and the project file is closed.

PRE-APP EXPIRATION DATE

In order to maintain adequate progress in processing of your project, the PDS requires that all of the revisions/information requested in this letter be submitted in conformance with the above submittal requirements by **April 22, 2015**. Please note that an extension of this date may be granted at the discretion of the Director of the PDS, however changes in circumstance may occur that render the direction in this letter outdated, incomplete or incorrect. To request an extension, submit a written request, signed and dated by the project applicant. The request must include the proposed new submittal date and a brief reasoning for the extension request. If the revised document(s) are not received, or an approved extension request is not granted by the Director by the above date, the information requested in this letter will not be accepted and a new pre-application may be needed to provide current submittal requirements.

If you have any questions or need additional information, please contact me at (858) 495-5172 or at Mark.Slovick@sdcounty.ca.gov.

Sincerely,



Mark Slovick, Project Manager
Project Planning Division

Attachments: Comments from San Diego County Water Authority
Comments from San Diego Gas & Electric (SDG&E)
Comments from the San Diego County Sheriff's Department
Comments from the North County Transit District

cc: San Marcos Unified School District, 1 Civic Center Drive, Suite 300, San Marcos,
CA 92069
Escondido Union Elementary School District, 2310 Aldergrove Avenue,
Escondido, CA 92029
Escondido Union High School District, 302 North Midway, Escondido, CA 92027

email cc:

Twin Oaks Community Sponsor Group
Bonsall Community Sponsor Group
Hidden Meadows Community Sponsor Group
I-15 Design Review Board
Vallecitos Water District
Deer Springs Fire Protection District
City of San Marcos
CALTRANS
SANDAG

SCOPING LETTER MATRIX

Attachment	Item
A	Project Issue Checklist
B	Planning Analysis
C	Scope for Specific Plan
D	Estimate of Discretionary Processing Time and Cost
E	Memorandums of Understanding
F	Scope for Visual Resources & Aesthetics
G	Scope for Agricultural Resources
H	Scope for Air Quality Analysis
I	Scope of Biological Resources Report
J	Scope for Cultural Resources
K	Paleontological Resources Requirements
L	Scope for Geologic Investigation/Reconnaissance Report
M	Scope for Phase I Environmental Site Assessment
N	Scope for Vector Management Plan
O	Scope for Stormwater Management Plan and Drainage/Flooding Analysis
P	Scope for Mineral Resources
Q	Scope for Noise Issues
R	Scope for Climate Change Analysis
S	Scope for Traffic Impact Analysis
T	Trails
U	Scope for Water Supply Assessment (WSA) and Water Verification Report
V	Scope for Conceptual Landscape Plan

Comments from the San Diego Association of Governments (SANDAG) have not yet been received. Comments will be forwarded to you when they are received.

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME:	Newland Sierra	Project Number:	PDS2014-MPA-14-018
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Summary of Document Requests and Reviews			
<i>Purpose: To track requests for technical studies, maps/plot plans, and other requested information</i>			10/22/2014
			Last Updated:

Plan/Study Request	Status of Review	Date Requested	Date of Study	Date Accepted
Agriculture Technical Report		10/22/2014		
Air Quality Analysis		10/22/2014		
Biological Resources Report		10/22/2014		
Conceptual Resource Management Plan		10/22/2014		
Conceptual Revegetation Plan		10/22/2014		
Climate Change Analysis		10/22/2014		
Conceptual Landscape Plan		10/22/2014		
Concurrence from Utility Providers/Easement Holders (San Diego County Water Authority & Vallecitos Water District)		10/22/2014		
Cultural Resource Report		10/22/2014		
Fire Protection Plan (FPP)	Revisions Requested	10/22/2014		
Geotechnical Report		10/22/2014		
Historical Resources Report		10/22/2014		
Hydromodification Management Plan		10/22/2014		
Memorandums of Understanding		10/22/2014		
Mineral Resource Report		10/22/2014		
Noise Analysis		10/22/2014		
Off-site Mitigation Information		10/22/2014		
Open Space Exhibit and Fencing/Signage Exhibit		10/22/2014		
Ownership Verification		10/22/2014		
Phase I Environmental Site Assessment (ESA)		10/22/2014		
Preliminary Drainage Study		10/22/2014		
Preliminary Grading Plan		10/22/2014		
Project Description	Revisions Requested	10/22/2014		
Quitclaim/Easement Abandonment Letters (private easements)		10/22/2014		
Request for Modification of Conditions (DPW)		10/22/2014		
RPO Open Space/Encroachment Map		10/22/2014		
RPO Slope Analysis		10/22/2014		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME:	Newland Sierra	Project Number:	PDS2014-MPA-14-018
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Summary of Document Requests and Reviews			
<i>Purpose: To track requests for technical studies, maps/plot plans, and other requested information</i>			10/22/2014
			Last Updated:

Plan/Study Request	Status of Review	Date Requested	Date of Study	Date Accepted
Sewer Service Analysis		10/22/2014		
Sight Distance Study		10/22/2014		
Specific Plan		10/22/2014		
Stormwater Management Plan		10/22/2014		
Tentative Map	Revisions Requested	10/22/2014		
Third Party Review of Roundabouts		10/22/2014		
Title Report		10/22/2014		
Traffic Impact Analysis		10/22/2014		
Vector Management Plan		10/22/2014		
Visual Resource Report		10/22/2014		
Water Service Analysis		10/22/2014		
Water Supply Assessment		10/22/2014		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-1	Major Project Issue	<p><u>Consistency with the San Diego County General Plan:</u> The project proposes to locate a high density urbanized development, characterized by small lots, commercial and civic use types within an existing semi-rural community, which may conflict with some goals and policies of the General Plan. Staff has provided a list of the General Plan goals and policies that need to be addressed as part of the General Plan Amendment application and will require a qualitative and quantitative analysis. The list includes goals and policies from all the General Plan Elements along with policies from the North County Metropolitan Subregional Plan area. The General Plan Amendment will be reviewed to ensure that the proposed changes are in the public interest and would not be detrimental to the public health, safety and welfare. The General Plan analysis will be a working document and a final General Plan consistency determination will be made after the project description is clearly defined and the environmental analysis is complete and finalized. The applicant should also review and be familiar with the General Plan and address policy conformance, including conformance with the North County Metropolitan Subregional Plan and related standards to ensure that the future application complies.</p> <p>Please see the attached Project Issue Checklist for the goals and policies that need to be addressed as part of the General Plan Amendment application.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-2	Major Project Issue	<p><u>MSCP Draft North County Plan and Natural Communities Conservation Program (NCCP) Consistency:</u> The proposed project is located within the MSCP draft North County Plan and is designated as Pre-Approved Mitigation Area (PAMA). The goal of the North County Plan is to conserve 75 percent of natural lands in the PAMA. Based on staff's review, the proposed project would conserve approximately 60 percent of the natural lands on-site.</p> <p>The County and the Wildlife Agencies (United States Fish and Wildlife Service and California Department of Fish and Wildlife) discussed the potential for a Hardline Agreement with the applicant at several meetings and additional information is needed in order to evaluate the proposal and make a determination on the proposed request. The Hardline Agreement must be approved by the Wildlife Agencies and the County.</p> <p>If a Hardline Agreement is not approved, the project would be required to comply with the North County Plan and its requirements for projects in Pre-approved Mitigation Areas (PAMA), including avoidance of critical populations of sensitive species and adherence to preserve design and linkage principles. If the North County Plan has not been approved prior to the project moving forward, the project will require compliance with the Habitat Loss Permit (HLP) Ordinance and the County and Wildlife Agencies Planning Agreement.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-3	Major Project Issue	<p><u>Deer Springs Road:</u> The applicant preferred proposal for Deer Springs Road consists of downgrading the Mobility Element classification from a 6.2 Prime Arterial (6-lane) to a 4.1A Major Road (4-lane) and a 2.1B Community Collector (2-lane). County staff has concerns with the proposal to downgrade the Mobility Element classification. Staff's preferred proposal is to retain the existing Mobility Element classification (6.2 Prime Arterial) and identify the necessary improvements or at a minimum include the previous Merriam Mountains proposal for Deer Springs Road.</p> <p>Staff has the following concerns with the applicant's preferred proposal for Deer Springs Road:</p> <ul style="list-style-type: none"> • The Project's land use changes would generate more traffic than the General Plan Update considered in the 2011 update, which identified a need for a 6-lane road. • Deer Springs Road is currently operating at a failing level of service and a 2-lane road would result in a further reduction in the level of service. • Deer Springs Road is a Mobility Element Road, which is intended to move people and goods between and within communities in the County. The use of the road by residents outside of the County of San Diego or as a cut-through route is acceptable. The extent of cut-through traffic does not result in reviewing or conditioning a project differently. 		10/22/14	
1-3 (cont'd)	Major Project Issue	<p>In summary, County staff does not support a downgrade in the Mobility Element classification of Deer Springs Road to a 2-lane or 4-lane road at this time. The proposal to downgrade Deer Springs Road to a 4-lane or 2-lane road can be included as Option A in the EIR. Once again, this is our initial position and may change after review of the Traffic Study. Please also note that the Traffic Impact Study should include future Year 2040 and Buildout traffic volumes approved by the County and Caltrans.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-4	Major Project Issue	<p><u>Off-Site Improvements:</u> To allow for public improvements for areas outside the boundary of this subdivision, the applicant must provide suitable evidence that offsite improvements including grading, dedications, grants (if any), and easements can be accomplished without resorting to County of San Diego assistance. This evidence can be provided in several forms (provide a letter of explanation with the below forms) used:</p> <ul style="list-style-type: none"> • A Title Report showing applicant has the right to construct improvements along with a Title Company Guarantee (\$20,000) acknowledging those rights; • Recorded Grant Deed or Recorded Right To Purchase for the area where improvements are to be constructed; • Other evidence satisfactory to the County that clearly shows an existing and continuing right to construct the required improvements. <p>The applicant's evidence must also show the ability to have any existing utility easements subordinated to the new Public Easement (if any) as per County Subdivision Ordinance. The foregoing must be accomplished to the satisfaction of PDS and DPW prior to finalizing the project description and conditions for this project.</p>		10/22/14	
1-4 (cont'd)	Major Project Issue	<p>Provide a map, to engineer's scale, which clearly indicates any off-site road Easements/Dedications/Letters of Permission to Grade/Improve to be acquired, existing I.O.D.s, existing Public Road Easements, etc. Letters of Permission to Grade/Improve must be notarized. Please note that existing off-site road easements may need to be expanded to accommodate road widening required by the project. The ultimate right-of-way width required would be determined through the results of a Traffic Study. The environmental impacts of the off-site improvements will also need to be evaluated.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-5	Major Project Issue	<u>Fire Access:</u> The project proposes lot sizes that are less than 1 acre and is therefore subject to an 800 foot standard. The project proposes to provide access via off-site easements/right-of-way. If easements, dedications or grants (if any) cannot be provided, the proposed project would not comply with the California Code of Regulations (CCR) Title 14 for maximum dead-end road lengths.		10/22/14	
1-6	Major Project Issue	<u>Cumulative Impacts/Transportation Impact Fee (TIF):</u> The cumulative analysis should address the project's local impacts and regional impacts to the North County Metro and North TIF region, respectively. Please note that the County has begun the process to update the TIF program. Non-conforming GPA projects may be required to pay their TIF fee, provide physical road improvements and may need to contribute or fund a future TIF program update in order to fully mitigate the project's cumulative impacts.		10/22/14	
1-7	Major Project Issue	<u>Resource Protection Ordinance (RPO):</u> The project is subject to the RPO, which regulates the development of wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites. Based on staff's review, the project site and off-site improvement areas may contain these sensitive resources. A detailed analysis of the project's conformance with the RPO is required and should be addressed in each technical study. A steep slope analysis and encroachment map should also be provided. A Comprehensive Resource Management and Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605. For more information on the specific requirements, please see PDS Form 374: http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/for_mfields/PDS-374.pdf .		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1-8	Major Project Issue	<p><u>Environmental Impact Report:</u> There is substantial evidence that your project would have a significant effect on the environment. Therefore, it will be necessary to prepare and submit a draft EIR to satisfy the requirements of the CEQA and address the previous concerns through the environmental analysis. Upon submittal of the required applications as detailed below with the discretionary applications, you will receive a detailed EIR scoping letter from PDS regarding the subjects to be analyzed in the EIR.</p> <p>Please be advised that staff will utilize the EIR process, particularly the development of EIR project alternatives, to address major issues, planning issues, and/or environmental issues that may arise during the EIR process.</p> <p>The County of San Diego's environmental review guidelines require that EIRs be prepared by a consultant from the County's List of Environmental Consultants (available at the Planning & Development Services website). Furthermore, the guidelines require that environmental technical studies be prepared by a California Licensed professional (i.e., engineer, geologist) qualified to complete the study or a consultant from the County's List of Environmental Consultants (available at the Planning & Development Services website).</p> <p>A number of environmental issues have been identified, including, but not limited to the following resource areas: Aesthetics, Agriculture, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards including Wildland Fires, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services and Utilities and Transportation.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2-1	Agriculture Technical Report	An Agricultural Resources Technical Report is required to evaluate the significance of potential impacts. The Agricultural Analysis must be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements which can be found on the World Wide Web at http://www.sdcounty.ca.gov/PDS/docs/AG-Guidelines.pdf (Guidelines) and http://www.sdcounty.ca.gov/PDS/docs/AG-Report-Format.pdf (Report Formats).		10/22/14	
3-2	Air Quality Analysis and Health Risk Assessment	An Air Quality Analysis is required. The Air Quality Analysis must be completed using the County's Air Quality Analysis Format Guidelines (attached) which can be found on the World Wide Web at http://www.sdcounty.ca.gov/PDS/Resource/docs/3~pdf/AQ-Report-Format.pdf .		10/22/14	
4-1	Biological Resources Report	<p>A full Biological Resource Report must be prepared in accordance with the County's Report Format and Content Requirements Biological Resources, which can be found on the PDS website. The report shall provide a qualitative and quantitative analysis of all on and off-site biological impacts (both direct and indirect) related to all phases of the project.</p> <p>The report must include a Biological Resources Map showing the location of all vegetation types and sensitive habitats and species of the project site and off-site areas being altered as a result of project implementation. The mapping guidelines are included in the Report Format and Content Guidelines. In order to evaluate impacts to sensitive resources, the most current project plot plan or preliminary grading plan must be included on the map along with proposed open space and limited building zone easements.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
5-1	Board of Supervisors Policies	The project is subject to Board of Supervisors Policy I-73. The purpose of this policy is to minimize the effects of disturbing natural terrain and provide for creative design for Hillside Developments. The policy provides guidelines to assist the Board of Supervisors, the Planning Commission, the Director of Planning & Development Services, and staff in the evaluation of hillside development in San Diego County. It is intended that this policy serve as a guideline and supplement to any other applicable regulations, including the Resource Protection Ordinance. It is also intended that this policy provide advance notice of what may be required when reviewing development proposals in hillside areas.		10/22/14	
5-2	Board of Supervisors Policies	The project is subject to Board of Supervisors Policy I-84, which requires that adequate facilities are available concurrent with need before giving final approval to subdivisions and certain other projects requiring discretionary approval by the County. Since 1980, the County has been using standardized letters for the following reasons: 1. To obtain information from special districts and other facility providers concerning facility availability. 2. To ensure that this information is provided to the appropriate decision-making body; and 3. To provide data to the facility provider so that it can determine what capital improvements are required to serve the project. In order to use standard forms effectively, it is necessary to specify what these form letters should contain and to clarify how they will be used.		10/22/14	
5-3	Board of Supervisors Policies	The project may be subject to Board of Supervisors Policy I-112, which establishes conditions in which the County will consider formation of special districts for new developments.		10/22/14	
5-4	Board of Supervisors Policies	The project may be subject to Board of Supervisors Policy I-136, which provides guidelines to assist concerned parties in following the County's approach to Community Facilities District debt financing.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6-1	Climate Change Analysis	<p>The County has prepared Guidelines for Determining Significance and Report Format and Content Requirements for addressing climate change in CEQA documents. The County has also adopted a Climate Action Plan (CAP) that includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the Guidelines that will be used to ensure consistency of new projects with the County's CAP and the GHG emission reduction target. Development projects that could have cumulatively considerable GHG emissions impacts would need to incorporate relevant measures from the County's CAP and use one of the implementing thresholds from the Significance Guidelines - Efficiency Threshold, Bright Line Threshold, Stationary Source Threshold, or Performance Threshold - to assess significance. Section 4.2 of the Guidelines document provides a detailed step-by-step guide to selecting the right implementing threshold (http://www.sdcounty.ca.gov/pds/advance/Guidelines_for_Determining_Significance_Climate_Change.pdf).</p>		10/22/14	
7-1	Conceptual Landscape Plan	<p>Planning & Development Services has completed review of your project application and has determined that a Conceptual Landscape Plan is required and shall be prepared for the project.</p> <p>Requirements for landscaping are based on the County of San Diego's Water Conservation in Landscaping Ordinance, the Water Efficient Landscape Design Manual, and the County of San Diego Off-Street Parking Design Manual.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
8-1	Conceptual Resource Management Plan	A Conceptual Resource Management Plan (RMP) identifying a specific preservation and long-term funding strategy for mitigation lands must be appended to the Biological Resources Report unless evidence is submitted demonstrating that one is already in effect for the mitigation land. An approved final RMP, open space easements, and funding assurance will be required prior to approval of the Final Map.		10/22/14	
9-1	Conceptual Revegetation Plan	If Revegetation is proposed as mitigation, a Conceptual Revegetation Plan shall be submitted as an appendix to the biological resources report and the project will include a condition of approval to prepare a Revegetation Plan prior to approval of the Final Map. See the County's Report Format and Content Requirements Biological Resources, which can be found at http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Revegetation_Report_Formats.pdf . The Conceptual Revegetation Plan shall include the following elements: (1) the goals of the mitigation, (2) the type(s) and area(s) of the habitat to be established, revegetated restored, enhanced, and/or preserved, (3) the functions and values to be achieved, (4) a description of the proposed mitigation site and why it was chosen, (5) a conceptual implementation plan for the mitigation site, (6) a rationale for expecting implementation success, (7) a map of the conceptual planting plan, and (8) a monitoring and maintenance plan and schedule.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
10- 1	Cultural Resource Report	The project site has previously been evaluated for cultural resources (Gallegos) and it was determined that resources are present on- and off-site. Two resources (CA-SDI-4558, CA-SDI-9822) were determined to be RPO significant and one resource (1901 historic structure) was determined to be CEQA significant. An updated study is required to update existing conditions, identify impacts associated with the current project, confirm the significance determinations, and identify appropriate mitigation. Artifacts associated with previous studies must be evaluated to provide a complete analysis of the various cultural sites. Mitigation for the previous project required curation, grading monitoring, data recovery, index sampling, capping, temporary and permanent fencing, and after hours open space monitoring. The updated study must identify appropriate mitigation in relation to current regulations, laws, and guidelines. Management of cultural resources must be included in the Resource Management Plan.		10/22/14	
11- 1	Fire Protection Plan (FPP)	Please revise the report to address the previous comments provided by the Deer Springs Fire Protection District and County Fire Authority and resubmit the draft Fire Protection Plan.		10/22/14	
11- 2	Fire Protection Plan (FPP)	The Fire Protection Plan should address the proposed change to the Zoning Height Designator to allow three story structures.		10/22/14	
11- 3	Fire Protection Plan (FPP)	The Fire Protection Plan should address the off-site improvements and any necessary clearing along proposed roadways.		10/22/14	
11- 4	Fire Protection Plan (FPP)	Please indicate if there will be any fuel modification required for the access road from the "valley" planning area to the "hillside" plan area.		10/22/14	
11- 5	Fire Protection Plan (FPP)	The Fire Protection Plan should identify the evacuation routes for the community.		10/22/14	
12- 1	General Plan - Guiding Principles			10/22/14	
12- 2	General Plan - Guiding Principles	2. Promote health and sustainability by locating new growth near existing and planned infrastructure, services, and jobs in a compact pattern of development.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
12- 3	General Plan - Guiding Principles	3. Reinforce the vitality, local economy, and individual character of existing communities when planning new housing, employment, and recreational opportunities.		10/22/14	
12- 4	General Plan - Guiding Principles	4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.		10/22/14	
12- 5	General Plan - Guiding Principles	5. Ensure that development accounts for physical constraints and the natural hazards of the land.		10/22/14	
12- 6	General Plan - Guiding Principles	6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns and, when appropriate, plan for development which supports public transportation.		10/22/14	
12- 7	General Plan - Guiding Principles	7. Maintain environmentally sustainable communities and reduce greenhouse gas emissions that contribute to climate change.		10/22/14	
12- 8	General Plan - Guiding Principles	8. Preserve agriculture as an integral component of the region's economy, character, and open space network.		10/22/14	
12- 9	General Plan - Guiding Principles	9. Minimize public costs of infrastructure and services and correlate their timing with new development.		10/22/14	
12- 10	General Plan - Guiding Principles	10. Recognize community and stakeholder interests while striving for consensus.		10/22/14	
13- 11	General Plan Conformance	Staff has identified the following General Plan goals and policies that need to be addressed as part of the project application:		10/22/14	
13- 12	General Plan Conformance - Conservation and Open Space Element	COS-1 Inter-Connected Preserve System. A regionally managed, inter-connected preserve system that embodies the regional biological diversity of San Diego County.		10/22/14	
13- 13	General Plan Conformance - Conservation and Open Space Element	COS-1.1 Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre-Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.		10/22/14	
13- 14	General Plan Conformance - Conservation and Open Space Element	COS-1.2 Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-15	General Plan Conformance - Conservation and Open Space Element	COS-1.3 Management. Monitor, manage, and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.		10/22/14	
13-16	General Plan Conformance - Conservation and Open Space Element	COS-1.4 Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.		10/22/14	
13-17	General Plan Conformance - Conservation and Open Space Element	COS-1.6 Assemblage of Preserve Systems. Support the proactive assemblage of biological preserve systems to protect biological resources and to facilitate development through mitigation banking opportunities.		10/22/14	
13-18	General Plan Conformance - Conservation and Open Space Element	COS-1.7 Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.		10/22/14	
13-19	General Plan Conformance - Conservation and Open Space Element	COS-1.8 Multiple-Resource Preservation Areas. Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not result in the acquisition of large tracts of land.		10/22/14	
13-20	General Plan Conformance - Conservation and Open Space Element	COS-1.9 Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.		10/22/14	
13-21	General Plan Conformance - Conservation and Open Space Element	COS-2 Sustainability of the Natural Environment. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-22	General Plan Conformance - Conservation and Open Space Element	COS-2.1 "Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate. The preservation of existing native plants and the planting of a variety of native (genetically locally adapted) or compatible non-native, non-invasive plant species enhance wildlife habitat areas."		10/22/14	
13-23	General Plan Conformance - Conservation and Open Space Element	COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.		10/22/14	
13-24	General Plan Conformance - Conservation and Open Space Element	COS-3 Protection and Enhancement of Wetlands. Wetlands that are restored and enhanced and protected from adverse impacts.		10/22/14	
13-25	General Plan Conformance - Conservation and Open Space Element	COS-3.1 Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.		10/22/14	
13-26	General Plan Conformance - Conservation and Open Space Element	COS-3.2 "Minimize Impacts of Development. Require development projects to: <ul style="list-style-type: none"> ■ Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and ■ Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species." 		10/22/14	
13-27	General Plan Conformance - Conservation and Open Space Element	COS-4 Water Management. A balanced and regionally integrated water management approach to achieve the long-term viability of the County's water quality and supply.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-28	General Plan Conformance - Conservation and Open Space Element	COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.		10/22/14	
13-29	General Plan Conformance - Conservation and Open Space Element	COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.		10/22/14	
13-30	General Plan Conformance - Conservation and Open Space Element	COS-4.3 Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.		10/22/14	
13-31	General Plan Conformance - Conservation and Open Space Element	COS-4.5 Recycled Water. Promote the use of recycled water and gray water systems where feasible.		10/22/14	
13-32	General Plan Conformance - Conservation and Open Space Element	COS-5 Protection and Maintenance of Water Resources. Protection and maintenance of local reservoirs, watersheds, aquifer-recharge areas, and natural drainage systems to maintain high-quality water resources.		10/22/14	
13-33	General Plan Conformance - Conservation and Open Space Element	COS-5.1 "Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element. Development in floodways and floodplains has the potential to alter natural hydrologic flow and cause soil erosion and increased stormwater runoff—including loss of wetland and health issues related to surface and groundwater contamination."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-34	General Plan Conformance - Conservation and Open Space Element	COS-5.2 "Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element. Development in floodways and floodplains has the potential to alter natural hydrologic flow and cause soil erosion and increased stormwater runoff—including loss of wetland and health issues related to surface and groundwater contamination."		10/22/14	
13-35	General Plan Conformance - Conservation and Open Space Element	COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.		10/22/14	
13-36	General Plan Conformance - Conservation and Open Space Element	COS-5.4 Invasive Species. Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.		10/22/14	
13-37	General Plan Conformance - Conservation and Open Space Element	COS-5.5 "Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources. Protecting reservoir water quality requires that the quality of the water entering the reservoirs is maintained or improved. Pollutants of high concern are nutrients and related algae, total organic carbon, and total dissolved solids."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-38	General Plan Conformance - Conservation and Open Space Element	<p>COS-6.2 "Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:</p> <ul style="list-style-type: none"> • Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations • Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses • Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development. • Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture • Supporting local and State right-to-farm regulations • Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process." <p>Discourage development that is potentially incompatible with intensive agricultural uses, including schools and civic buildings where the public gather, daycare facilities under private institutional use, private institutional uses (e.g., private hospitals or rest homes), residential densities higher than two dwelling units per acre, and offices and retail commercial.</p> 		10/22/14	
13-39	General Plan Conformance - Conservation and Open Space Element	<p>COS-6.3 "Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.</p> <p>Recreational and open space uses can serve as an effective buffer between agriculture and development that is potentially incompatible with agriculture uses."</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-40	General Plan Conformance - Conservation and Open Space Element	COS-7 Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archeological resources for their cultural importance to local communities, as well as their research and educational potential.		10/22/14	
13-41	General Plan Conformance - Conservation and Open Space Element	COS-7.1 "Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources. The importance of archaeological resources must be evaluated from the perspective of the affected community, including local tribes, in addition to the definitions contained in the California Public Resources Code. Input from the affected community on the importance of cultural resources through the consultation process is important in determining what resources should be preserved and what constitutes appropriate mitigation."		10/22/14	
13-42	General Plan Conformance - Conservation and Open Space Element	COS-7.2 "Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources. Avoidance of archaeological resources is normally achieved through the design of the development project in conjunction with the use of open space easements that protect the resources. If complete avoidance is not possible, other forms of mitigation, including data recovery excavations and the incorporation of archaeological features into the project design on a case-by-case basis may be appropriate. The determination of what constitutes adequate mitigation should be based on meaningful consultation with the affected community, including local tribes."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-43	General Plan Conformance - Conservation and Open Space Element	COS-7.3 "Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner. The determination of what constitutes appropriate treatment and preservation of archaeological collections should be based on existing federal curation standards in combination with consultation with the affected community, such as the tribes. Many collections should be placed in a local collections curation facility that meets federal standards per 36 CFR Part 79. The proper storage and treatment of these collections should also be based on consultation with the affected community, such as the tribes. In addition, existing federal and state law governs the treatment of certain cultural items and human remains, requires consultation, and in some circumstances, repatriation. The County is committed to conduct an inventory of collections it holds or are held by cultural resources consulting firms."		10/22/14	
13-44	General Plan Conformance - Conservation and Open Space Element	COS-7.4 "Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources. Consultation should take place with the affected communities concerning the appropriate treatment of cultural resources, including archaeological sites, sacred places, traditional cultural properties, historical buildings and objects, artifacts, human remains, and other items. The County is required by law, Senate Bill 18 Protection of Traditional Tribal Cultural Places (SB-18), to consult with the appropriate tribes for projects that may result in major land use decisions including General Plans, General Plan Amendments, Specific Plans and Specific Plan Amendment. In addition to these types of permits, it is County policy to consult with the appropriate tribes on all other projects that contain or are likely to contain, archaeological resources. Consultation may also include active participation by the tribes as monitors in the survey, testing, excavation, and grading phases of the project."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-45	General Plan Conformance - Conservation and Open Space Element	COS-7.5 "Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations. Human remains, including ancestral Native American remains, should be left undisturbed and preserved in place whenever possible. For most development permits, this is required by the County's Resource Protection Ordinance. In the event that human remains are discovered during any phase of an archaeological investigation, the requirements of State and local laws and ordinances, including notification of and consultation with appropriate tribal members, must be followed in determining what constitutes appropriate treatment of those remains."		10/22/14	
13-46	General Plan Conformance - Conservation and Open Space Element	COS-7.6 "Cultural Resource Data Management. Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with the nature and location of cultural resources throughout the County of San Diego. This database should be accessible to all qualified individuals while maintaining the confidentiality of the location and nature of sensitive cultural resources, such as archaeological sites. The County maintains a partnership with the local repository of the database, the South Coastal Information Center at San Diego State University, which provides direct access by qualified County personnel to the database so that the information it contains may be used to design development projects to avoid cultural resources at an early point in the process."		10/22/14	
13-47	General Plan Conformance - Conservation and Open Space Element	COS-8 Protection and Conservation of the Historical Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-48	General Plan Conformance - Conservation and Open Space Element	COS-8.1 "Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process. Historic buildings, objects, trails, landscapes and districts are important parts of the multi-cultural heritage of San Diego County and should be preserved for the future enjoyment and education of the County's diverse populations. Preservation and adaptive reuse of these resources should be encouraged during the planning process and an emphasis should be placed on incentives for preservation, such as the Mills Act property tax program, in addition to restrictions on development, where appropriate."		10/22/14	
13-49	General Plan Conformance - Conservation and Open Space Element	COS-9 Educational and Scientific Uses. Paleontological resources and unique geologic features conserved for educational and/or scientific purposes.		10/22/14	
13-50	General Plan Conformance - Conservation and Open Space Element	COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.		10/22/14	
13-51	General Plan Conformance - Conservation and Open Space Element	COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.		10/22/14	
13-52	General Plan Conformance - Conservation and Open Space Element	COS-10 Protection of Mineral Resources. The long-term production of mineral materials adequate to meet the local County average annual demand, while maintaining permitted reserves equivalent to a 50-year supply, using operational techniques and site reclamation methods consistent with SMARA standards such that adverse effects on surrounding land uses, public health, and the environment are minimized.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13- 53	General Plan Conformance - Conservation and Open Space Element	COS-10.1 Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.		10/22/14	
13- 54	General Plan Conformance - Conservation and Open Space Element	COS-10.2 Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.		10/22/14	
13- 55	General Plan Conformance - Conservation and Open Space Element	COS-10.3 Road Access. Prohibit development from restricting road access to existing mining facilities, areas classified MRZ-2 or MRZ-3 by the State Geologist, or areas identified in the County Zoning Ordinance for potential extractive use in accordance with SMARA section 2764.a.		10/22/14	
13- 56	General Plan Conformance - Conservation and Open Space Element	COS-10.4 "Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits. See Policy COS-10.1 for a definition of incompatible land uses."		10/22/14	
13- 57	General Plan Conformance - Conservation and Open Space Element	COS-11 Preservation of Scenic Resources. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-58	General Plan Conformance - Conservation and Open Space Element	COS-11.1 Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.		10/22/14	
13-59	General Plan Conformance - Conservation and Open Space Element	COS-11.2 Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.		10/22/14	
13-60	General Plan Conformance - Conservation and Open Space Element	COS-11.3 "Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following: <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks Potential measures for promoting scenic compatibility may include limiting or avoiding sound walls, placing utilities underground, minimizing grading, and providing scenic vista points."		10/22/14	
13-61	General Plan Conformance - Conservation and Open Space Element	COS 11.7 "Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain view sheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. The concept of "undergrounding" in the initial phases of a project not only increases the aesthetic value of the surrounding viewshed, but can also reduce costs in the long run since less infrastructure is exposed to the elements."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-62	General Plan Conformance - Conservation and Open Space Element	COS-12 Preservation of Ridgelines and Hillsides. Ridgelines and steep hillsides that are preserved for their character and scenic value.		10/22/14	
13-63	General Plan Conformance - Conservation and Open Space Element	COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.		10/22/14	
13-64	General Plan Conformance - Conservation and Open Space Element	COS-12.2 Development Location on Ridges. Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.		10/22/14	
13-65	General Plan Conformance - Conservation and Open Space Element	COS-13 "Dark Skies. Preserved dark skies that contribute to rural character and are necessary for the local observatories."		10/22/14	
13-66	General Plan Conformance - Conservation and Open Space Element	COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.		10/22/14	
13-67	General Plan Conformance - Conservation and Open Space Element	COS-13.2 Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.		10/22/14	
13-68	General Plan Conformance - Conservation and Open Space Element	COS-14 Sustainable Land Development. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment. [See also Goal LU-6].		10/22/14	
13-69	General Plan Conformance - Conservation and Open Space Element	COS-14.1 Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018				
Planning & Development Services (PDS) Planning and CEQA Comments						
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved	
13-70	General Plan Conformance - Conservation and Open Space Element	COS-14.2 Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.		10/22/14		
13-71	General Plan Conformance - Conservation and Open Space Element	COS-14.3 Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.		10/22/14		
13-72	General Plan Conformance - Conservation and Open Space Element	COS-14.4 Sustainable Technology and Projects. Require technologies and projects that contribute to the conservation of resources in a sustainable manner, that are compatible with community character, and that increase the self-sufficiency of individual communities, residents, and businesses.		10/22/14		
13-73	General Plan Conformance - Conservation and Open Space Element	COS-14.5 Building Siting and Orientation in Subdivisions. Require that buildings be located and oriented in new subdivisions and multi-structure non-residential projects to maximize passive solar heating during cool seasons, minimize heat gains during hot periods, enhance natural ventilation, and promote the effective use of daylight.		10/22/14		
13-74	General Plan Conformance - Conservation and Open Space Element	COS-14.6 Solar Access for Infill Development. Require that property setbacks and building massing of new construction located within existing developed areas maintain an envelope that maximizes solar access to the extent feasible.		10/22/14		
13-75	General Plan Conformance - Conservation and Open Space Element	COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.		10/22/14		
13-76	General Plan Conformance - Conservation and Open Space Element	COS-14.8 Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.		10/22/14		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-77	General Plan Conformance - Conservation and Open Space Element	COS-14.9 "Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design. The recovered methane from landfills can be pumped through turbines to generate power. This provides a mutual benefit by generating energy and reducing the amount of CO2 and methane being released from landfills. Other uses for closed facilities include photovoltaic (solar) panels, wind, and microturbines, as appropriate for the area they would be located in."		10/22/14	
13-78	General Plan Conformance - Conservation and Open Space Element	COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.		10/22/14	
13-79	General Plan Conformance - Conservation and Open Space Element	COS-14.11 "Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control. Plants use photosynthesis to remove carbon from the atmosphere by incorporating it into biomass and releasing oxygen into the atmosphere."		10/22/14	
13-80	General Plan Conformance - Conservation and Open Space Element	COS-14.12 "Heat Island Effect. Require that development be located and designed to minimize the "heat island" effect as appropriate to the location and density of development, incorporating such elements as cool roofs, cool pavements, and strategically placed shade trees. Heat islands formed as urbanized areas replace natural land cover with pavement, buildings, and other infrastructure, resulting in significantly higher average temperatures than the rural areas surrounding them."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018				
Planning & Development Services (PDS) Planning and CEQA Comments						
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved	
13-81	General Plan Conformance - Conservation and Open Space Element	COS-14.3 Incentives for Sustainable and Low GHG Development. Provide incentives such as expedited project review and entitlement processing for developers that maximize use of sustainable and low GHG land development practices in exceedance of State and local standards.		10/22/14		
13-82	General Plan Conformance - Conservation and Open Space Element	COS-15 Sustainable Architecture and Buildings. Building design and construction techniques that reduce emissions of criteria pollutants and GHGs, while protecting public health and contributing to a more sustainable environment.		10/22/14		
13-83	General Plan Conformance - Conservation and Open Space Element	COS-15.1 "Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with "green building" programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. Green building programs include the Leadership in Energy and Environmental Design (LEED) standards set by the U.S. Green Building Council, the Green Point Rated system standards set by Builditgreen.org, or equivalent programs."		10/22/14		
13-84	General Plan Conformance - Conservation and Open Space Element	COS-15.4 Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.		10/22/14		
13-85	General Plan Conformance - Conservation and Open Space Element	COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.		10/22/14		
13-86	General Plan Conformance - Conservation and Open Space Element	COS-16 Sustainable Mobility. Transportation and mobility systems that contribute to environmental and human sustainability and minimize GHG and other air pollutant emissions.		10/22/14		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-87	General Plan Conformance - Conservation and Open Space Element	COS-16.1 Alternative Transportation Modes. Work with SANDAG and local transportation agencies to expand opportunities for transit use. Support the development of alternative transportation modes, as provided by Mobility Element policies.		10/22/14	
13-88	General Plan Conformance - Conservation and Open Space Element	COS-16.2 Single-Occupancy Vehicles. Support transportation management programs that reduce the use of single-occupancy vehicles.		10/22/14	
13-89	General Plan Conformance - Conservation and Open Space Element	COS-16.3 Low-Emissions Vehicles and Equipment. Require County operations and encourage private development to provide incentives (such as priority parking) for the use of low- and zero-emission vehicles and equipment to improve air quality and reduce GHG emissions. [Refer also to Policy M-9.3 (Preferred Parking) in the Mobility Element.]		10/22/14	
13-90	General Plan Conformance - Conservation and Open Space Element	COS-16.5 Transit-Center Development. Encourage compact development patterns along major transit routes.		10/22/14	
13-91	General Plan Conformance - Conservation and Open Space Element	COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.		10/22/14	
13-92	General Plan Conformance - Conservation and Open Space Element	COS-17.4 Composting. Encourage composting throughout the County and minimize the amount of organic materials disposed at landfills.		10/22/14	
13-93	General Plan Conformance - Conservation and Open Space Element	COS-17.6 Recycling Containers. Require that all new land development projects include space for recycling containers.		10/22/14	
13-94	General Plan Conformance - Conservation and Open Space Element	COS-18 Sustainable Energy. Energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-95	General Plan Conformance - Conservation and Open Space Element	COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.		10/22/14	
13-96	General Plan Conformance - Conservation and Open Space Element	COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.		10/22/14	
13-97	General Plan Conformance - Conservation and Open Space Element	COS-19.2 "Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs. A permit is required from the County Department of Environmental Health for the use of recycled water."		10/22/14	
13-98	General Plan Conformance - Conservation and Open Space Element	COS-20 Governance and Administration. Reduction of local GHG emissions contributing to climate change that meet or exceed requirements of the Global Warming Solutions Act of 2006.		10/22/14	
13-99	General Plan Conformance - Conservation and Open Space Element	COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.		10/22/14	
13-100	General Plan Conformance - Conservation and Open Space Element	COS-21.1 Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.		10/22/14	
13-101	General Plan Conformance - Conservation and Open Space Element	COS-21.2 Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of a community.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-102	General Plan Conformance - Conservation and Open Space Element	COS-21.3 Park Design. Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.		10/22/14	
13-103	General Plan Conformance - Conservation and Open Space Element	COS-21.4 Regional Parks. Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present.		10/22/14	
13-104	General Plan Conformance - Conservation and Open Space Element	COS-21.5 Connections to Trails and Networks. Connect public parks to trails and pathways and other pedestrian or bicycle networks where feasible to provide linkages and connectivity between recreational uses.		10/22/14	
13-105	General Plan Conformance - Conservation and Open Space Element	COS-22 Park and Recreational Services. High-quality parks and recreation programs that promote the health and well-being of County residents while meeting the needs of a diverse and growing population.		10/22/14	
13-106	General Plan Conformance - Conservation and Open Space Element	COS-23.1 Public Access. Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources.		10/22/14	
13-107	General Plan Conformance - Conservation and Open Space Element	COS-24 Park and Recreation Funding. Adequate funding for acquisition, development, maintenance, management, and operation of parks, recreation facilities, and preserves.		10/22/14	
13-108	General Plan Conformance - Conservation and Open Space Element	COS-24.1 Park and Recreation Contributions. Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.		10/22/14	
13-109	General Plan Conformance - Conservation and Open Space Element	COS-24.2 "Funding Opportunities. Maximize funding opportunities for the following: <ul style="list-style-type: none"> ■ The acquisition, expansion, and development of parks, recreation facilities, preserves, and trails ■ The operation, maintenance, and management of parks, recreation facilities, preserves, and trails." 		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-110	General Plan Conformance - Housing Element	H-1 Housing Development and Variety. A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.		10/22/14	
13-111	General Plan Conformance - Housing Element	H-1.3 Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.		10/22/14	
13-112	General Plan Conformance - Housing Element	H-1.4 Special Needs Housing near Complementary Uses. Encourage the location of housing targeted to special needs groups, in close proximity to complementary commercial and institutional uses and services.		10/22/14	
13-113	General Plan Conformance - Housing Element	H-1.5 Senior and Affordable Housing near Shopping and Services. Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping and services.		10/22/14	
13-114	General Plan Conformance - Housing Element	H-1.6 Land for All Housing Types Provided in Villages. Provide opportunities for small-lot single-family, duplex, triplex, and other multi-family building types in Villages.		10/22/14	
13-115	General Plan Conformance - Housing Element	H-1.7 Mix of Residential Development Types in Villages. Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.		10/22/14	
13-116	General Plan Conformance - Housing Element	H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments. Promote large-scale residential development in Semi-Rural that include a range of lot sizes to improve housing choice.		10/22/14	
13-117	General Plan Conformance - Housing Element	H-1.9 Affordable Housing through General Plan Amendments. Require developers to provide an affordable housing component when requesting a General Plan amendment for a large-scale residential project when this is legally permissible.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-118	General Plan Conformance - Housing Element	H-2 Neighborhoods That Respect Local Character. Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.		10/22/14	
13-119	General Plan Conformance - Housing Element	H-2.1 Development That Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. [See applicable community plan for possible relevant policies.]		10/22/14	
13-120	General Plan Conformance - Housing Element	H-2.2 Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.		10/22/14	
13-121	General Plan Conformance - Housing Element	H-3 Housing Affordability for All Economic Segments. Affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower income households and households with special needs.		10/22/14	
13-122	General Plan Conformance - Housing Element	H-3.4 Housing for Moderate-Income Families in Villages. Facilitate the production of housing for moderate income families within Villages by permitting developments that offer affordable housing to incorporate other compatible housing types within areas zoned for single-family residential development.		10/22/14	
13-123	General Plan Conformance - Housing Element	H-5.3 Fire Protection. Work with local fire agencies to improve fire protection for multi-story construction.		10/22/14	
13-124	General Plan Conformance - Land Use Element	LU-1 Primacy of the Land Use Element. A land use plan and development doctrine that sustain the intent and integrity of the Community Development Model and the boundaries between Regional Categories.		10/22/14	
13-125	General Plan Conformance - Land Use Element	LU-1.1 Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map. <i>Refer to Guiding Principle 2 for an explanation of the Community Development Model.</i>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-126	General Plan Conformance - Land Use Element	LU-1.2 Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]		10/22/14	
13-127	General Plan Conformance - Land Use Element	LU-1.3 Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.		10/22/14	
13-128	General Plan Conformance - Land Use Element	LU-1.4 Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met: <ul style="list-style-type: none"> ■ Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding ■ Potential Village development would be accommodated by the General Plan road network ■ Public facilities and services can support the expansion without a reduction of services to other County residents ■ The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area 		10/22/14	
13-129	General Plan Conformance - Land Use Element	LU-1.5 Relationship of County Land Use Designations with Adjoining Jurisdictions. Prohibit the use of established or planned land use patterns in nearby or adjacent jurisdictions as the primary precedent or justification for adjusting land use designations of unincorporated County lands. Coordinate with adjacent cities to ensure that land use designations are consistent with existing and planned infrastructure capacities and capabilities.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-130	General Plan Conformance - Land Use Element	LU-1.7 Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.		10/22/14	
13-131	General Plan Conformance - Land Use Element	LU-1.8 Density Allocation on Project Sites. Permit changes in density within a project site with parcels that have more than one land use designation to provide flexibility in project design only when appropriate and consistent with the applicable Community Plan and approved by Major Use Permit or Specific Plan. The policy does not allow a project to receive more units than is established by the Land Use Maps nor to supersede Housing Element requirements related to achieving the County's Regional Housing Needs Allocation. [See applicable community plan for possible relevant policies.]		10/22/14	
13-132	General Plan Conformance - Land Use Element	LU-1.9 Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.		10/22/14	
13-133	General Plan Conformance - Land Use Element	LU-2 Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.		10/22/14	
13-134	General Plan Conformance - Land Use Element	LU-2.3 Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-135	General Plan Conformance - Land Use Element	LU-2.4 Relationship of Land Uses to Community Character. Ensure that the land uses and densities within any Regional Category or Land Use Designation depicted on the Land Use Map reflect the unique issues, character, and development objectives for a Community Plan area, in addition to the General Plan Guiding Principles.		10/22/14	
13-136	General Plan Conformance - Land Use Element	LU-2.5 Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.		10/22/14	
13-137	General Plan Conformance - Land Use Element	LU-2.6 Development near Neighboring Jurisdictions. Require that development in the proximity of neighboring jurisdictions retain the character of the unincorporated community and use buffers or other techniques where development in the neighboring jurisdiction is incompatible.		10/22/14	
13-138	General Plan Conformance - Land Use Element	LU-2.7 Commercial Viability. Ensure that new commercial centers maintain or enhance the viability of existing commercial areas.		10/22/14	
13-139	General Plan Conformance - Land Use Element	LU-2.8 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.		10/22/14	
13-140	General Plan Conformance - Land Use Element	LU-2.9 Maintaining Rural Character. Consider level of service criteria, in accordance with Policy M-2.1, to determine whether adding lanes to a Mobility Element road would adversely impact the rural character of a community or cause significant environmental impacts. In those instances, consider other options to mitigate LOS where appropriate.		10/22/14	
13-141	General Plan Conformance - Land Use Element	LU-3 Diversity of Residential Neighborhoods. A land use plan that accommodates a range of building and neighborhood types suitable for a variety of lifestyles, ages, affordability levels, and design options.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

Item No.		Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-	142	General Plan Conformance - Land Use Element	LU-3.1 Diversity of Residential Designations and Building Types. Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles.		10/22/14	
13-	143	General Plan Conformance - Land Use Element	LU-3.2 Mix of Housing Units in Large Projects. Require new large residential developments (generally greater than 200 dwelling units) to integrate a range of housing types and lot and building sizes. [See applicable community plan for possible relevant policies.]		10/22/14	
13-	144	General Plan Conformance - Land Use Element	LU-3.3 Complete Neighborhoods. Require new development sufficiently large to establish a complete neighborhood (typically more than 1,000 dwelling units) to include a neighborhood center within easy walking distance of surrounding residences. [See applicable community plan for possible relevant policies.]		10/22/14	
13-	145	General Plan Conformance - Land Use Element	LU-5 Climate Change and Land Use. A land use plan and associated development techniques and patterns that reduce emissions of local greenhouse gases in accordance with state initiatives, while promoting public health.		10/22/14	
13-	146	General Plan Conformance - Land Use Element	LU-5.1 Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.		10/22/14	
13-	147	General Plan Conformance - Land Use Element	LU-5.2 Sustainable Planning and Design. Incorporate into new development sustainable planning and design.		10/22/14	
13-	148	General Plan Conformance - Land Use Element	LU-5.3 "Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi Rural Land Use Designations. Open space and rural lands are primary areas that provide carbon sequestration benefits for the Region."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-149	General Plan Conformance - Land Use Element	LU-5.5 "Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented. Examples include large parking areas that cannot be crossed by non-motorized vehicles, and new developments that block through access on existing or potential bicycle and pedestrian routes."		10/22/14	
13-150	General Plan Conformance - Land Use Element	LU-6 Development—Environmental Balance. A built environment in balance with the natural environment, scarce resources, natural hazards, and the unique local character of individual communities.		10/22/14	
13-151	General Plan Conformance - Land Use Element	LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.		10/22/14	
13-152	General Plan Conformance - Land Use Element	LU-6.2 Reducing Development Pressures. Assign lowest-density or lowest-intensity land use designations to areas with sensitive natural resources.		10/22/14	
13-153	General Plan Conformance - Land Use Element	LU-6.3 "Conservation-Oriented Project Design. Support conservation-oriented project design when appropriate and consistent with the applicable Community Plan. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space (Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.] Approval of Conservation-Oriented projects is not guaranteed by-right but shall be allowed to process if consistent with applicable minimum lot sizes, design guidelines, and regulations."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-154	General Plan Conformance - Land Use Element	LU-6.4 Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities consistent with the applicable community plan. [See applicable community plan for possible relevant policies.]		10/22/14	
13-155	General Plan Conformance - Land Use Element	LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.		10/22/14	
13-156	General Plan Conformance - Land Use Element	LU-6.6 Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.		10/22/14	
13-157	General Plan Conformance - Land Use Element	LU-6.7 Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-158	General Plan Conformance - Land Use Element	<p>LU-6.8 "Oversight of Open Space. Require that open space associated with future development that is intended to be preserved in perpetuity either be:</p> <p>1) Retained in private ownership of the property owner or a third party with a restrictive easement that limits use of the land as appropriate; or</p> <p>2) Transferred into public ownership of an agency that manages preserved open space.</p> <p>The owner of the open space will be responsible for the maintenance and any necessary management unless those responsibilities are delegated through an adopted plan or agreement. Restrictive easements shall be dedicated to the County or a public agency (approved by the County) with responsibilities that correspond with the purpose of the open space. When transferred to a third party or public agency, a funding mechanism to support the future maintenance and management of the property should be established to the satisfaction of the County."</p>		10/22/14	
13-159	General Plan Conformance - Land Use Element	<p>LU-6.9 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>		10/22/14	
13-160	General Plan Conformance - Land Use Element	<p>LU-6.10 Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p>		10/22/14	
13-161	General Plan Conformance - Land Use Element	<p>LU-6.11 Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.</p>		10/22/14	
13-162	General Plan Conformance - Land Use Element	<p>LU-7 Agricultural Conservation. A land use plan that retains and protects farming and agriculture as beneficial resources that contribute to the County's rural character.</p>		10/22/14	
13-163	General Plan Conformance - Land Use Element	<p>LU-7.1 Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-164	General Plan Conformance - Land Use Element	LU-9 Distinct Villages and Community Cores. Well-defined, well-planned, and well-developed community cores, such as Villages and Town Centers, that contribute to a community's identity and character.		10/22/14	
13-165	General Plan Conformance - Land Use Element	LU-9.1 Village and Community Core Planning. Encourage the delineation of and development of more detailed planning direction for the character, design, uses, densities, and amenities of Village areas, Town Centers, and other community cores in Community Plans to assist in the future planning of residences, infrastructure, businesses, and civic uses.		10/22/14	
13-166	General Plan Conformance - Land Use Element	LU-9.2 Density Relationship to Environmental Setting. Assign Village land use designations in a manner consistent with community character, and environmental constraints. In general, areas that contain more steep slopes or other environmental constraints should receive lower density designations. [See applicable community plan for possible relevant policies.]		10/22/14	
13-167	General Plan Conformance - Land Use Element	LU-9.3 Village and Community Core Guidelines and Regulations. Support the development and implementation of design guidelines, Village-specific regulations for roads, parking, and noise, and other planning and regulatory mechanisms that recognize the unique operations and character of Villages, Town Centers, and transportation nodes. Ensure that new development be compatible with the overall scale and character of established neighborhoods.		10/22/14	
13-168	General Plan Conformance - Land Use Element	LU-9.4 Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores as sized for the intensity of development allowed by the Land Use Map.		10/22/14	
13-169	General Plan Conformance - Land Use Element	LU-9.5 Village Uses. Encourage development of distinct areas within communities offering residents places to live, work, and shop, and neighborhoods that integrate a mix of uses and housing types.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-170	General Plan Conformance - Land Use Element	LU-9.6 "Town Center Uses. Locate commercial, office, civic, and higher-density residential land uses in the Town Centers of Villages or Rural Villages at transportation nodes. Exceptions to this pattern may be allowed for established industrial districts and secondary commercial districts or corridors. In this reference, a transportation node is intended to be the intersection of two high traffic volume Mobility Element roadways, along with a transit stop."		10/22/14	
13-171	General Plan Conformance - Land Use Element	LU-9.7 Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.		10/22/14	
13-172	General Plan Conformance - Land Use Element	LU-9.8 Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas. [See applicable community plan for possible relevant policies.]		10/22/14	
13-173	General Plan Conformance - Land Use Element	LU-9.9 Residential Development Pattern. Plan and support an efficient residential development pattern that enhances established neighborhoods or creates new neighborhoods in identified growth areas.		10/22/14	
13-174	General Plan Conformance - Land Use Element	LU-9.10 Internal Village Connectivity. Require that new development in Village areas are integrated with existing neighborhoods by providing connected and continuous street, pathway, and recreational open space networks, including pedestrian and bike paths.		10/22/14	
13-175	General Plan Conformance - Land Use Element	LU-9.11 Integration of Natural Features in Villages. Require the protection and integration of natural features, such as unique topography or streambeds, into Village projects.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-176	General Plan Conformance - Land Use Element	LU-9.12 Achieving Planned Densities in Villages. In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.		10/22/14	
13-177	General Plan Conformance - Land Use Element	LU-10 Function of Semi-Rural and Rural Lands. Semi-Rural and Rural Lands that buffer communities, protect natural resources, foster agriculture, and accommodate unique rural communities.		10/22/14	
13-178	General Plan Conformance - Land Use Element	LU-10.1 Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.		10/22/14	
13-179	General Plan Conformance - Land Use Element	LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.		10/22/14	
13-180	General Plan Conformance - Land Use Element	LU-10.3 Village Boundaries. Use Semi-Rural and Rural land use designations to define the boundaries of Villages and Rural Land Use designations to serve as buffers between communities.		10/22/14	
13-181	General Plan Conformance - Land Use Element	LU-10.4 Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.		10/22/14	
13-182	General Plan Conformance - Land Use Element	LU-11 Commercial, Office, and Industrial Development. Commercial, office, and industrial development that is appropriately sited and designed to enhance the unique character of each unincorporated community and to minimize vehicle trip lengths.		10/22/14	
13-183	General Plan Conformance - Land Use Element	LU-11.1 Location and Connectivity. Locate commercial, office, and industrial development in Village areas with high connectivity and accessibility from surrounding residential neighborhoods, whenever feasible.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-184	General Plan Conformance - Land Use Element	LU-11.2 Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.		10/22/14	
13-185	General Plan Conformance - Land Use Element	LU-11.3 Pedestrian-Oriented Commercial Centers. Encourage the development of commercial centers in compact, walkable configurations in Village centers that locate parking in the rear or on the side of the parcel, use transparent storefronts with active retail street-fronting uses, minimize setbacks, and discourage "strip" commercial development. "Strip" commercial development consists of automobile-oriented commercial development with the buildings set back from the street to accommodate parking between the building and street.		10/22/14	
13-186	General Plan Conformance - Land Use Element	LU-11.4 Town Center Intensity and Vitality. Encourage revitalization of Town Center areas to strengthen neighborhoods, expand local employment opportunities, and establish or enhance a sense of place.		10/22/14	
13-187	General Plan Conformance - Land Use Element	LU-11.5 Large-Format Retail Stores. Allow large-format retail uses, typically referred to as "big box stores," only where the scale of the use and design is compatible with the surrounding areas. Large-format retail typically means retail stores with floor plans that are larger than 65,000 sq. ft.		10/22/14	
13-188	General Plan Conformance - Land Use Element	LU-11.6 Office Development. Locate new office development complexes within Village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.		10/22/14	
13-189	General Plan Conformance - Land Use Element	LU-11.7 Office Development Compatibility with Adjoining Uses. Require new office development, including office parks, to be compatible to the scale, design, site layout, and circulation patterns of adjacent existing or planned commercial and residential development.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-190	General Plan Conformance - Land Use Element	LU-11.8 Permitted Secondary Uses. Provide a process where secondary land uses may be permitted when appropriate and compatible with the primary commercial, office, and light industrial uses, in order to better serve the daily needs of employees and to reduce the frequency of related automobile trips. This policy is not intended for high impact industrial uses.		10/22/14	
13-191	General Plan Conformance - Land Use Element	LU-11.9 Development Density and Scale Transitions. Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.		10/22/14	
13-192	General Plan Conformance - Land Use Element	LU-12 Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.		10/22/14	
13-193	General Plan Conformance - Land Use Element	LU-12.1 "Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-194	General Plan Conformance - Land Use Element	LU-12.2 Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.		10/22/14	
13-195	General Plan Conformance - Land Use Element	LU-12.3 "Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate. Public services and facilities in Village areas are expected to differ from those in rural lands. Development standards in the Implementation Plan, Zoning Ordinance, and community-specific planning documents may reflect this 'context-sensitive' approach."		10/22/14	
13-196	General Plan Conformance - Land Use Element	LU-12.4 Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.		10/22/14	
13-197	General Plan Conformance - Land Use Element	LU-13 Adequate Water Quality, Supply, and Protection. A balanced and regionally integrated water management approach to ensure the long-term viability of San Diego County's water quality and supply.		10/22/14	
13-198	General Plan Conformance - Land Use Element	LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018				
Planning & Development Services (PDS) Planning and CEQA Comments						
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved	
13-199	General Plan Conformance - Land Use Element	LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.		10/22/14		
13-200	General Plan Conformance - Land Use Element	LU-14 Adequate Wastewater Facilities. Adequate wastewater disposal that addresses potential hazards to human health and the environment.		10/22/14		
13-201	General Plan Conformance - Land Use Element	LU-14.1 Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.		10/22/14		
13-202	General Plan Conformance - Land Use Element	LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.		10/22/14		
13-203	General Plan Conformance - Land Use Element	LU-14.3 Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.		10/22/14		

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-204	General Plan Conformance - Land Use Element	<p>LU-14.4 "Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:</p> <ul style="list-style-type: none"> ■ When necessary for public health, safety, or welfare; ■ When within existing sewer district boundaries; ■ When necessary for a conservation subdivision adjacent to existing sewer facilities; or ■ Where specifically allowed in the Community Plan. <p>An Urban Limit Line is a growth boundary that can be used in Community Plans to define the maximum extent of urban and suburban development. An Urban Limit Line may be the basis for containment of growth inducing urban infrastructure or for community-specific goals and policies."</p>		10/22/14	
13-205	General Plan Conformance - Land Use Element	LU-17 Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.		10/22/14	
13-206	General Plan Conformance - Land Use Element	LU-17.1 Planning for Schools. Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.		10/22/14	
13-207	General Plan Conformance - Land Use Element	LU-17.2 Compatibility of Schools with Adjoining Uses. Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.		10/22/14	
13-208	General Plan Conformance - Land Use Element	LU-17.3 Priority School Locations. Encourage school districts to locate schools within Village or Rural Village areas wherever possible and site and design them in a manner that provides the maximum opportunity for students to walk or bicycle to school.		10/22/14	
13-209	General Plan Conformance - Land Use Element	LU-17.4 Avoidance of Hazards. Assist school districts with locating school facilities away from fault zones, flood or dam inundation zones, and hazardous materials storage areas in conformance with State statutes.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-210	General Plan Conformance - Land Use Element	LU-18 Adequate Education. Quality schools that enhance our communities and mitigate for their impacts.		10/22/14	
13-211	General Plan Conformance - Mobility Element	M-1 Balanced Road Network. A safe and efficient road network that balances regional travel needs with the travel requirements and preferences of local communities.		10/22/14	
13-212	General Plan Conformance - Mobility Element	M-1.1. Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.		10/22/14	
13-213	General Plan Conformance - Mobility Element	M-1.2 Treatment of High-Volume Roadways. Consider narrower rights-of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development in order to avoid bisecting communities or town centers. Reduce noise, air, and visual impacts of new freeways, regional arterials, and Mobility Element roads, through landscaping, design, and/or careful location of facilities.		10/22/14	
13-214	General Plan Conformance - Mobility Element	M-2 Responding to Physical Constraints and Preservation Goals. A road network that provides adequate capacity to reasonably accommodate both planned land uses and regional traffic patterns, while supporting other General Plan goals such as providing environmental protections and enhancing community character.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-215	General Plan Conformance - Mobility Element	M-2.1 "Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network. Refer to the Background Material section (Road Segments Where Adding Travel Lanes is Not Justified) at the end of this chapter for list of road segments accepted to operate at LOS E/F."		10/22/14	
13-216	General Plan Conformance - Mobility Element	M-2.2 Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.		10/22/14	
13-217	General Plan Conformance - Mobility Element	M-2.3 Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.		10/22/14	
13-218	General Plan Conformance - Mobility Element	M-2.4 "Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls. Sensitive noise-receptors are described in the Noise Element."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-219	General Plan Conformance - Mobility Element	M-2.5 Minimize Excess Water Runoff. Require road improvements to be designed and constructed to accommodate stormwater in a manner that minimizes demands upon engineered stormwater systems and to maximize the use of natural detention and infiltration techniques to mitigate environmental impacts.		10/22/14	
13-220	General Plan Conformance - Mobility Element	M-3 Transportation Facility Development. New or expanded transportation facilities that are phased with and equitably funded by the development that necessitates their construction.		10/22/14	
13-221	General Plan Conformance - Mobility Element	M-3.1 Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.		10/22/14	
13-222	General Plan Conformance - Mobility Element	M-3.2 Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.		10/22/14	
13-223	General Plan Conformance - Mobility Element	M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.		10/22/14	
13-224	General Plan Conformance - Mobility Element	M-4 Safe and Compatible Roads. Roads designed to be safe for all users and compatible with their context.		10/22/14	
13-225	General Plan Conformance - Mobility Element	M-4.1 Walkable Village Roads. Encourage multi-modal roads in Villages and compact residential areas with pedestrian-oriented development patterns that enhance pedestrian safety and walkability, along with other non-motorized modes of travel, such as designing narrower but slower speed roads that increase pedestrian safety.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-226	General Plan Conformance - Mobility Element	M-4.2 Interconnected Local Roads. Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans.		10/22/14	
13-227	General Plan Conformance - Mobility Element	M-4.3 Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]		10/22/14	
13-228	General Plan Conformance - Mobility Element	M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.		10/22/14	
13-229	General Plan Conformance - Mobility Element	M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.		10/22/14	
13-230	General Plan Conformance - Mobility Element	M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.		10/22/14	
13-231	General Plan Conformance - Mobility Element	M-5 Safe and Efficient Multi-Modal Transportation System. A multi-modal transportation system that provides for the safe, accessible, convenient, and efficient movement of people and goods within the unincorporated County.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-232	General Plan Conformance - Mobility Element	M-5.1 "Regional Coordination. Coordinate with regional planning agencies, transit agencies, and adjacent jurisdictions to provide a transportation system with the following: <ul style="list-style-type: none"> ■ Sufficient capacity consistent with the County General Plan Land Use Map ■ Travel choices, including multiple routes and modes of travel to provide the opportunity for reducing vehicle miles traveled ■ Facilities sited and designed to be compatible with the differing scales, intensities, and characteristics of the unincorporated communities while still accommodating regional, community, and neighborhood travel demands ■ Maximized efficiency to enhance connectivity between different modes of travel" 		10/22/14	
13-233	General Plan Conformance - Mobility Element	M-5.2 Impact Mitigation for New Roadways and Improvements. Coordinate with Caltrans to mitigate negative impacts from existing, expanded, or new State freeways or highways and to reduce impacts of road improvements and/or design modifications to State facilities on adjacent communities.		10/22/14	
13-234	General Plan Conformance - Mobility Element	M-8 Public Transit System. A public transit system that reduces automobile dependence and serves all segments of the population.		10/22/14	
13-235	General Plan Conformance - Mobility Element	M-8.1 "Maximize Transit Service Opportunities. Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to: <ul style="list-style-type: none"> ■ Maximize opportunities for transit services in unincorporated communities ■ Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes ■ Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible ■ Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops" 		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-236	General Plan Conformance - Mobility Element	M-8.2 Transit Service to Key Community Facilities and Services. Locate key County facilities, healthcare services, educational institutions, and other civic facilities so that they are accessible by transit in areas where transit is available. Require those facilities to be designed so that they are easily accessible by transit, whenever possible.		10/22/14	
13-237	General Plan Conformance - Mobility Element	M-8.3 Transit Stops That Facilitate Ridership. Coordinate with SANDAG, NCTD, and MTS to locate transit stops and facilities in areas that facilitate transit ridership, and designate such locations as part of planning efforts for Town Centers, transit nodes, and large-scale commercial or residential development projects. Ensure that the planning of Town Centers and Village Cores incorporates uses that support the use of transit, including multi-family residential and mixed-use transit-oriented development, when appropriate.		10/22/14	
13-238	General Plan Conformance - Mobility Element	M-8.4 Transit Amenities. Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users' convenience.		10/22/14	
13-239	General Plan Conformance - Mobility Element	M-8.5 Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.		10/22/14	
13-240	General Plan Conformance - Mobility Element	M-8.6 Park and Ride Facilities. Coordinate with SANDAG, Caltrans, and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads		10/22/14	
13-241	General Plan Conformance - Mobility Element	M-8.7 Inter-Regional Travel Modes. Coordinate with SANDAG, Caltrans, and the California High-Speed Rail Authority, where appropriate, to identify alternative methods for inter-regional travel to serve the unincorporated County residents.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-242	General Plan Conformance - Mobility Element	M-8.8 Shuttles. Coordinate with Tribal governments, the Reservation Transportation Authority, and other large employers to provide shuttles and other means of connecting transit stops with job locations, civic, and commercial uses, where appropriate.		10/22/14	
13-243	General Plan Conformance - Mobility Element	M-9 Effective Use of Existing Transportation Network. Reduce the need to widen or build roads through effective use of the existing transportation network and maximizing the use of alternative modes of travel throughout the County.		10/22/14	
13-244	General Plan Conformance - Mobility Element	M-9.1 Transportation Systems Management. Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.		10/22/14	
13-245	General Plan Conformance - Mobility Element	M-9.2 Transportation Demand Management. Require large commercial and office development to use TDM programs to reduce single-occupant vehicle traffic generation, particularly during peak periods to maximize the capacity of existing or improved road facilities.		10/22/14	
13-246	General Plan Conformance - Mobility Element	M-9.3 Preferred Parking. Encourage and provide incentives for commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles and flex cars. [Refer also to Policy COS-16.3 (Low-Emission Vehicles) in the Conservation and Open Space Element.] Encourage parking cash out programs to reimburse employees for the cost of "free" on-site parking to provide incentives to use alternate modes of travel and to reduce parking requirements (see also Policy M-10.5).		10/22/14	
13-247	General Plan Conformance - Mobility Element	M-9.4 Park-and-Ride Facilities. Require developers of large projects to provide, or to contribute to, park-and-ride facilities near freeway interchanges and other appropriate locations that provide convenient access to congested regional arterials. Require park-and-ride facilities that are accessible to pedestrians and bicyclists, and include bicycle lockers and transit stops whenever feasible.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-248	General Plan Conformance - Mobility Element	M-10 Parking for Community Needs. Parking regulations that serve community needs and enhance community character.		10/22/14	
13-249	General Plan Conformance - Mobility Element	M-10.1 "Parking Capacity. Require new development to: <ul style="list-style-type: none"> ■ Provide sufficient parking capacity for motor vehicles consistent with the project's location, use, and intensity ■ Provide parking facilities for motorcycles and bicycles ■ Provide staging areas for regional and community trails" 		10/22/14	
13-250	General Plan Conformance - Mobility Element	M-10.2 Parking for Pedestrian Activity. Require the design and placement of on-site automobile, motorcycle, and bicycle parking in Villages and Rural Villages that encourages pedestrian activity by providing a clear separation between vehicle and pedestrian areas and prohibit parking areas from restricting pedestrian circulation patterns.		10/22/14	
13-251	General Plan Conformance - Mobility Element	M-10.3 Maximize On-street Parking. Encourage the use of on-street parking in commercial and/or high-density residential town center areas to calm traffic and improve pedestrian interaction. Traffic operations and pedestrian safety must not be compromised.		10/22/14	
13-252	General Plan Conformance - Mobility Element	M-10.4 Shared Parking. Support town center plans when desired by the community that incorporate on-street and/or shared vehicular parking facilities to reduce on-site parking requirements.		10/22/14	
13-253	General Plan Conformance - Mobility Element	M-10.5 "Reduced Parking. Accommodate appropriate reductions in on-site parking requirements in situations such as: <ul style="list-style-type: none"> ■ Development of low-income and senior housing ■ Development located near transit nodes ■ Employment centers that institute Transportation Demand Management programs ■ Development that integrates other parking demand reductions techniques such as parking cash out, when ensured by ongoing permit conditions Transportation Demand Management programs are described in the previous section."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-254	General Plan Conformance - Mobility Element	M-10.6 On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]		10/22/14	
13-255	General Plan Conformance - Mobility Element	M-10.7 Parking Area Design for Stormwater Runoff. Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.		10/22/14	
13-256	General Plan Conformance - Mobility Element	M-11 Bicycle and Pedestrian Facilities. Bicycle and pedestrian networks and facilities that provide safe, efficient, and attractive mobility options as well as recreational opportunities for County residents.		10/22/14	
13-257	General Plan Conformance - Mobility Element	M-11.1 Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.		10/22/14	
13-258	General Plan Conformance - Mobility Element	M-11.2 Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities, including both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users, along with areas for transit facilities, where appropriate and coordinated with the transit service provider.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-259	General Plan Conformance - Mobility Element	M-11.3 Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in Semi-Rural and Rural Lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.		10/22/14	
13-260	General Plan Conformance - Mobility Element	M-11.4 Pedestrian and Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.		10/22/14	
13-261	General Plan Conformance - Mobility Element	M-11.6 "Coordination for Bicycle and Pedestrian Facility Connectivity. Coordinate with Caltrans to provide alternate connections for past, existing, or planned bicycle and pedestrian routes that were or would be severed by State freeway and highway projects that intersect pathways or divide communities. Caltrans endeavors to provide safe mobility for all users, including bicyclists, pedestrians, transit riders, and motorists appropriate to the function and context of the facility. Caltrans is committed to working with the County to complete bicycle and pedestrian facilities. "		10/22/14	
13-262	General Plan Conformance - Mobility Element	M-11.7 Bicycle and Pedestrian Facility Design. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a Village or Rural Village.		10/22/14	
13-263	General Plan Conformance - Mobility Element	M-11.8 Coordination with the County Trails Program. Coordinate the proposed bicycle and pedestrian network and facilities with the Community Trails Master Plan's proposed trails and pathways.		10/22/14	
13-264	General Plan Conformance - Mobility Element	M-12 County Trails Program. A safe, scenic, interconnected, and enjoyable non-motorized multi-use trail system developed, managed, and maintained according to the County Trails Program, Regional Trails Plan, and the Community Trails Master Plan.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-265	General Plan Conformance - Mobility Element	M-12.1 County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.		10/22/14	
13-266	General Plan Conformance - Mobility Element	M-12.2 Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.		10/22/14	
13-267	General Plan Conformance - Mobility Element	M-12.3 Trail Planning. Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.		10/22/14	
13-268	General Plan Conformance - Mobility Element	M-12.4 Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.		10/22/14	
13-269	General Plan Conformance - Mobility Element	M-12.5 Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.		10/22/14	
13-270	General Plan Conformance - Mobility Element	M-12.6 Trail Easements, Dedications, and Joint-Use Agreements. Promote trail opportunities by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.		10/22/14	
13-271	General Plan Conformance - Mobility Element	M-12.8 Trails on Private Lands. Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.		10/22/14	
13-272	General Plan Conformance - Mobility Element	M-12.9 Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological system and wildlife linkages and corridors, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Plans and MSCP resource management plans.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-273	General Plan Conformance - Mobility Element	M-12.10 Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.		10/22/14	
13-274	General Plan Conformance - Noise Element	N-1 Land Use Compatibility. A noise environment throughout the unincorporated County that is compatible with the land uses.		10/22/14	
13-275	General Plan Conformance - Noise Element	N-1.1 Noise Compatibility Guidelines. Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.		10/22/14	
13-276	General Plan Conformance - Noise Element	N-1.2 "Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary: <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)" 		10/22/14	
13-277	General Plan Conformance - Noise Element	N-1.3 Sound Walls. Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.		10/22/14	
13-278	General Plan Conformance - Noise Element	N-1.4 Adjacent Jurisdiction Noise Standards. Incorporate the noise standards of an adjacent jurisdiction into the evaluation of a proposed project when it has the potential to impact the noise environment of that jurisdiction.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-279	General Plan Conformance - Noise Element	N-1.5 Regional Noise Impacts. Work with local and regional transit agencies and/or other jurisdictions, as appropriate, to provide services or facilities to minimize regional traffic noise and other sources of noise in the County.		10/22/14	
13-280	General Plan Conformance - Noise Element	N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.		10/22/14	
13-281	General Plan Conformance - Noise Element	N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.		10/22/14	
13-282	General Plan Conformance - Noise Element	N-2.2 Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.		10/22/14	
13-283	General Plan Conformance - Noise Element	N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.		10/22/14	
13-284	General Plan Conformance - Noise Element	N-3.1 Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.		10/22/14	
13-285	General Plan Conformance - Noise Element	N-4 Transportation-Related Noise Generators. A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.		10/22/14	
13-286	General Plan Conformance - Noise Element	N-4.1 Traffic Noise. Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-287	General Plan Conformance - Noise Element	N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.		10/22/14	
13-288	General Plan Conformance - Noise Element	N-4.3 Jurisdictional Coordination. Coordinate with California Department of Transportation (Caltrans), the City of San Diego, and other adjacent jurisdictions, as appropriate, for early review of proposed new and expanded State freeways, highways, and road improvement projects within or affecting the unincorporated County to (1) locate facilities where the impacts to noise sensitive land uses would be minimized and to (2) develop and include noise abatement measures in the projects to minimize and/or avoid the impacts to noise sensitive land uses.		10/22/14	
13-289	General Plan Conformance - Noise Element	N-4.5 Roadway Location. Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.		10/22/14	
13-290	General Plan Conformance - Noise Element	N-4.6 Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.		10/22/14	
13-291	General Plan Conformance - Noise Element	N-5 Non-transportation-Related Noise Sources. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.		10/22/14	
13-292	General Plan Conformance - Noise Element	N-5.1 Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.		10/22/14	
13-293	General Plan Conformance - Noise Element	N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-294	General Plan Conformance - Noise Element	N-6.2 Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.		10/22/14	
13-295	General Plan Conformance - Noise Element	N-6.3 High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.		10/22/14	
13-296	General Plan Conformance - Noise Element	N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.		10/22/14	
13-297	General Plan Conformance - Noise Element	N-6.5 Special Events. Schedule special events sponsored by the County that may generate excessive noise levels to daytime hours when feasible.		10/22/14	
13-298	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 1. ACCOMMODATE URBAN DEVELOPMENT IN APPROPRIATE AREAS Because the North County Metropolitan Subregion A. is developing rapidly; and B. contains large areas of developable land with many basic urban services available or located nearby.		10/22/14	
13-299	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 2. ENCOURAGE LOGICAL CITY ANNEXATIONS Because A. "spheres of influence" boundaries for all five cities have been adopted to facilitate rational city annexations in the future. ENCOURAGE THE ANNEXATION OF UNINCORPORATED LAND WITHIN EACH CITY'S ADOPTED SPHERE OF INFLUENCE.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-300	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 3. PROMOTE AGRICULTURE IN NON-URBAN AREAS Because A. a large portion of the unincorporated territory of the Subregion is in some form of valuable agricultural production; and B. agriculture provides economic benefits to County residents. PROMOTE AGRICULTURE BY PROTECTING SEMI-RURAL AND RURAL AREAS FROM URBANIZATION AND INCOMPATIBLE DEVELOPMENT.		10/22/14	
13-301	General Plan Conformance - North County Metropolitan Subregional Plan	Goal 4. PROTECT ENVIRONMENTAL RESOURCES Because A. the Subregion includes scenic rugged terrain, which is not suitable for urbanization; and B. Resource Conservation Areas have been identified to help protect valuable resources throughout the Subregion. PROTECT NATURAL AND ECONOMIC RESOURCES BY DESIGNATING APPROPRIATE LANDS AS RURAL, SEMI-RURAL, AND ENVIRONMENTALLY CONSTRAINED AREAS.		10/22/14	
13-302	General Plan Conformance - North County Metropolitan Subregional Plan	Policy 1. INCREASE CITY-COUNTY PLANNING COOPERATION Because A. cities of the Subregion are closely related to the surrounding area in terms of public services, travel patterns, and community identity; and B. the cities and County are generally agreed on the spheres of influence boundaries, which were adopted by the Local Agency Formation Commission (LAFCO). THE COUNTY WILL COOPERATE IN THE PLANNING AND REGULATING OF GROWTH IN THE UNINCORPORATED TERRITORY WITHIN EACH CITY'S SPHERE OF INFLUENCE. FUTURE COUNTY DECISIONS ON PROPOSED PROJECTS IN THE SPHERE AREAS WILL TAKE EACH CITY'S PLANNING OBJECTIVES INTO CONSIDERATION.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-303	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 2. SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS Because</p> <p>A. the cities and County are generally agreed that territory within the city spheres of influence should eventually be annexed; and</p> <p>B. pre-annexation improvement plans, which identify city services available to neighborhoods upon annexation, will encourage public support for annexation.</p> <p>SUPPORT CITY ANNEXATION INCENTIVE PROGRAMS FOR EACH CITY WITHIN THE SUBREGION. ASSIST THE CITIES IN PREPARING PRE-ANNEXATION IMPROVEMENT PLANS TO IDENTIFY CITY SERVICES AND FACILITIES THAT WOULD BE INCENTIVES TO PUBLIC SUPPORT FOR ANNEXATION.</p>		10/22/14	
13-304	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 3. IDENTIFY POTENTIAL COMMERCIAL LOCATIONS Because</p> <p>A. identification of the potential commercial use of these sites, if annexed to a city, will serve as an incentive for the property owner to seek annexation in order to realize a more intense use of the property;</p> <p>B. these sites should only be developed when sewer service is made available; and</p> <p>C. the relevant city generally concurs that these locations are potentially as described below.</p> <p>THE FOLLOWING ARE IDENTIFIED AS POTENTIAL LOCATIONS FOR COMMERCIAL USES IF ANNEXED TO THE CITY:</p> <p>A. SAN PASQUAL VALLEY ROAD AT BEAR VALLEY PARKWAY - NEIGHBORHOOD SERVING COMMERCIAL USES.</p> <p>B. GAMBLE LAND (CITRICADO PARKWAY) AT FELICITA ROAD - NEIGHBORHOOD SERVING COMMERCIAL USES.</p> <p>PENDING ANNEXATION, THE COUNTY WILL PERMIT REASONABLE RESIDENTIAL USE OF THESE POTENTIAL COMMERCIAL SITES.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-305	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 4. STUDY AMENDMENT OF COUNTY ROAD AND SIGN STANDARDS</p> <p>Because each city is more likely to annex territory within its sphere if roads and signage are developed consistent with the city's own standards.</p>		10/22/14	
13-306	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 7. LIMIT NEW SUBDIVISIONS EXCEEDING ONE DU/ACRE, OTHER THAN WHERE THE LAND USE MAP SHOWS A HIGHER DENSITY - ESCONDIDO</p> <p>Because</p> <p>A. there is a great amount of unincorporated land within the adopted city sphere of influence that is appropriate for urbanization if annexed to the city;</p> <p>B. a one acre minimum lot size requirement would create an incentive for landowners to annex to the city in order to realize higher densities;</p> <p>C. a one acre minimum policy will minimize the creation of new public service demands; and</p> <p>D. exceptions to a one acre requirement can be considered on a case-by-case basis, if sewer service is available or if the vicinity of a proposed project is already fully subdivided or developed.</p> <p>PROHIBIT NEW MAJOR AND MINOR SUBDIVISIONS WITHIN THE ADOPTED ESCONDIDO CITY SPHERES OF INFLUENCE IF THE DENSITY SHOWN ON THE FINAL SUBDIVISION OR PARCEL MAP IS GREATER THAN ONE DWELLING UNIT PER GROSS ACRE, UNLESS: (1) CONSISTENT WITH THE GENERAL PLAN LAND USE MAP; OR (2) THE PROPOSED PROJECT HAS SEWERS AVAILABLE AND CAN OBTAIN SEWER LATERAL CONNECTIONS TO AN EXISTING SEWER MAIN, IN WHICH CASE THIS POLICY SHALL NOT APPLY TO THE PROPERTY.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-307	General Plan Conformance - North County Metropolitan Subregional Plan	<p>AGRICULTURE</p> <p>8. PROMOTE AGRICULTURE - OUTSIDE CITY SPHERES</p> <p>Because</p> <p>A. agriculture is an important commercial activity in the North County Metropolitan Subregion and valuable commercial crops are being raised;</p> <p>B. row crops and nursery production are common to the maritime area climate, while orchards are scattered throughout the eastern portion of the Subregion.</p> <p>C. certain areas have viable commercial agriculture and soil; climate and other conditions are favorable for continuing success; and</p> <p>D. low density Land Use General Plan Designations can be applied to protect agriculture in these outlying and undeveloped locations.</p> <p>DESIGNATE THE TWIN OAKS VALLEY (PORTION OUTSIDE SAN MARCOS SPHERE) AS SEMI-RURAL AND RURAL LANDS REGIONAL CATEGORIES. THESE DESIGNATIONS WILL LIMIT THE INTRUSION OF INCOMPATIBLE LAND USES FROM EXISTING AGRICULTURAL LANDS.</p>		10/22/14	
13-308	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 13. SEWER SERVICE</p> <p>13. IMPROVE SEWER SERVICE WITHIN THE URBAN AREA</p> <p>Because</p> <p>A. many areas throughout the Subregion have experienced septic tank failures and the problem is especially critical in the fringe areas around Escondido and Vista, where the cumulative impact of residential development is causing this problem to worsen over time; and</p> <p>B. need for sewer service will expand greatly as growth continues, particularly within the County Water Authority (CWA) boundary.</p> <p>WHEREVER FEASIBLE, PROVIDE SEWER SERVICE INSIDE THE CWA BOUNDARY AND TO EXISTING DEVELOPED AREAS OUTSIDE THE CWA BOUNDARY, WHERE HIGH RATES OF SEPTIC TANK FAILURES HAVE BEEN EXPERIENCED.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-309	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 14. DESIGNATE RESOURCE CONSERVATION AREAS Because</p> <p>A. it is County policy to protect and manage environmental resources in order to maintain them for future needs; and</p> <p>B. an initial inventory of valuable resources has been completed (refer to Appendix).</p> <p>THE RESOURCE CONSERVATION AREA (RCA) DESIGNATION IS APPLIED TO PROTECT SENSITIVE BIOLOGICAL, ARCHAEOLOGICAL, AESTHETIC, MINERAL, AND WATER RESOURCES. PROJECTS REQUIRING ENVIRONMENTAL ANALYSIS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) THAT OCCUR WITHIN RESOURCE CONSERVATION AREAS SHOULD BE CAREFULLY ANALYZED TO ASSESS THEIR IMPACT ON THE RESOURCE CONSERVATION AREA.</p>		10/22/14	
13-310	General Plan Conformance - North County Metropolitan Subregional Plan	<p>Policy 15. DIRECT COUNTY RESOURCES TOWARD PARKLAND ACQUISITION AND DEVELOPMENT Because</p> <p>A. priority to acquisition and development protects good park locations from alternative development; and</p> <p>B. acquisition and development by the County facilitates annexation of the park by the city, which is the appropriate entity to manage a recreation program for that locality.</p> <p>DIRECT COUNTY RESOURCES TOWARD PARK LAND ACQUISITION AND DEVELOPMENT; PARK SITES WITHIN AN ADOPTED CITY SPHERE OF INFLUENCE SHOULD BE ANNEXED AND SUBSEQUENTLY OPERATED AND MAINTAINED BY THE CITY. WHEN FEASIBLE, CITY ANNEXATION, OPERATION, AND MAINTENANCE SHOULD BE A REQUIREMENT OF CITY-COUNTY JOINT POWERS PARK AGREEMENTS.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-311	General Plan Conformance - North County Metropolitan Subregional Plan	Policy 18. IMPLEMENTATION ADOPT GENERAL PLAN CATEGORIES Because A. the North County Metropolitan Subregional Plan, as part of the County General Plan, must conform to the County General Plan; and B. the Land Use Element contains a full description of the Land Use Designations that will be used to implement each of the County's Community and Subregional plans. THE LAND USE DESIGNATIONS CONTAINED IN THE LAND USE ELEMENT ARE HEREBY ADOPTED BY REFERENCE AND WILL BE USED TO IMPLEMENT THIS SUBREGIONAL PLAN.		10/22/14	
13-312	General Plan Conformance - North County Metropolitan Subregional Plan	The North County Metropolitan Subregional Plan also has a description of the existing Specific Plans within the boundaries of the subregion. The project should also include an amendment to the subregional plan to include a brief description of the proposed project after Chapter 6.		10/22/14	
13-313	General Plan Conformance - North County Metropolitan Subregional Plan	The North County Metropolitan Subregional Plan has two figures provided in Appendix A. These figures may need to be amended to account for the proposed project.		10/22/14	
13-314	General Plan Conformance - Safety Element	S-1.1 Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.		10/22/14	
13-315	General Plan Conformance - Safety Element	S-2 Emergency Response. Effective emergency response to natural or human-induced disasters that minimizes the loss of life and damage to property, while also reducing disruptions in the delivery of vital public and private services during and following a disaster.		10/22/14	
13-316	General Plan Conformance - Safety Element	S-2.6 Effective Emergency Evacuation Programs. Develop, implement, and maintain an effective evacuation program for areas of risk in the event of a natural disaster.		10/22/14	
13-317	General Plan Conformance - Safety Element	S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-318	General Plan Conformance - Safety Element	S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.		10/22/14	
13-319	General Plan Conformance - Safety Element	S-3.2 Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.		10/22/14	
13-320	General Plan Conformance - Safety Element	S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.		10/22/14	
13-321	General Plan Conformance - Safety Element	S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.		10/22/14	
13-322	General Plan Conformance - Safety Element	S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.		10/22/14	
13-323	General Plan Conformance - Safety Element	S-3.6 "Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire. Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems."		10/22/14	
13-324	General Plan Conformance - Safety Element	S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazards areas.		10/22/14	
13-325	General Plan Conformance - Safety Element	S-4 Managed Fuel Loads. Managed fuel loads, including ornamental and combustible vegetation.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13- 326	General Plan Conformance - Safety Element	S-4.2 Coordination to Minimize Fuel Management Impacts. Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.		10/22/14	
13- 327	General Plan Conformance - Safety Element	S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.		10/22/14	
13- 328	General Plan Conformance - Safety Element	S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.		10/22/14	
13- 329	General Plan Conformance - Safety Element	S-6.2 "Fire Protection for Multi-Story Development. Coordinate with fire services providers to improve fire protection services for multi-story construction. Multi-story structures are associated with densities of 15 to 30 dwelling units per acre– particularly in areas within the County Water Authority (CWA) boundary. Design features may include safe zones and increased building design features."		10/22/14	
13- 330	General Plan Conformance - Safety Element	S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.		10/22/14	
13- 331	General Plan Conformance - Safety Element	S-6.4 Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards).		10/22/14	
13- 332	General Plan Conformance - Safety Element	S-6.5 Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.		10/22/14	
13- 333	General Plan Conformance - Safety Element	S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13- 334	General Plan Conformance - Safety Element	S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.		10/22/14	
13- 335	General Plan Conformance - Safety Element	S-8 Reduced Landslide, Mudslide, and Rock Fall Hazards. Minimized personal injury and property damage caused by mudslides, landslides, or rock falls.		10/22/14	
13- 336	General Plan Conformance - Safety Element	S-8.1 Landslide Risks. Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible.		10/22/14	
13- 337	General Plan Conformance - Safety Element	S-8.2 Risk of Slope Instability. Prohibit development from causing or contributing to slope instability.		10/22/14	
13- 338	General Plan Conformance - Safety Element	S-9 Protection of Life and Property. Minimized personal injury and property damage losses resulting from flood events.		10/22/14	
13- 339	General Plan Conformance - Safety Element	S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.		10/22/14	
13- 340	General Plan Conformance - Safety Element	S-9.3 Development in Flood Hazard Areas. Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-341	General Plan Conformance - Safety Element	S-9.4 "Development in Villages within the Floodplain Fringe. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans. A higher level of flexibility for floodplain encroachment within Villages is provided where future growth is planned and where fewer options are available for locating development outside the floodplain."		10/22/14	
13-342	General Plan Conformance - Safety Element	S-9.5 Development in Semi-Rural and Rural Lands within the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.		10/22/14	
13-343	General Plan Conformance - Safety Element	S-10 Floodway and Floodplain Capacity. Floodways and floodplains that have acceptable capacity to accommodate flood events.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13- 344	General Plan Conformance - Safety Element	S-10.1 Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.		10/22/14	
13- 345	General Plan Conformance - Safety Element	S-10.2 Use of Natural Channels. Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.		10/22/14	
13- 346	General Plan Conformance - Safety Element	S-10.3 Flood Control Facilities. Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.		10/22/14	
13- 347	General Plan Conformance - Safety Element	S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.		10/22/14	
13- 348	General Plan Conformance - Safety Element	S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.		10/22/14	
13- 349	General Plan Conformance - Safety Element	S-10.6 "Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology. Increases in velocities and peak flow rates can result in flooding, erosion, and other problems downstream. Decreases can deprive biological resources of a needed water source."		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-350	General Plan Conformance - Safety Element	S-11.4 Contaminated Lands. Require areas of known or suspected contamination to be assessed prior to reuse. The reuse shall be in a manner that is compatible with the nature of the contamination and subsequent remediation efforts.		10/22/14	
13-351	General Plan Conformance - Safety Element	S-11.5 Development Adjacent to Agricultural Operations. Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used.		10/22/14	
13-352	General Plan Conformance - Safety Element	S-12 Adequate Law Enforcement Facilities. Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.		10/22/14	
13-353	General Plan Conformance - Safety Element	S-12.1 New Law Enforcement Facilities. Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.		10/22/14	
13-354	General Plan Conformance - Safety Element	S-13.1 Sheriff Facility Locations. Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.		10/22/14	
13-355	General Plan Conformance - Safety Element	S-13.2 Sheriff Facilities in Non-Residential Areas. Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.		10/22/14	
13-356	General Plan Conformance - Safety Element	S-14 Crime Prevention. Crime prevention through building and site design.		10/22/14	
13-357	General Plan Conformance - Safety Element	S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13-358	General Plan Conformance - Safety Element	<p>S-14.2 "Development Safety Techniques. Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.</p> <p>Examples of design features include the following:</p> <ul style="list-style-type: none"> ■ Avoiding landscaping that might create blind spots or hiding places ■ Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets ■ Designing streets to discourage cut-through or high-speed traffic ■ Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas ■ Installing walkways in locations safe for pedestrians ■ Designing lots, streets, and homes to encourage interaction between neighbors ■ Including mixed land uses that increase activities on the street ■ Siting and designing buildings oriented for occupants to view streets and public spaces" 		10/22/14	
14-1	Geotechnical Report	<p>A Geologic Investigation Report is required for the project to evaluate potential impacts from geologic hazards including landslide susceptibility/slope stability, rock fall hazards, and liquefaction hazards and subject to the Safety Element of the General Plan. Specifically, grading activities related to new roads, off-site improvements, the 2,135 proposed single family residences and other habitable structures are required to be evaluated for these hazards. The report should also determine if any blasting, drilling or rock crushing would be required to implement the project.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
15-1	Hydromodification Management Plan	The proposed project is subject to Hydromodification Criteria (HC), because the project proposed is considered a Priority Development Project (WPO Section 67.802(w)). The Final Hydromodification Management Plan (HMP) requirements were implemented in January of 2011. The HC are interim ranges of runoff flow rates. Post-project runoff flow rates and durations cannot exceed pre-project runoff flow rates and durations. Projects subject to the HC must demonstrate that they manage increases in runoff flow rates and durations where these increases are likely to increase erosion of channel beds and banks, sediment pollution, or other impacts to beneficial uses and stream habitat due to erosive force. The HC is available at: http://www.sdcounty.ca.gov/dpw/watersheds/ordinance.html .		10/22/14	
16-1	I-15 Design Guidelines	A portion of the property is located within the I-15 Design Review Corridor and requires Site Plan review. Please either submit a Site Plan that complies with the I-15 Design Review Guidelines or address the project's conformance with the I-15 Design Review Guidelines in the proposed Specific Plan. The proposed Rezone should retain the "B" Special Area Designator over the portion of the site visible from I-15.		10/22/14	
17-1	Memorandums of Understanding	The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego's website at: http://www.co.san-diego.ca.us/PDS/procguid.html (item number 4 under "General Guidance"). No list is maintained for hydrology and stormwater management planning. With the exception of minor stormwater management plans, only registered engineers registered in the State of California shall be permitted to submit hydrology/drainage studies and only registered engineers or Certified Professionals in Storm Water Quality certified by CPESC, Inc., or an equivalent entity approved by the Director of Public Works, shall be permitted to submit stormwater management plans.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
18-1	Mineral Resource Report	<p>The project site is on or within 1,500 feet of land that has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Identified Mineral Resource Significance” (MRZ-2).</p> <p>A Mineral Resource Investigation Report shall be prepared to investigate mineral resources on and within 1,500 feet of the site to determine if they are significant, if their access would be permanently lost, and whether the loss would be considered significant under CEQA. The report shall be prepared using the County’s approved Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources which can be found on the World Wide Web at http://www.sdcounty.ca.gov/PDS/docs/Mineral_Resources_Guidelines.pdf (Guidelines) and http://www.sdcounty.ca.gov/PDS/docs/Mineral_Resources_Report_Formats.pdf (Report Formats).</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19-1	Noise Analysis	The project site is adjacent to multiple nearby roadways and thus is impacted by noise from future ADT along these noise sources. Preliminary noise prediction estimates indicate that without site-specific noise mitigation measures, “noise sensitive” uses at the project site may be impacted by future traffic noise levels that exceed the applicable sound limits of the Noise Element of the General Plan. Additionally, project related traffic contribution on nearby roadways may result in off-site direct and cumulative noise impacts. A noise study would be needed to assess all existing and proposed noise sensitive areas along with the evaluation any on-site exterior noise generators to be used on the project. This includes temporary and permanent noise sources. Project related noise sources must demonstrate they comply with the sound level limits of the County Noise Ordinance (Sections 36.404, 408, 409, and 410). Based on the above information, an acoustical (noise) study for this project is required. The analysis shall follow the County’s Guidelines for Determining Significance for Noise available online at http://www.sdcounty.ca.gov/PDS/docs/Noise-Guidelines.pdf and the Report Format and Content Requirements for noise available online at http://www.sdcounty.ca.gov/PDS/docs/Noise-Report-Format.pdf .		10/22/14	
20-1	Off-Site Mitigation Information	If off-site mitigation is proposed to mitigate for significant biological impacts, please provide a statement indicating where the off-site mitigation will be located. If the off-site mitigation will be obtained in a mitigation bank, please provide the name of the bank along with evidence that such credits can be allocated for this project. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity. Pre-existing easement areas and tax delinquent areas will not be accepted for mitigation credit.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
21-1	Open Space Exhibit and Fencing/Signage Exhibit	If biological open space is proposed, please submit a project-scale Open Space and Fencing Exhibit. The Exhibit must show what biological resources are being protected and include a table showing the area (in acres) of land preserved according to vegetation type. All existing and proposed open space easements (Biological Open Space & Limited Building Zone) must be clearly shown on the plans/map and on the preliminary grading plan.		10/22/14	
22-1	Ownership Verification	Please provide evidence that the applicant can sign on behalf of Newland Sierra LLC. Please provide a recorded copy of all partnership agreements, so that all title interest can be accounted for correctly. In addition, an individual with authority to sign on behalf of the Limited Partnership or Limited Liability Company must sign the application(s) and other required documents (Tentative Map, etc.) or provide authorization that the individual can sign on behalf of the partnership.		10/22/14	
23-1	Phase I Environmental Site Assessment (ESA)	A Phase I Environmental Site Assessment (ESA) must be completed for the subject parcels.		10/22/14	
24-1	Phasing	If the project proposes phasing, a phasing plan will be required. The phasing plan should clearly indicate what portions of the project will be constructed for each phase, including infrastructure, off-site improvements, parks, etc. The proposed phasing plan shall be reviewed and approved by the Deer Springs Fire Protection District, County Fire Authority, Department of Public Works and Department of Parks and Recreation.		10/22/14	
25-1	Preliminary Drainage Study	A drainage report should be prepared to determine the project's impact on the quantity and pattern of runoff to the surrounding area. The report shall also address siltation and erosion associated with the runoff. The report should describe the drainage amounts falling on the site and show how the drainage is directed on individual lots and on site roads.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
26-1	Preliminary Grading Plan	A separate Preliminary Grading Plan is required pursuant to Section 81.607 of the County Subdivision Ordinance. The grading plan shall show all grading for construction or installation of improvements to serve the site. The grading plan shall also show grading proposed for the creation of feasible building pads on each lot together with driveway access for each lot. The grading plan shall conform to all requirements of sections 87.201 et seq., but shall not be required to show the estimated starting and completion dates for the grading. The level of detail required for the grading plan may be less than what is required for actual construction, but shall be sufficient to allow analysis of all onsite and offsite environmental impacts and mitigation measures including "best management practices," as that term is defined in section 67.802. Please see DPLU form ZC034 for additional requirements. Also, please inform staff if the grading is to be phased, as the grading plan shall reflect this.		10/22/14	
26-2	Preliminary Grading Plan	Please indicate the height of all proposed retaining walls.		10/22/14	
26-3	Preliminary Grading Plan	Please review all the comments on the Tentative Map and make any necessary revisions to the Preliminary Grading Plan.		10/22/14	
26-4	Preliminary Grading Plan	Please indicate the proposed pad elevations for all proposed lots.		10/22/14	
26-5	Preliminary Grading Plan	The Preliminary Grading Plan shall indicate all proposed construction staging areas and all stationary equipment proposed to be located in the staging area as part of the construction operations.		10/22/14	
26-6	Preliminary Grading Plan	The Preliminary Grading Plan shall indicate all offsite facilities, including wastewater treatment plants and all proposed off-site road/utility improvements.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
27-1	Project Description	The project proposes to rezone a portion of the project site to the RU (Urban Residential) Use Regulations. However, the RU Use Regulations are not consistent with the proposed Semi-Rural 1 (SR-1) Land Use Designation pursuant to Zoning Ordinance Section 2050. Staff recommends that the zone be changed to the RS (Single Family) Residential Use Regulations, which is consistent with SR-1.		10/22/14	
27-2	Project Description	The project description indicates that a school is proposed within the project. If the proposed school is public, please work with the applicable school district on the proposed design, size, access, etc. Please provide a Project Facility Availability Form from the school district and/or comments on the proposed school.		10/22/14	
27-3	Project Description	The project description indicates that portions of the development may be "age targeted" or "active adult lots." Please clarify whether these would be restricted to specific age groups. The Specific Plan should also clearly define the restrictions associated with portions of the development.		10/22/14	
28-1	Quitclaim/Easement Abandonment Letters (Private Easements)	Please provide evidence that any existing easement holders consent to the vacation of the existing easements on the project site.		10/22/14	
29-1	Request for Modification of Conditions (DPW)	All design exception requests must be approved by the Department of Public Works.		10/22/14	
30-1	Roundabout	A third party review of the roundabouts should be provided. Please coordinate with staff on the scope of work prior to conducting the review.		10/22/14	
31-1	RPO Open Space/Encroachment Map	Please submit a RPO Open Space Encroachment Map pursuant to PDS Form 374: http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/forfields/PDS-374.pdf . A Comprehensive Resource Management and Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
32-1	RPO Slope Analysis	Please submit a RPO Slope Analysis pursuant to PDS Form 374: http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/for_mfields/PDS-374.pdf . A Comprehensive Resource Management and Protection Program could also be prepared along with an amendment to the RPO to add the proposed project to Section 86.605.		10/22/14	
33-1	Sewer Service Analysis	Please submit a Sewer Service Analysis that indicates all the existing and proposed sewer facilities necessary to serve the proposed project. The Sewer Service Analysis should be approved by the Vallecitos Water District prior to submittal to the County of San Diego.		10/22/14	
34-1	Site Plan	A Site Plan will be required for the private parks. A Site Plan can be submitted concurrently with the Tentative Map or submitted in the future with a Site Plan for the individual neighborhoods. However, the Specific Plan should include concept plans for the parks, including amenities, etc. The Site Plan will be required to conform to the proposed Specific Plan and requirements of the Park Land Dedication Ordinance (PLDO).		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
35-1	Specific Plan	<p>Please submit a Specific Plan that includes the following:</p> <ul style="list-style-type: none"> • Include the distribution, location and extent of the uses of land, including open space, within the area covered by the plan. • Indicate the proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid-waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan. • Include standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable. • Include a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the aforementioned components. • The plan should also include a statement of the relationship of the specific plan to the general plan. 		10/22/14	
35-2	Specific Plan	<p>The Specific Plan should also include a calculation of the proposed density based on the proposed General Plan Land Use Designations. The density should be calculated by the total area in gross acres subject to Land Use designations with density multiplied by the applicable density allowances (SR-1 and SR-10). Please note that the SR-1 and SR-10 Land Use Designations are slope dependent and will require a slope analysis to determine the overall number of dwelling units.</p>		10/22/14	
35-3	Specific Plan	<p>The Specific Plan should identify the potential designs for the group useable open space ("B" Open Space Designator). The useable open space requirement pertains to all multi-family development within the Village-Core Mixed Use area.</p>		10/22/14	
35-4	Specific Plan	<p>The Specific Plan should identify design concepts for the proposed different product types, including elevations, site design, and access.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
35-5	Specific Plan	The Specific Plan should identify the setback requirements for the project pursuant to the "V" Setback Designator. The Specific Plan should identify the setback requirements for each product type that will be implemented through a Site Plan.		10/22/14	
36-1	Stormwater Management Plan	Based on a review of the project description, your project is required to complete a Major Stormwater Management Plan. The County's Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO) (http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc) implements the San Diego Municipal Stormwater Permit (Order R9-2007-0001) issued by the Regional Water Quality Control Board (RWQCB) on January 24, 2007, effective on March 24, 2008. The Municipal Permit regulates the stormwater and urban runoff management policies of jurisdictions in the San Diego region and details specific requirements for development projects.		10/22/14	
37-1	Tentative Map	Please remove the grading contours from the Tentative Map. The Tentative Map should only show the proposed lot lines, limits of right-of-way, and any other easements. The grading contours should be shown on the Preliminary Grading Plan only.		10/22/14	
37-2	Tentative Map	The Tentative Map boundaries do not match the current assessor parcel boundaries. Specifically, APN 182-040-69 does not match the boundaries shown on the assessor map. A Boundary Adjustment with a Certificate of Compliance may be necessary to change the existing property boundaries and would need to be processed concurrently.		10/22/14	
37-3	Tentative Map	The proposed lot lines are difficult to distinguish on the Tentative Map. For example, it is difficult to determine where the access is for proposed Lots 1, 17, and 20. Please revise the Tentative Map to clearly show the proposed lot lines.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-4	Tentative Map	The proposed Tentative Map does not conform to the design criteria of the San Diego County Subdivision Ordinance. Please design the Tentative Map to conform to the Subdivision Ordinance or provide specific subdivision requirements within the Specific Plan, which can supersede the Subdivision Ordinance requirements.		10/22/14	
37-5	Tentative Map	Please add a list or table to the Tentative Map that indicates the number of condominiums proposed on each of the proposed condominium lots. Please ensure that the number is consistent with the 1,007 condominium units indicated on the Tentative Map.		10/22/14	
37-6	Tentative Map	The Tentative Map indicates an off-site connection from the project boundary to North Twin Oaks Valley Road. Please indicate the off-site easements (recorded document number) that would allow the proposed improvements.		10/22/14	
37-7	Tentative Map	Please have the owner and engineer sign the Tentative Map.		10/22/14	
37-8	Tentative Map	The Tentative Map number will need to be added once a formal application is submitted and a project number is assigned.		10/22/14	
37-9	Tentative Map	As identified in Major Project Issue #3, the Tentative Map should also include plans and profiles for Option B, which includes the construction of Deer Springs Road to 4-lanes and graded to 6-lanes along the project frontage.		10/22/14	
37-10	Tentative Map	The Tentative Map should clearly show and label all proposed fire access into brush management areas. Please ensure that that the access locations are consistent with the Fire Protection Plan.		10/22/14	
37-11	Tentative Map	The Tentative Map indicates a number of open space lots; however, they are not listed under the "Number of Lots" list. Please add them to the "Number of Lots" list and indicate the purpose of each of the lots. It appears that a number of the lots would be used for fuel management and not for open space conservation.		10/22/14	
37-12	Tentative Map	The Tentative Map should also indicate the number of lots proposed for parks (public and private). The number of park lots should be added to the "Number of Lots" list on the Tentative Map.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-13	Tentative Map	Please see the comment regarding the proposed RU zone. Staff recommends that the zone be changed to the RS zone. Please revise the Tentative Map as necessary.		10/22/14	
37-14	Tentative Map	The Tentative Map indicates a number of existing easements that are proposed to be vacated. Please provide authorization from all existing easement holders that they consent to the vacation or realignment of their existing easements.		10/22/14	
37-15	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 182-040-36-00 is included in the project; however, the Tentative Map does not include the parcel within the project boundaries. Please confirm that this parcel is included in the project.		10/22/14	
37-16	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 180-020-29 is included in the project; however, staff was unable to locate that parcel number. It appears that the correct parcel is 182-020-29. Please correct the Tentative Map.		10/22/14	
37-17	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 186-611-017 is included in the project. Please revise the parcel number to 186-611-17.		10/22/14	
37-18	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 178-100-07 is designated as Rural Lands 20 (RL-20); however, based on the adopted Land Use map, the parcel is designated as Semi-Rural 10 (SR-10). Please revise the Tentative Map as necessary.		10/22/14	
37-19	Tentative Map	The Tentative Map indicates that Assessor Parcel Number 178-222-14 is designated as Rural Lands 20 (RL-20); however, based on the adopted Land Use map, the parcel is designated as Semi-Rural 10 (SR-10). Please revise the Tentative Map as necessary.		10/22/14	
37-20	Tentative Map	The existing Zoning boxes for APNs 186-611-15 and 187-540-49 indicate that the zoning is RR.5. Please revise to indicate the existing zoning is RR.		10/22/14	
37-21	Tentative Map	The draft Fire Protection Plan (FPP) identifies Special Management Areas (fuel modification). These areas should be identified on the Tentative Map and should be placed within a permanent easement that requires the management measures identified in the FPP.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-22	Tentative Map	The proposed Limited Building Zone easement along Deer Springs Road at the southeast corner of the site does not match the draft Fire Protection Plan. Please revise as necessary.		10/22/14	
37-23	Tentative Map	The Tentative Map indicates a horse staging area in the northwest portion of the project. It is difficult to determine if the facility would be located on a separate lot. Please verify whether the facility would be on a separate lot and add it to the list under "Number of Lots".		10/22/14	
37-24	Tentative Map	The proposed trails should include a 20-foot trail easement dedicated to the County of San Diego. The easement should be shown and labeled on the cross-section.		10/22/14	
37-25	Tentative Map	The proposed trail easements do not appear to connect to one another. Please revise the Tentative Map to indicate connections between the proposed trails (sheet 4).		10/22/14	
37-26	Tentative Map	It appears that a number of trails are proposed over existing easements. Please provide authorization for the use of the existing easements for trail purposes.		10/22/14	
37-27	Tentative Map	The Tentative Map indicates grading within the proposed open space. The Preliminary Grading Plan should be revised to remove any grading from the proposed open space. Staff recommends that the engineer review the use of retaining walls. Please also see the comments regarding the conceptual landscape plan and planted retaining walls.		10/22/14	
37-28	Tentative Map	The Tentative Map includes pockets of brush management that are surrounded by development. Please provide additional details on the use of these areas. Would these areas only be used for fuel treatment? Would access be allowed within the areas?		10/22/14	
37-29	Tentative Map	Please label all proposed open space, including the large block of open space located at the north end of the development.		10/22/14	
37-30	Tentative Map	The project will likely include improvements to the I-15 interchange. These improvements will need to be added to the Tentative Map. Staff recommends that the Tentative Map indicate the different options identified by CALTRANS for the interchange.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-31	Tentative Map	The Tentative Map indicates the lot areas of all the proposed lots. Please indicate whether the acreage indicated is gross or net. The Zoning Ordinance regulates the "net" lot size.		10/22/14	
37-32	Tentative Map	The Tentative Map includes a number of lettered lots. Please explain the purpose and proposed use of these lots. These lots will not be included as building sites on the Final Map unless they are numbered on the Tentative Map. In addition, if these lots are intended as building sites they will be required to meet the proposed minimum lot size.		10/22/14	
37-33	Tentative Map	Please label the proposed school site on the Tentative Map.		10/22/14	
37-34	Tentative Map	Please correct the lot line for Lot 4.		10/22/14	
37-35	Tentative Map	Please ensure that the proposed utilities are consistent with the requested sewer and water service studies. The location of utilities and any other facilities should be shown on the Tentative Map.		10/22/14	
37-36	Tentative Map	The Tentative Map should include the dedication of an IOD/ROW for Twin Oaks Valley Road along its project frontage. The IOD/ROW dedication should be based on the 2.2C Light Collector ME classification. The IOD dedication should consider road ROW and slope rights. The road alignment should be consistent with the Public Road Standards design criteria for a 2.2C Light Collector road.		10/22/14	
37-37	Tentative Map	The Tentative Map indicates "circles" on some of the proposed lots. For example, see proposed Lot 17. Please clarify the proposed "circles" or remove from the Tentative Map.		10/22/14	
37-38	Tentative Map	Please clearly indicate whether the proposed streets are public or private on the Tentative Map.		10/22/14	
37-39	Tentative Map	The Tentative Map includes vacant areas between lots that appear to provide access for vehicles or pedestrians. Please indicate the use of the proposed areas. For example, please see the area between Lots 107 and 108.		10/22/14	
37-40	Tentative Map	Lot 105 includes a parallel line adjacent to the street right-of-way. Please revise the proposed lot line to match the right-of-way or remove the line from the map.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-41	Tentative Map	Please center the lot number for Lot 201.		10/22/14	
37-42	Tentative Map	The Consolidated Fire Code requires a turnaround for roadways serving more than two lots. Please provide a turnaround for Lots 375-380.		10/22/14	
37-43	Tentative Map	Please indicate the lot line between Lots 408 and 409. Also, the lot area table indicates that Lot 408 is below the proposed 3,000 square foot minimum lot size. Please increase the lot size of Lot 408 to meet the 3,000 square foot minimum lot size.		10/22/14	
37-44	Tentative Map	Staff was unable to locate proposed Lot 270. Please identify the location of Lot 270 on the Tentative Map.		10/22/14	
37-45	Tentative Map	Please clearly indicate the lot line on proposed Lot 327.		10/22/14	
37-46	Tentative Map	Please indicate the use of the area between Lots 347 and 348.		10/22/14	
37-47	Tentative Map	Lot 557 includes an existing water tank adjacent to a parcel owned by the Vallecitos Water District. If Lot 557 is proposed as a water district lot, please label it as a water district lot under the "Number of Lots" on the Tentative Map.		10/22/14	
37-48	Tentative Map	The label for Lot 618 is covered by a grading contour. Please remove the grading contour from the Tentative Map.		10/22/14	
37-49	Tentative Map	On sheet 10, there are a number of lots located below Street "S-3" that have random numbering starting at Lot 1349 and ending at Lot 1742. Please explain why these lots are numbered randomly or revise the Tentative Map to renumber the lots.		10/22/14	
37-50	Tentative Map	Please revise the proposed lot line for Lot 721.		10/22/14	
37-51	Tentative Map	Please revise the proposed lot line between Lots 738 and 739.		10/22/14	
37-52	Tentative Map	The Tentative Map indicates a lot between Lots 747 and 748 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.		10/22/14	
37-53	Tentative Map	The Tentative Map indicates a lot between Lots 799 and 800 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
Planning & Development Services (PDS) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-54	Tentative Map	The Tentative Map indicates a lot between Lots 850 and 851 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.		10/22/14	
37-55	Tentative Map	The Tentative Map indicates a lot between Lots 904 and 905 that is not numbered or lettered. Please label the lot and identify the use of the lot. The lot should also be added to the "Number of Lots" list on the Tentative Map.		10/22/14	
37-56	Tentative Map	Please revise the lot line on proposed Lot 928 along the frontage.		10/22/14	
37-57	Tentative Map	The lot labeled as "Knoll" should be identified by a number or letter and the use of the lot should be identified. The lot should be listed under the "Number of Lots" shown on the Tentative Map.		10/22/14	
37-58	Tentative Map	The Community Park shown on sheet 11, should be identified by a number or letter and added to the "Number of Lots" shown on the Tentative Map.		10/22/14	
37-59	Tentative Map	The Tentative Map indicates a lot "AA" on sheet 12. The Tentative Map should identify the use of the proposed site and add it to the "Number of Lots" list on the Tentative Map.		10/22/14	
37-60	Tentative Map	Sheet 12 identifies Lots Y and Z; however, staff cannot locate the lots on the Tentative Map. Please identify the lots on the Tentative Map.		10/22/14	
37-61	Tentative Map	The Tentative Map indicates an access road between the "Valley" and "Mesa" planning areas. Please label the proposed use of the road on the Tentative Map.		10/22/14	
37-62	Tentative Map	Please confirm the total number of lots proposed. Based on staff's review, the Tentative Map contains 1,198 lots. The "Number of Lots" identified on the Tentative Map is 1,201.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
37-63	Tentative Map	The San Diego County Water Authority has indicated that they do not intend to vacate their existing easements within the project site. Please contact the San Diego County Water Authority and provide authorization or concurrence on the proposal to vacate their existing easements. If the easements are to remain, please provide comments from the San Diego County Water Authority on the proposed improvements within the existing easements.		10/22/14	
38-1	Title Report	Please submit a Title Report that also includes any off-site right-of-way needed for off-site improvements.		10/22/14	
39-1	Traffic Impact Analysis	A Traffic Impact Analysis (TIA) is required to determine if the project will result in significant impacts related to traffic and transportation. The analysis shall follow the guidance included in the County's Guidelines for Determining Significance for Traffic and Transportation available at http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf , and follow the Report Format and Content Requirements available at http://www.sdcounty.ca.gov/dplu/docs/Traffic_Report_Format.pdf . The TIA should also include a sight distance analysis.		10/22/14	
40-1	Vector Management Plan	The project involves an equestrian staging facility, which may have potential adverse impacts associated with vectors. A vector is any insect or other arthropod, rodent, or other animal of public health significance capable of causing human discomfort, injury, or capable of harboring or transmitting the causative agents of human disease. To ensure the project would not substantially increase human exposure to vectors that are capable of transmitting significant public health diseases or creating nuisances, a Vector Management Plan must be completed. Guidelines for completing the Vector Management Plan can be found at: http://www.sdcounty.ca.gov/PDS/docs/Vector_Report_Formats.pdf . Additional County Guidance with regard to addressing vector issues is available at http://www.sdcounty.ca.gov/PDS/docs/Vector_Guidelines.pdf .		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

Planning & Development Services (PDS) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
41-1	Visual Resource Report	<p>The proposed project has the potential to adversely affect visual resources. A Visual Resources Report shall be prepared to assess the impacts that will result from the construction of this project.</p> <p>The report must follow the format given in the County's Report Format and Content Requirements for Visual Resources, which can be found at: http://www.sdcounty.ca.gov/dplu/docs/Visual_Report_Formats.pdf. The report must evaluate potentially adverse impacts to the environment according to the County's Guidelines for Determining Significance for Visual Resources, which can be found at: http://www.sdcounty.ca.gov/dplu/docs/Visual_Guidelines.pdf. The report must be prepared by a visual resources analyst who is on the County's approved consultant list for completing Visual Resource Reports.</p>		10/22/14	
42-1	Water Service Analysis	The Vallecitos Water District has required the preparation of a Water Service Analysis and Hydraulic Analysis in order to determine the potential infrastructure improvements required by the project.		10/22/14	
43-1	Water Supply Assessment	As required by Water Code Section 10915 (referred to as Senate Bill 221) and 10631 (referred to as Senate Bill 610), the project is required to complete a Water Supply Assessment (WSA) and Water Verification Report.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Traffic	The project may need to include a third GPA Mobility Element scenario/option (C) which proposes to downgrade Deer Springs Road from I-15 to the City of San Marcos from a 6-lane Prime Arterial to a 4-lane Major Road. A determination on this potential option will be made after review of the Traffic Impact Study.		10/22/14	
1- 2	Traffic	The project's comprehensive Traffic Impact Analysis (TIA) will need to demonstrate the adequacy of the projected Deer Springs Road LOS operations for each alternative and the lane configuration for the Sarver Lane and Mesa Rock Road intersections as discussed in the Project Description (Pgs.14-15).		10/22/14	
1- 3	Traffic	The TIA should address the potential regional traffic impacts resulting from the 2 and 4-lane Deer Springs Road alternatives if traffic is discouraged from using Deer Springs Road and redistributes to other regional routes/corridors like I-15.		10/22/14	
1- 4	Traffic	The project's TIA will need to determine if leaving Deer Springs Road as a 2-lane road between Sarver Lane and Mesa Rock Road will 1) provide adequate mitigation for the project's direct impacts and 2) adequate long-term traffic operations. An EIR Finding of Overriding Considerations and the acceptance of the deficient LOS operations will likely both be needed if the 2-lane road option (A) is chosen		10/22/14	
1- 5	Traffic	The Project Description indicates that no improvements are planned for the Twin Oaks Valley Road. The TIA findings and staff's review will determine whether or not the project will be required to improve Twin Oaks Valley Road in order to enhance traffic operations and safety and project access.		10/22/14	
1- 6	Traffic	The TIA should analyze the construction traffic impacts that would occur during the improvements to Deer Springs Road and the I-15/Deer Springs Road interchange. The assessment of construction impacts should consider the possibility of concurrent road and interchange improvements and the overlapping of the road construction with the early phases of the proposed project coming online.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 7	Traffic	The traffic consultant and Caltrans should coordinate closely with County staff for the assessment of all proposed I-15/Deer Springs Road ram interchange alternatives (Pg.15) because of their direct effect to traffic operations along the adjacent roads such as Deer Springs Road and Mesa Rock Road. The project's TIA must analyze the impacts to traffic operations along Deer Springs Road and Mesa Rock Road that will result from the various ramp interchange alternatives.		10/22/14	
1- 8	Traffic	The Project Description discusses (Pg.15) the potential added benefits associated with the 2-lane Deer Springs Road alternative. The project's TIA must analyze traffic operations for each of the Deer Springs Road alternatives and the project's EIR must assess both the advantages and disadvantages associated with each road design alternative.		10/22/14	
1- 9	Traffic	The project engineer should provide design exception requests for all proposed onsite and offsite road designs that do not conform to the County's Public Road Standards. Staff's recommendations to approve or deny the proposed design exception requests will not occur until the TIA has been finalized and accepted by staff.		10/22/14	
1- 10	Traffic	The Project Description does not discuss project phasing. If a phased development is not analyzed, all require road improvements will need to be completed prior to the first Final Map.		10/22/14	
2- 1	Road Sections	The Multi-use Trail through the open space will not require an easement, unless the Open Space is not dedicated to the County. However the 3' trail tread should only have minor clearing (not 12' as shown) around the tread.		10/22/14	
2- 2	Road Sections	Section F1 should have an extension of the pathway as in Section F2. Please discuss possible design solutions with staff due to the existing grade limitations in the area.		10/22/14	
2- 3	Road Sections	The Road Sections identify landscaping parkways often along both sides of the pathways. The road sections should identify the location of utilities when adjacent to roadways. Pathways shall be kept free and clear of above ground utility encroachment.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2- 4	Road Sections	The multiuse-trail (pathway) along the main road is only provided on one side of the road. The current size is proposed at 8'. The project should consider increasing the size to 10' as there will be two-way traffic on the facility.		10/22/14	
3- 1	Trails	The Park and Trail Plan should identify the Multi-use Trail as a Pathway since it is proposed to be within the ROW of Deer Springs Road and other internal roads.		10/22/14	
3- 2	Trails	The Park and Trail Plan should identify the Internal Trail within Neighborhoods as a pathway also, as they are within the ROW.		10/22/14	
3- 3	Trails	The Park and Trail Plan should devise a different symbology for the trails that are not within the road ROW. As these are more accurately described as 'trails' as they need easements across private property.		10/22/14	
3- 4	Trails	The Park and Trail Plan should provided revised symbology for the different trail, pathway and other network alignments.		10/22/14	
3- 5	Trails	The Park and Trail Plan should not combine Internal Trail/Pathway mileage that is not within the neighborhood streets. They should differentiate those that are outside of the neighborhood and actual trail experiences.		10/22/14	
3- 6	Trails	The Park and Trail Plan should add a symbol for sidewalk provision to show connectivity to the parks (example Terraces neighborhood).		10/22/14	
3- 7	Trails	Please provide conceptual park plans that identify pedestrian access, including crosswalks, sidewalks, and pathways.		10/22/14	
4- 1	Tentative Map Sheets	Sheet 1 should add a pathway symbology in addition to the trail symbology.		10/22/14	
4- 2	Tentative Map Sheets	Sheet 2, Section H2 Deer Springs Road should identify proposed parkway improvements (DG pathway or sidewalk).		10/22/14	
4- 3	Tentative Map Sheets	Sheet 4 has a section S 2 but that is not found on the section sheet #2.		10/22/14	
4- 4	Tentative Map Sheets	Sheet 4 identifies the use of the existing dirt roads as the main open space trail (8') however, staff should assist in consultation on the continued use of these roads for sustainability of the trails and the need for potential re-routes due to grade/erosion etc.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 5	Tentative Map Sheets	Sheet 4 open space trails appears to be missing some of the segments/symbology of the Park and Trail Plan.		10/22/14	
4- 6	Tentative Map Sheets	Sheet 5 is missing the pathway symbology on Sarver Lane before and after the proposed roundabout.		10/22/14	
4- 7	Tentative Map Sheets	Sheet 6 should provide some stairs to the Park from the Town Center across Street TC-2.		10/22/14	
4- 8	Tentative Map Sheets	Sheet 8 identifies the 'trail' (in the Park and Trail Plan) as a 24' utility access road. If it is such it should not be counted as trail mileage.		10/22/14	
4- 9	Tentative Map Sheets	Sheet 9 has trails that are over 19% slope. If existing, they should be evaluated for re-routes. If proposed, they should be evaluated for re-routes.		10/22/14	
4- 10	Tentative Map Sheets	Sheet 9 should provide pathways on both sides of Street M-1 & 2 from Street M-3 to Sierra Parkway		10/22/14	
4- 11	Tentative Map Sheets	Sheet 9 shows a trail alignment over a proposed brow ditch. Trails shall be kept free and clear of above ground utilities and other structures. They can cross brow ditches at right angles and with a short bridge deck.		10/22/14	
4- 12	Tentative Map Sheets	Sheet 11, Sierra Parkway needs walking provisions on the south side of the street adjacent to the community park.		10/22/14	
4- 13	Tentative Map Sheets	Sheet 11, trails within the brush management area will require easements since the brush management areas are presumably HOA owned and maintained areas.		10/22/14	
4- 14	Tentative Map Sheets	Sheet 12, Street V1 (section E1) is a private road with pathway, since it connects to public parks and the utility road 'trail' the private road trails should have public access easements connecting all the publically accessible trail/park network.		10/22/14	
4- 15	Tentative Map Sheets	Sheet 13, is missing the pathway symbology on Sarver Lane before and after the proposed roundabout		10/22/14	
4- 16	Tentative Map Sheets	Sheet 14 should provide more detail of the proposed park at the equestrian trailer staging area.		10/22/14	
4- 17	Tentative Map Sheets	Sheet 15 appears to show the full relocation of existing Sycamore Road when connecting to improved Deer Springs Road.		10/22/14	
4- 18	Tentative Map Sheets	Deer Springs Road alignment study should show through bike lanes adjacent to right turn lane and through lanes when dedicated right turn lanes are present.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra

Project Number: PDS2014-MPA-14-018

Planning & Development Services (PDS) Land Development Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4- 19	Tentative Map Sheets	Deer Springs Road Alignment study should consider a 2.1B classification as there are over 15 intersection/driveways from STA 45+00 to 75+00.		10/22/14	
5- 1	Project Description	Greater details of the electric bike share system should be provided.		10/22/14	
5- 2	Project Description	The Sierra Town Center neighborhood lists 95 residential units, but counts on the TM sheets identify only 82 condos.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DPW (Department of Public Works)					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 1	Flood Control	The FEMA-mapped floodplain for Stevenson Creek runs adjacent to Deer Springs Road, which is proposed to be widened with the project.		10/22/14	
1- 2	Flood Control	Any proposed work within the Special Flood Hazard Area that will result in changes to the base flood elevation is required to submit a CLOMR and LOMR in accordance with Section 811.503(b) of the County Flood Damage Prevention Ordinance.		10/22/14	
1- 3	Flood Control	Any proposed work within the Floodway requires an analysis and "No-Rise" certification demonstrating that the proposed use shall not result in any increase in flood levels or the volume or velocity of flood flows during the occurrence of the base flood discharge in accordance with Section 811.506(a) of the County Flood Damage Prevention Ordinance.		10/22/14	
1- 4	Flood Control	Sheet 2 – Access road for any publically maintained drainage facilities should have a minimum width of 15-feet if there are obstructions (private fences, walls, etc.) immediately adjacent to the road. 10-12 feet would be acceptable depending on terrain, slope, surface and adjacent clear area.		10/22/14	
1- 5	Flood Control	Sheet 2 – Access road surface for any publically maintained drainage facilities will be dependent on slope and the size of equipment needed to maintain the facilities. DG will likely not be acceptable due to damage caused by heavy equipment and the potential for erosion. Suggest asphalt, concrete, or if necessary some other more permeable surface like Armor-Flex or other alternatives.		10/22/14	
1- 6	Flood Control	Sheets 6, 7 and 11 – There are Basin facilities located within a Park and a Joint-Use Park. If these are proposed to be public parks, has the Parks Dept. been involved with design and maintenance requirements of the basin facilities. If they are unable to maintain the basins a funding mechanism will need to be established for maintenance and eventual replacement or they will need to be privately maintained.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1- 7	Flood Control	Overall – There are another 10-15 basins (some identified, some not) throughout the project. If those are intended to be publically maintained, a detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained.		10/22/14	
1- 8	Flood Control	Overall – Identify any other drainage or treatment control facilities proposed outside the public right-of-way that are intended to be publically maintained. A detailed review of calculations, design and access requirements will need to be performed and a funding mechanism for maintenance and replacement will need to be established. Otherwise they will need to be privately maintained.		10/22/14	
1- 9	Flood Control	Sheet 11 – There are storm drains shown in an area between residential lots (Lots S, T and U). What is this area intended to be. If it is a natural area (Open Space), or an area where access will be limited or restricted, the facilities should be relocated outside this area, or they will need to be privately maintained (typical for other similar areas).		10/22/14	
1- 10	Flood Control	Sheets 13 and 15 – Show FEMA 100 year floodplain and floodway in relation to proposed improvements. Show both pre and post floodplain/floodway if impacts or revisions are proposed due to road widening.		10/22/14	
2- 1	Tentative Map	See additional redline comments on plans		10/22/14	
3- 1	Public Road Sections	Modifications to Public Road Sections must be approved by Field Ops, Traffic Engineering, Land Development and the Fire Agency.		10/22/14	
4- 1	Private Road Sections	Modifications to Private Road Sections must be approved by Land Development and the Fire Agency.		10/22/14	
5- 1	Drainage	Based on the amount of impervious surfaces that are being created, the project is required to prepare and submit a Drainage Study in compliance with the documents shown below. Hydrology Manual: http://www.sdcounty.ca.gov/dpw/floodcontrol/hydrologymanual.html Drainage Design Manual: http://www.sdcounty.ca.gov/dpw/floodcontrol/drainage.html		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
6- 1	SWMP	The project will be considered a Priority Development Project (PDP), and therefore a Major Storm Water Management Plan (SWMP) will be required. The form can be found in the following link: http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html		10/22/14	
7- 1	Hydromod (HMP)	The project will be considered a Priority Development Project (PDP), and therefore a Hydromodification Management Study (HMS) will be required. Calculations can be performed using the BMP Sizing Calculator in the link below or other County approved software for continuous simulation. http://www.sandiegocounty.gov/dpw/watersheds/susmp/susmp.html		10/22/14	
8- 1	Low Impact Development (IMP)	Please refer to the County of San Diego LID Handbook for reference on accepted LID Measures. The LID Handbook can be accessed through the following link: http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmppdf/lid_handbook_2014sm.pdf		10/22/14	
9- 1	Sight Distance	Intersections with a public road may need to be evaluated for sight distance requirements based on County Public Road Standards, section 6.1.E. This includes future public roads. Below is a link to the Public Road Standards: http://www.sdcounty.ca.gov/dpw/docs/pbrdstds.pdf		10/22/14	
10- 1	General	Where shown, label both Sarver Lane and Mesa Rock Road.		10/22/14	
11- 1	1	Add Sheet Index.		10/22/14	
11- 2	2	On street sections label them as "Public" or "Private." All sections should have a the designation.		10/22/14	
11- 3	3	If proposed, identified which easements are to be vacated, quit claimed, etc.		10/22/14	
12- 1	TM	Lot lines must conform to Ordinance 81.401H and be less than 10° from radial or perpendicular.		10/22/14	
13- 1	PGP	Label Q ₁₀₀ and V ₁₀₀ at all drainage outfall locations. Show rip rap aprons.		10/22/14	
13- 2	PGP	Show and Label all drainage easements. Identify the easements as private or public.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
13- 3	PGP	Show maintenance access roads, and easements if required, to all proposed basins.		10/22/14	
13- 4	PGP	Label slope ratios on proposed slopes.		10/22/14	
14- 1	Roundabout	Roundabout design must be to the satisfaction of DPW Traffic Engineering.		10/22/14	
15- 1	Off-Site Improvements	Off-site improvements will be determined based on project TIS.		10/22/14	
16- 1	Geotechnical	Provide Geotechnical Report.		10/22/14	
17- 1	Retaining Walls	Identify non-standard retaining walls on TM.		10/22/14	
18- 1	Brow Ditches	Cross lot drainage should be HOA maintained and an easement provided.		10/22/14	
19- 1	Road Sections	Sections A2, B2, and C2 should be crowned in the center of the road per current public road standards. Cross-street flow is not allowed except where the road is super elevated. Also revise per comments above;		10/22/14	
19- 2	Road Sections	Sections A1, A2, B1, and B2 - Provide a foot between slope daylight and right-of-way line pursuant to San Diego County Design Standard 11 (DS-11). Show the slope ratio adjacent to the right-of-way (typical for all public streets sections). Provide structural section below curb & gutter.		10/22/14	
19- 3	Road Sections	Sections B1 and B2 – Revise parkway and slopes per comments above.		10/22/14	
19- 4	Road Sections	Sections: A1, A2, B1, and B2 should consider pedestrian paths on both sides of a roadway. Pedestrian paths on one side of the roadway may be considered where low pedestrian demand warrant the provision of pedestrian facilities on one side of the roadway. Coordination with the local fire authority will be required prior to implementation of one side walkway. Also if pedestrian facilities are on one side of the roadway, pedestrian crossing should be considered to meet the County Public Road standards. Traffic section should review the need for pedestrian facilities.		10/22/14	
19- 5	Road Sections	Sections: A1, A2, B2, and C2 should include a concrete barrier between bio retention basins/ infiltration basins/ bio swale and roadway bed.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra **Project Number: PDS2014-MPA-14-018**

DPW (Department of Public Works)

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19- 6	Road Sections	Sections F1 and F2 shall meet County Design Standard Drawing DS-2, DS-3, DS-4 and Sec. 4.5L of these standards.		10/22/14	
19- 7	Road Sections	Trees in the right-of-way must be located and maintained properly, and must not impair corner sight distance.		10/22/14	
19- 8	Road Sections	Landscaping and selecting a type of tree in the county right of way should be considered for its hardiness, the size and placement of trees. Generally, a tree with a trunk diameter greater than 4-inches measured 4-inches above the ground line is considered a "fixed object" along the roadway. These trees should not be placed in the clear recovery zone. For any new construction for roadways with curb and speeds 40mph or less, the minimum recommended clear recovery zone is 18 inch from the curb.		10/22/14	
20- 1	Landscape	Trees rated as Potential High Root Damage shall not be placed within the County right-of-way. Tree roots can cause costly damage to pavement, structures and underground utilities.		10/22/14	
20- 2	Landscape	The landscape in parkways and median should be per Water Efficient Landscape Design Manual. Note that a 1.5' wide maintenance walkway should be installed adjacent to the curbs within medians.		10/22/14	
20- 3	Landscape	Landscaping within the ROW requires an "Encroachment Maintenance and Removal Agreement" with the County. The applicant shall consider Landscape Maintenance agreement with the County for all landscape and hardscape placed within the roads right-of-way.		10/22/14	
20- 4	Landscape	Planting and Irrigation plans shall be reviewed by Field Ops/ Road maintenance staff prior to the project approval.		10/22/14	
21- 1	Stormwater	Requirement: Primary maintenance of bio retention basins, bio-swales, infiltration basins including storm drain piping, landscape and any other Treatment Control (TC) BMPs should be the responsibility of the developer and landowner either through a Storm water Maintenance Assessment District/Private Special District or Community Facility District (CFD).		10/22/14	
21- 2	Stormwater	Maintenance requires depth of storm drain system to be kept to a minimum. A minimum 2 feet of cover is adequate for RCP pipes.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DPW (Department of Public Works)					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
21- 3	Stormwater	Maintenance requires Storm drain pipe slope shall be at a minimum of 1% and a 2.0% is preferable, so that the culvert is more likely to be self-cleaning.		10/22/14	
21- 4	Stormwater	Sidewalk underdrain (RSD D-27) is not acceptable in the public roads. Instead install Catch Basin with connection to the storm drain system.		10/22/14	
21- 5	Stormwater	Provide a cleanouts where the storm drains facility transfers from private to public maintenance or at ROW line.		10/22/14	
21- 6	Stormwater	If the project is receiving off-site flows, a separate storm drain system outside public road R/W must convey such flows. The off-site flow system would be privately maintained.		10/22/14	
21- 7	Stormwater	All drainage and BMP structures must have adequate access roads and ramps and proper easements indicated on the plans. The information related to such access easements should be consistent on subdivision maps, the improvement plans and grading plans. Access ramps shall be a minimum of 15 feet wide and slopes should not exceed 10%.		10/22/14	
21- 8	Stormwater	Show all right-of-way, easements, include description and dimensions. Each easement must show the maintaining party. Easements outside of the public right-of-way are generally either privately maintained or (in certain situations) by DPW Flood Control.		10/22/14	
21- 9	Stormwater	Verify that proposed TCBMPs for Category 4 are in the DPW acceptable list of TCBMPs for maintenance.		10/22/14	
21- 10	Stormwater	DPW does not maintain facilities within Open Space easements.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DEH (Department of Environmental Health) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	DEH	The Department of Environmental Health has reviewed the proposed Major Pre-application for 2135 residential units on 1983 acres, to be served by public water and sanitary sewer by the Vallecitos Water District. DEH has no objections to submittal of the proposed project, with the following conditions:		10/22/14	10/22/14
1 - 2	DEH	If the use of onsite wastewater treatment systems is proposed, full percolation testing/engineering would be required to be submitted to DEH to support such development.		10/22/14	
1 - 3	DEH	Any wells within the project boundaries must be accurately plotted on the project submittal and their proposed use must be indicated. Wells requiring destruction must be done so under permit by a licensed well driller.		10/22/14	
1 - 4	DEH	Any existing onsite wastewater treatment systems must be accurately plotted on the project submittal. Systems that are to be abandoned must have any existing septic tanks and/or seepage pits pumped, collapsed, and backfilled.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Parks	<p>The Department of Parks and Recreation (DPR) has reviewed the pre-application materials received by the County on September 8, 2014. The project is located within the Vista, Bonsall, Escondido, and Valley Center Local Park Planning Areas (LPPAs). The project includes 7 neighborhoods with a total of 2,135 residential units.</p> <p>DPR is providing the following comments as guidance in order to assist the project in meeting the many codes, regulations, and initiatives that apply such as the California Environmental Quality Act, the Park Lands Dedication Ordinance, DPR's Active Living Design Guidelines, the County General Plan, the County's Strategic Initiatives, and the County's Live Well San Diego Initiative.</p>		10/22/14	
1 - 2	Parks	<p>Parks and recreation facilities proposed in the project should strive to meet the recreational needs of the residents of this new development. In anticipation of the changing needs of the community over time, the park facilities should be laid out and designed to allow for flexible programming of the sites.</p> <p>Part of the County's "Safe Communities" and "Healthy Families" Strategic Initiatives is creating neighborhoods that are safe and healthy places to live, work, and play. To support this initiative, the park facilities should be located so that each neighborhood has park acreage that is accessible and that provides diverse opportunities for active living.</p> <p>For planning purposes, the County's General Plan describes the typical uses, sizes, and population served for Mini-Parks and Neighborhood parks. Also, the National Recreation and Park Association provides guidance as for the location of parks (e.g. mini-parks should be located within ¼ miles of residences, neighborhood parks should be located within ½ miles of residences).</p>	Informational	10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

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DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 3	Parks	In line with the DPR's Active Living Park Design Guidelines, the main public park P1 should include elements to encourage diverse activity for all demographics, including facilities such as a backstop for informal pickup games, ball courts, and outdoor fitness equipment that would increase the diversity of uses.		10/22/14	
1 - 4	Parks	The "Park and Trail Plan" provides locations, lengths, and cross section details of the trails. The formal proposal should also: a. Differentiate between trails and pathways (note that pathways are located within the public road right-of-way). b. Show proposed public trail easements c. Describe proposed maintenance responsibilities.		10/22/14	
1 - 5	Parks	Trail easements that run parallel to private roads (or public roads where the easement is outside of the right-of-way) should be wide enough to accommodate trail construction and maintenance (typically 12 - 20 feet wide). Also, the trail easement should be set back from the edge of the private road easement (or right-of-way edge if it is located along a public road) at least five feet to allow for landscaping, utilities, or other uses.		10/22/14	
1 - 6	Parks	As a condition of approval of any development, the applicant shall dedicate land, pay fees in lieu thereof, or a combination of both, pursuant to the provisions of the County Park Lands Dedication Ordinance (PLDO) for neighborhood and community park or recreational purposes to serve future residents of such development. The acreage required by PLDO for the project will be calculated by taking the number of dwelling units proposed in each of the LPPAs and applying the square footage per PLDO Sec. 810.106. For the formal submittal, provide a table listing the number of residential dwelling units proposed in each Local Park Planning Area (LPPA).		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 7	Parks	<p>The "Park and Trail Plan" provides locations and concept plans for park P1 and the charter school field.</p> <p>The formal submittal should include:</p> <p>a. Conceptual layouts for each proposed park in the Specific Plan with enough detail to show the general uses. On each concept plan, outline the "active recreational areas" as defined in PLDO Sec. 810.102. Items such as vineyards, equestrian staging areas, scenic overlooks, dog parks, drainages, and stormwater facilities (e.g. conveyance areas and detention facilities) would not count toward meeting PLDO requirements.</p> <p>b. A table that provides the gross and net acreages for each park site and whether a park site is to be public or private.</p> <p>DPR will work with the applicant to determine the areas that qualify as active recreation areas once additional information is provided with the formal submittal.</p>		10/22/14	
1 - 8	Parks	<p>Detention basins and large drainage features would not be accepted as part of a proposed public park. DPR would need to consider the design and location of small stormwater conveyance features (e.g. dry creek beds) to determine if the County would accept these areas as part of a public park site. These facilities would not count as active recreation areas and a maintenance entity other than DPR (e.g. HOA) would be required to maintain and operate these facilities.</p>		10/22/14	
1 - 9	Parks	<p>Park sites and trail easements should be free of utility or other easements that would interfere with the intended use of those facilities. The Tentative Map shows easements crossing park P8 (sheet 6), P1 (sheet 11), and P9 (sheet 13). On the formal submittal, clarify if these easements are proposed to be removed/quitclaimed or if they are to remain. Also, identify any new easements that are proposed.</p>		10/22/14	
1 - 10	Parks	<p>Park P1 support facilities should include a larger public restroom, a maintenance building with office, and a designated storage area for goals and equipment.</p>		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 11	Parks	Concept plan for park P1 should show the proposed property line separating the public and private portions of the site. A table should be provided showing the separate acreages for the public and private spaces.		10/22/14	
1 - 12	Parks	The Terraces, Knoll and Summit neighborhoods do not include parks. The topography of the site and grade changes from neighborhood to neighborhood (post grading) would make walking to parks in other neighborhoods difficult. DPR would suggest including local park space within these neighborhoods.		10/22/14	
1 - 13	Parks	To provide opportunities for physical activity and recreation, trails could be added in the retained natural summits in the Knolls and Summit neighborhoods leading up to the top of the hill peaks.		10/22/14	
1 - 14	Parks	The park site at the Charter School would be considered as a "private park" facility because of the restrictions on public access to the site. Additionally, in order for the park to be consider as a PLDO park, the project should include some means of ensuring the park site will be developed and available for the community to use in a specified time frame or by a specified point in the development process. DPR can work with the applicant on determining conditions or other agreement to accomplish this requirement. Public parking and restrooms should be addressed in the final concept design for the park site.		10/22/14	
1 - 15	Parks	Tentative Map (TM) Sheet 2 - Detail J2: Trail tread should be "out-sloped" and drainage swales that run between the tread and the up-slope should be avoided.		10/22/14	
1 - 16	Parks	TM Sheet 6 – Park P8: The site shows a storm drain outlet within the park. The drain, outlet, and downstream drainage would not be maintained by DPR.		10/22/14	
1 - 17	Parks	TM Sheet 6 – Park P7: Park P7 is shown on the Park and Trail exhibit, but not shown on the TM.		10/22/14	
1 - 18	Parks	TM Sheet 8 – Park P4: Storm drains cross the site at various areas. For the formal submittal, storm drains should avoid crossing the park site and should not outlet into the park.		10/22/14	

**ATTACHMENT A
PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 19	Parks	TM Sheet 11 – Park P1: The multi-use trail runs along the opposite side of Sierra Parkway from the park site. For the formal submittal, show safe means of crossing the street from the trail to the park at both the east and west ends of the park.		10/22/14	
1 - 20	Parks	TM Sheet 11 – Park P1: The storm drain outlet appears to outlet in the southwest corner of the site in the area shown as a playground on the concept plan. For the formal submittal, this conflict should be addressed.		10/22/14	
1 - 21	Parks	TM Sheet 13 – Park P9: Given the grade changes and location away from the residential development areas, walking to Park P9 would be difficult. Parking and restrooms should be provided at this site.		10/22/14	
1 - 22	Parks	TM Sheet 14 – Park P10 - The trail coming off Camino Mayor at the staging area appears to run through a detention basin. The formal submittal should address this area.		10/22/14	
1 - 23	Parks	TM Sheet 14 – Park P10: Plans show pull-through parking and parallel parking. For the formal submittal, the staging area concept plan should include round pens and hitching posts for equestrian use, ADA parking, picnic areas, an area for a portable restroom, shade trees, and a trail head (i.e. open staging/gathering area before entering the trail). Round pens allow horses time to cool down and acclimate to the area. Trail heads and picnic areas provide a safe area for users to meet and stage trail use (outside of the parking and drive areas).		10/22/14	
1 - 24	Parks	<u>On-Going Funding Mechanism:</u> The project will be conditioned to establish a funding mechanism, prior to approval of the Final Map, to cover 100% of the on-going costs related to operations and maintenance (O&M) of the public parks. Depending on the proposed mechanism, the developer may be required to provide “interim funding” for the period between when the County assumes maintenance responsibility and when the funding mechanism generates adequate revenue and cash flow to support the park O&M. Project conditions will reflect the requirement for the developer to establish a funding mechanism prior to Final Map approval.		10/22/14	

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PROJECT ISSUE CHECKLIST**

PROJECT NAME: Newland Sierra		Project Number: PDS2014-MPA-14-018			
DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 25	Parks	<u>Park Site Plans:</u> Park Site Plans, which include detailed construction plans and specifications, will be required prior to construction (typically in conjunction with grading and landscape plans) and/or prior to Final Map approval. Public park layout and design must reflect DPR development standards. Final design and amenities will be subject to review and approval by the Director of DPR.		10/22/14	
1 - 26	Parks	<u>Land Dedication for Public Parks and Private Park Easements:</u> Public park sites will be dedicated to the County prior to Final Map Approval (or after the construction of the facilities if a secured agreement to improve the park has been executed). Easements or other forms of use restriction for private park sites will be required prior to Final Map Approval.		10/22/14	

ATTACHMENT B

PLANNING ANALYSIS

PROJECT DESCRIPTION: The project description in your application materials does not contain enough information to determine the potential environmental effects related to your project. When changes to the project description occur over time, please keep the County closely informed as well as ensure that all related technical studies, plot plans, maps, etc. are in concert with the most current project description. The project description will be provided in the attached Project Issue Checklist and will need to be updated with each future submittal as changes occur. The applicant should further ensure that all consultants are kept informed of changes to the description. Please submit an Application for Initial Study (AEIS) that provides more detail regarding the project including, but not limited to the following:

PHASING PLAN: The project description should include a detailed phasing plan that includes the proposed land uses, significant impacts, mitigation measures, and the timing of mitigation implementation for each phase of the project.

SPECIAL EVENTS: The project description should include a detailed description of any special events that are planned as part of the project. For example, if the project proposes community wide gatherings at the proposed park areas, the project description should provide a detailed description of the proposed activities. Please note that a Major Use Permit may be required to monitor these types of uses.

OFF-SITE IMPROVEMENTS: Upon review of the project description, off-site improvements are necessary to implement the project. The off-site improvements constitute part of your project description and it is the applicant's responsibility to mitigate any environmental impacts associated with these improvements. Please describe all off-site improvements necessary to implement the project and their points of access or connection to the project site, including the following:

- a. **STREETS:** Describe all proposed construction of new off-site streets or widening of existing off-site streets. Identify the extent of all existing public and private right-of-way and reference recorded document numbers.
- b. **EXTENSION OF UTILITY LINES:** Describe all proposed extensions of sewer/water/electric/gas lines (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point). Please also include if the project would utilize recycled water for use on landscaping, etc.
- c. **DRAINAGE/ STORMWATER/ FLOOD CONTROL:** Describe all proposed new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities.
- d. **PATHS:** Describe all proposed pedestrian and/or bicycle paths.

Additionally, submit plot/site plans and maps that include all off-site improvements. All technical studies will also need to address impacts from off-site improvements.

Community Facilities District: The project description does not indicate whether a Community Facilities District (CFD) or similar funding district is proposed as part of the project. Please provide additional information on any proposed Community Facilities Districts or similar funding mechanisms proposed by the project. Please note that according to Board of Supervisors Policy I-136, projects requesting Community Facilities District debt financing will be evaluated to determine if such financing is financially viable and in the best interest of the County and current and future County and project residents.

SCOPE FOR RESOURCE PROTECTION STUDY/STEEP SLOPE ANALYSIS

Project Specific Information: A RPO steep slope analysis is required to be submitted along with an open space/encroachment map for the project and must identify all Steep Slope Lands (natural grade of 25% or greater and a minimum rise of 50-feet) and any encroachments into Steep Slope Lands. Please note that the RPO limits the amount of encroachment into Steep Slope Lands based on the following table:

Twenty-Five Percent Encroachment Steep Slope Lands Slope Lands Slope Encroachment Allowance	Percentage of Lot in Maximum Allowance as Percentage of Area in Steep
75% or less	10%
80%	12%
85%	14%
90%	16%
95%	18%
100%	20%

General Information: This study shall consist of the materials required by Form #374 available from the Zoning Counter. Form #394, Preliminary Floodplain Evaluation, is also attached. These forms can also be found on the World Wide Web at <http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-374.pdf>.

ATTACHMENT C

SPECIFIC PLAN REPORT OUTLINE

Should the project applicant or their consultants propose a different report outline, that outline should be submitted to the County for review and comment prior to submitting the Specific Plan. The Specific Plan should include the following:

- Include the distribution, location and extent of the uses of land, including open space, within the area covered by the plan.
- Indicate the proposed distribution, location and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid-waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
- Include standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable.
- Include a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the aforementioned components.
- The plan should also include a statement of the relationship of the specific plan to the general plan.

CHAPTER 1 – INTRODUCTION

- a. PURPOSE OF THE SPECIFIC PLAN
- b. PROJECT DESCRIPTION

Graphics should be no larger than 11" x 17" in size. Include a Vicinity Map at a 400' scale showing the site location, existing roads, parcel lines and land uses within ¼ mile of the project site. Include Figures at 200' scale showing the site, immediate surroundings, and all any off-site improvements required by the project (e.g. roads, water, sewer); existing land uses, parcel lines, roads and contour lines at a 5' intervals or less.

- c. PROJECT SETTING

- Physical Setting (Include a Vicinity Map at a 400' scale showing the site location, existing roads, parcel lines and land uses within ¼ mile of the project site)
- Environmental Resources
- Existing Land Use
- Planning History

- d. RELATIONSHIP TO GENERAL PLAN

CHAPTER 2 – SPECIFIC PLAN SUMMARY

- a. VISION / GOALS AND POLICIES

Goals and policies should be included, as appropriate, to guide future development. Focus on detailed issues and be consistent with the General Plan.

- b. LAND USE PLAN

Describe different areas and uses that would occur within the Specific Plan. Include a narrative and figures (land use plan, illustrative site plan) showing the distribution, location, and extent and intensity of essential facilities proposed to be located within the area covered by the plan. Address zoning.

c. **CIRCULATION PLAN**

Include vehicular network (cars, trucks), bicycle network, pedestrian network and trails, and public transportation information.

d. **INFRASTRUCTURE AND PUBLIC FACILITIES**

Include a narrative and figures showing distribution, location, and extent and intensity of essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described by the plan (e.g. roads, water and sewer facilities, fire services, schools, open space, recreation facilities, etc.

CHAPTER 3 – DEVELOPMENT STANDARDS AND REGULATORY PROVISIONS

a. **COMMUNITY DESIGN CONCEPTS / ELEMENTS**

b. **PUBLIC AND PRIVATE STREETS**

- Street Sections
- Streetscape Design

c. **ZONING**

Specify allowable uses, setbacks, open space, and other standards for different areas within the Specific Plan. Standards may vary depending on the type of development and its location. As appropriate, identify specific processing requirements (such as a Site Plan submittal) for future development.

d. **DEVELOPMENT APPROVALS REQUIRED**

Description of the implementation permits required (e.g. Rezone, Tentative Map, Major Use Permit), timing, and relationship to Specific Plan implementation. Describe subsequent approvals required to implement the project over time (such as a Site Plan).

e. **SITE DESIGN / LANDSCAPE DESIGN**

- Concept
- Commercial Site Design / Features
- Residential Site Design / Features
- Community Facilities
- Recreational Trails and Common Areas
- Landscape palette
- Walls and fencing
- Signage
- Lighting
- Additional landscape considerations CONCEPT

f. **ARCHITECTURAL DESIGN STANDARDS AND GUIDELINES**

- Civic Buildings
- Commercial Buildings
- Residential Buildings (By Type)
- Recreation Buildings / Commons

Recommended Topic Areas:

Architectural Character
Street-scene Massing
Visible Edges
Corner Homes
Single-Story Elements
Garage Placement and Treatment
Primary Design Elements
Colors and Materials
Mechanical Equipment

CHAPTER 4 – IMPLEMENTATION

Identify the regulations, programs, public works projects and financing measures necessary to implement the Specific Plan.

a. PROJECT PHASING

b. AMENDING THE SPECIFIC PLAN

c. PUBLIC FACILITIES/ INFRASTRUCTURE

- Discuss water and sewer service including existing conditions and proposed improvements
- Discuss fire protection, including existing facilities, emergency response times and proposed improvements
- Discuss schools, existing conditions, impact from the proposed project and proposed improvements
- Include Public Facility Availability Forms and conditions or letters from serving districts

Typical graphics include:

Existing and proposed road facilities

Existing and proposed water facilities/lines, including size of pipes

Existing and proposed sewer facilities/lines, including size of pipes

Existing and proposed fire protection facilities

Existing and proposed park / recreation facilities

d. FACILITIES FINANCING

- Discuss financing options for implementing required public facilities improvements (e.g. assessment districts, development fees, etc.)
- Discuss recommended financing mechanisms

APPENDICES

ATTACHMENT D
ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 states that:

The Director of Planning & Development Services may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit.

The initial review of your project indicates that there will be an effect on native biological resources. Therefore, State law requires the payment of a fee to the California Department of Fish and Wildlife for their review of the project environmental document (Fish and Wildlife Code §711.4). If this fee is needed, it will be requested and collected at a later time during the process. Payment of the fee is required regardless of whether or not we consider the effect on native biological resources to be significant or clearly mitigated. The Project Manager will remind you to pay this fee immediately prior to public review of the project environmental document.

Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). The above estimate includes only the costs to get your present application(s) to hearing/decision and does not include these additional processing costs.

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name:	Newland Sierra
Project Number:	PDS2014-MPA-14-018
Staff Completing Schedule:	Mark Slovick
Decision-Making Body:	Planning Commission and Board of Supervisors
Date Schedule Produced/Revised:	10/21/2014

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			1/22/2015
DETERMINATION THAT AN EIR IS REQUIRED			10/9/2014
PDS reviews project application "completeness" , completes planning and environmental scoping	30	11/10/2014	
PDS completes initial scope of EIR	14	11/24/2014	
Applicant submits documents for Public Review of Notice of Preparation (NOP)	7	12/1/2014	
<i>PDS completes advertises and distributes NOP</i>	<i>10</i>	<i>12/11/2014</i>	
<i>Public review of NOP</i>	<i>30</i>	<i>1/12/2015</i>	
<i>PDS receives and distributes public comments on NOP to Applicant (180 period for resubmittal of DEIR begins here)</i>	<i>3</i>	<i>1/15/2015</i>	
PDS meets with applicant to discuss EIR scope, cost estimate and schedule	10	1/26/2015	
Applicant submits 1st Draft EIR and Planning Documentation	120	5/15/2015	
PDS reviews 1st Draft EIR, holds county counsel briefing, attends DRT	60	7/14/2015	
<i>Meeting with applicant</i>	<i>7</i>	<i>7/21/2015</i>	
Applicant submits 2nd Draft EIR and Planning Documentation*	45	8/28/2015	
PDS reviews 2nd Draft EIR, holds county counsel briefing*	45	10/12/2015	
<i>Meeting with applicant</i>	<i>7</i>	<i>10/19/2015</i>	
Applicant submits 3rd Draft EIR and Planning Documentation*	30	11/11/2015	
PDS reviews 3rd Draft EIR, holds county counsel briefing*	30	12/11/2015	
<i>Meeting with applicant</i>	<i>7</i>	<i>12/18/2015</i>	
Applicant produces copies of documents, submits DEIR and copies of documents	10	12/21/2015	
PDS completes distribution paperwork, advertises and distributes Draft EIR	14	1/4/2016	
Public Review of Draft EIR	45	2/18/2016	
PDS transmits Public Comments to Applicant	3	2/22/2016	
PDS holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	2/29/2016	
Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata	30	3/30/2016	
PDS reviews 1st Draft Responses to Public Comments and EIR Errata	25	4/25/2016	
Applicant submits 2nd Draft RTC and EIR Errata*	21	5/16/2016	
PDS reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review*	14	5/30/2016	
PDS attends DRT prior to initiating I-119 review	5	6/6/2016	
Applicant submits Draft RTC & EIR Errata for I-119 review & 1st draft EIR Findings for staff review	5	6/13/2016	
<i>Board Policy I-119 Review of Responses to Comments and DEIR</i>	<i>40</i>	<i>7/18/2016</i>	
PDS reviews I-119 comments, meets with Counsel, transmit comments to applicant, set meeting with applicant	7	7/25/2016	
Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with PDS to review changes	14	8/8/2016	
PDS reviews RTC, EIR Errata & Findings and sends to Counsel for review OR meet with Counsel if 2nd I-119 review not necessary	14	8/22/2016	
Second Board Policy I-119 Review of RTC, EIR Errata and Findings*	30	9/7/2016	
PDS meets with County Counsel to finalize RTC, EIR Errata, and Findings. Holds meeting with applicant / consultant*	10	9/19/2016	
Applicant makes final revisions, produces copies of FEIR, CEQA Findings and RTCs and pays Fish and Wildlife Fees	7	9/26/2016	
<i>PDS attends Director briefing to make project recommendation</i>		<i>T.B.D.</i>	
<i>PDS finalizes project resolution/decision, completes findings, conditions, draft staff report and begins preparation of Board Letter</i>		<i>T.B.D.</i>	
PDS management and County Counsel review staff report, obtain concurrences from other Departments		T.B.D.	
PDS finalizes legal advertisement for hearing, newspaper advertises Planning Commission Hearing		T.B.D.	
Planning Commission Hearing		4th Quarter 2016	
PDS Finalizes draft Board Letter, include Planning Commission Recommendation		T.B.D.	
PDS management and County Counsel review Board Letter, obtain concurrences from other Departments		T.B.D.	
PDS finalizes legal advertisement for hearing, Board Hearing advertised in newspaper		T.B.D.	
Board of Supervisors Hearing		1st Quarter 2017	

PROJECT SCHEDULE ASSUMPTIONS

Project description remains consistent throughout process

Applicant will submit information in accordance with schedule

All issues will be resolved concurrently.

Bolded tasks are under the control of applicant/consultant.

* Task can be eliminated if earlier draft documents are adequate.

Hearing date is subject to decision making body availability and schedule

The project will not be continued by decision maker or appealed

Assumes public review comments are not exceptionally numerous or complex

Assumes deposit account balance remains positive. County work may not proceed without adequate funds.

COST ESTIMATE ASSUMPTIONS

Estimate is based on relative cost of projects of similar complexity

Estimate does not include applicant's consultant/engineering costs

Does not include County costs for post discretionary review (e.g. final map)

Costs assume project schedule assumptions are maintained

Costs will be paid at installments throughout the process

If project is over budget, cost estimate will be revised

The State of CA adjusts Fish and Wildlife Fees annually for inflation

Project will be processed with an Environmental Impact Report

Cost estimate does not include additional deposits for Trails Review or DEH that may be required

COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	Approx. 1,500,000
Deposits Paid to Date	\$138,054
Account Balance	\$29,949
Estimated County Costs Remaining	Approx. 1,500,000
Fish & Wildlife Fees/ County Clerk Fee	\$3,080
% Expended of Total Cost Estimate	7.21%

ATTACHMENT E
MEMORANDUMS OF UNDERSTANDING

The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego's website at: <http://www.co.sandiego.ca.us/PDS/procguid.html> (item number 4 under "General Guidance"). No list is maintained for hydrology and stormwater management planning. With the exception of minor stormwater management plans, only registered engineers registered in the State of California shall be permitted to submit hydrology/drainage studies and only registered engineers or Certified Professionals in Storm Water Quality certified by CPESC, Inc., or an equivalent entity approved by the Director of Public Works, shall be permitted to submit stormwater management plans.

Applicants are responsible for selecting and direct contracting with specific consultants from the County's list to prepare CEQA documents for private projects. Prior to the first submittal of a CEQA document prepared by a listed consultant for a private project, the applicant, consultant, consultant's firm (if applicable) and County shall execute the attached Memorandum(s) of Understanding (MOU). The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the MOU for each requested applicable study. The clear identification of roles and responsibilities for all parties is intended to contribute to improved environmental document quality. The MOU can be found at: <http://www.sdcounty.ca.gov/luegdocs/Templates/Boilerplate%20Templates/MOU.doc>.

Copies must be made and signed by the applicant, consultant and firm (if applicable) for each of the following requested subject area technical studies:

- Agricultural Resources
- Air Quality
- Archaeological Resources
- Biological Resources
- EIR Preparer
- Mineral Resources
- Noise
- Transportation & Traffic
- Visual Analysis

ATTACHMENT F SCOPE FOR VISUAL RESOURCES & AESTHETICS

PDS has completed review of your project application and has determined that the project may adversely affect visual resources. Visual resources can include narrow or expansive views, can be views from one site or from a series of sites (as along a scenic highway), and can be viewed from above, at eye level, or from below. A particular thing that defines a community or a region's character and identity is also a scenic resource.

The aesthetic value of visual resources is not limited to open space and rural lands, but can also be held in historic structures and districts, architectural design, streetscapes and manufactured landscapes. These valuable aesthetic elements of the human-made environment can be found throughout the unincorporated County, even though it is mostly undeveloped.

Project Specific Information: The proposed project is located in a predominately semi-rural area with low density rural residential use types. The project would include grading, construction of residential and commercial structures, introduction of new infrastructure and uses, including improvements to nearby roadways. Additional information is required in order to assess the potential for an adverse impact upon visual resources. In addition, a portion of the project site is subject to a "B" Special Area Regulation for the I-15 Design Review. The portion of the projects site located along the I-15 must conform to the I-15 Scenic Preservation Guidelines.

General Information: The proposed project has the potential to adversely affect visual resources. A Visual Resources Report shall be prepared to assess the impacts that will result from the construction of this project.

The report must follow the format given in the County's Report Format and Content Requirements for Visual Resources, which can be found at: http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Visual_Report_Formats.pdf. The report must evaluate potentially adverse impacts to the environment according to the County's Guidelines for Determining Significance for Visual Resources, which can be found at: http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Visual_Guidelines.pdf. The report must be prepared by a visual resources analyst who is on the County's approved consultant list for completing Visual Resource Reports.

The [Memorandum of Understanding](#) must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT G

SCOPE FOR AGRICULTURAL RESOURCES

Project Information: The project is a proposal for a master planned development on 1,983-acres consisting of 2,135 residential units, commercial, and civic uses including parks and a school site. The project site is located within the North County Metro Community Planning area and is north of Deer Springs Road and west of Interstate 15.

Based on PDS staff's review, a portion of the project site is considered an Agricultural Resource because the site has a history of agricultural production and is designated as Farmland of Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation. In addition, the project site contains soils which meet the criteria for Prime Soils as outlined in the U.S. Department of Agriculture's Land Inventory and Monitoring project for the San Diego area soil survey (Visalia sandy loam, 2 to 5 percent slopes and Ramona sandy loam, 5 to 9 percent slopes, eroded). These soil types occupy over approximately 37 acres of the site, which will result in at least a moderate rating for soil quality. The project is also within Sunset Zones 21 and 23 (which receives a high rating for climate) and is within the County Water Authority (the water rating will depend upon if the project site currently contains a water meter or a well).

The report will also need to address any potential indirect impacts to the existing off-site agricultural uses. In addition, the report will need to address and include a LARA Model for any impact to an agricultural resource which would be impacted by off-site improvements, such as grading and road improvements.

Please note that the County of San Diego has initiated an agricultural conservation program known as the Purchase of Agricultural Conservation Easement (PACE) Program. The PACE Program is intended to promote the long term preservation of agriculture in the County. This Program may offer mitigation opportunities for projects which impact agricultural resources in the future. More information on this project can be found at: <http://bosagenda.sdcounty.ca.gov/agendadocs/doc?id=0901127e801174ec>.

General Information: Based on the potential impacts the project may have on agricultural resources, an Agricultural Resources Technical Report is required to evaluate the significance of potential impacts. The Agricultural Analysis must be completed using the County's approved Guidelines for Determining Significance and Report Format and Content Requirements which can be found on the World Wide Web at <http://www.sdcounty.ca.gov/PDS/docs/AG-Guidelines.pdf> (Guidelines) and <http://www.sdcounty.ca.gov/PDS/docs/AG-Report-Format.pdf> (Report Formats).

The attached [Memorandum of Understanding](#) must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT H
SCOPE FOR AIR QUALITY ANALYSIS AND HEALTH RISK ASSESSMENT (HRA)

Project Information: The project has the potential to significantly contribute to the violation of an air quality standard or significantly contribute to an existing or projected air quality violation, primarily related to construction and operational (area source and mobile source) emissions, fugitive dust emissions from disturbance of soils onsite, exposure of sensitive receptors to mobile source emissions from Interstate-15 and nearby roadways and from onsite construction and operations. Therefore, the project is required to discuss the project's potential impacts to air quality.

General Information: Based on the potential impacts the project may have on air quality an Air Quality Analysis is required. The Air Quality Analysis must be completed using the County's Air Quality Analysis Format Guidelines (attached) which can be found on the World Wide Web at <http://www.sdcounty.ca.gov/PDS/Resource/docs/3~pdf/AQ-Report-Format.pdf>.

Emissions of pollutants of concern from the proposed project may occur from construction activities and operations (traffic associated with the project). In general, emissions from construction activities include:

- Respirable particulate matter (PM₁₀ and PM_{2.5}) from grading; trenching associated with underground utilities; and combustion emissions from mobile and stationary sources (e.g., generators);
- Products of combustion, including hazardous air pollutants, from construction equipment and stationary sources (e.g., generators); and
- Products of combustion, including hazardous air pollutants, from mobile sources resulting from traffic delays during construction.

The principal emissions from operations, (e.g. build-out), result from traffic throughout the project site and beyond. The analysis should address the project's operational impacts by assessing the vehicle miles traveled (VMT) by project occupants. The VMT estimates should be based on realistic scenarios that reflect the likely travel patterns and account for distances from the nearest population and employment centers, which are located in San Marcos and Escondido.

Queuing of vehicles at traffic lights can result in concentrations of emissions called "hot spots." Given the present status of the San Diego Air Basin, of principal concern are emissions of carbon monoxide and VOCs. In order to adequately assess emissions during build-out of the area, the analysis should assess level of service impacts along major roadways. Lastly, traffic in the area could be slowed due to incompatible traffic (i.e. farm equipment and machinery, nursery trucks, etc.).

The Air Quality Study should also include an evaluation of crystalline silica dust generated during grading activities. The report should evaluate the potential impacts on existing residents, future project occupants and construction workers. Additionally, criteria air pollutant and precursor and toxic air contaminant emissions from blasting activities need to be quantified and reported. The health impacts of such emissions also need to be disclosed.

The project would site sensitive receptors (residences, school) in close proximity to a major freeway (Interstate 15). The Air Quality Study must include an analysis of health risk (cancer and non-cancer) from vehicles traveling on I-15 on these receptors. County staff can be contacted for further direction if there are questions on the analysis requirements.

Additionally, the following issues should be addressed as a part of the air quality analysis:

1. Would the proposed project conflict or obstruct the implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?
2. Would the proposed project result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation?
3. Since San Diego County is presently in non-attainment for the Federal and/or State Ambient Air Quality Standards for Ozone (O₃), Particulate Matter Less than 10 Microns (PM₁₀) and Particulate Matter Less than 2.5 Microns (PM_{2.5}), would the proposed project result in a cumulatively considerable net increase of PM₁₀ and PM_{2.5} or exceed quantitative thresholds for O₃ precursors, oxides of nitrogen (NO_x) and Volatile Organic Compounds (VOCs)? The analysis should also provide a detailed discussion on cumulative impacts, framed in light of Past, Present and Reasonable Anticipated Future Projects in the Project Area. This should include a discussion on other projects contribution of PM₁₀, PM_{2.5} and ozone precursors.
4. Would the proposed project expose sensitive receptors (schools, hospitals, residences, resident care facilities, or day-care centers) to substantial pollutant concentrations? This analysis should discuss the proximity of any surrounding or proposed sensitive receptors to any known point, area and mobile source pollutant emissions and if applicable, a health risk analysis for diesel fired PM₁₀ (Construction phase and Operational).
5. Would the proposed project create objectionable odors affecting a substantial number of people?

Any proposed dust control measures or project design elements that may be incorporated to minimize criteria pollutant and precursor emissions should be described in the project description.

The attached [Memorandum of Understanding](#) must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT I

SCOPE FOR BIOLOGICAL RESOURCES REPORT

Biological Resource Report. A Biological Resource Report must be prepared in accordance with the County's Report Format and Content Requirements Biological Resources, which can be found at http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Biological_Report_Format.pdf. The report will provide a qualitative and quantitative analysis of all on and off-site biological impacts (both direct and indirect) related to all phases of the project and include resource mapping with the most current project plan and any proposed open space and limited building zone easements. The County staff biologist reviewing the Biological Resource Report will hold an onsite meeting with the biology consultant for field verification after the first iteration report is submitted. At the discretion of the County staff biologist, the field meeting may be waived with a written explanation.

Focused surveys must be done by biologist(s) with demonstrable knowledge in field detection of the subject species (focused surveys for Federally listed species shall be in compliance with USFWS protocol, when such protocol exists, and must be done by a USFWS permitted biologist -- contact the USFWS at (760) 431-9440). If no protocol has been established, the methods of the directed search shall be described in the report. At a minimum, focused surveys must consist of walking transects across all areas with potential habitat for the species. The point locations and inferred territories of these species shall be included on the biological resources map. Focused surveys reports may be attached to the biological survey report in appendix form, but survey results must be evaluated in the biological survey report. Staff has prepared and attached a comprehensive list of sensitive species that may exist on the project site.

The report must also propose applicable and feasible mitigation measures for each impact that is determined to be significant under the County's Biological Guidelines for Determining Significance. Examples are listed in Appendix A of the Report Format and Content Guidelines (http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Biological_Guidelines.pdf).

Focused Survey List. The report shall include focused surveys or species-specific site assessments for the rare and endangered species listed in the table at the end of this section. A written agreement with staff must be obtained to remove species from the focused survey species list. The highlighted species have protocols that require biologists with special experience and/or qualifications. The list includes a number of riparian, woodland, grassland, and rock face adapted species. Even though the habitats may represent small proportions of the site compared to the chaparral, and even though their location may be outside the grading footprint, the survey must be comprehensive and systematic to ensure thorough coverage and reporting.

Natural Communities and Native Plant Surveys. Surveys should be conducted in conformance with Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (November 24, 2009). Chaparral

on mafic soils is considered sensitive with or without sensitive plant species since these species occur in the near vicinity (tetracoccus, polygala, horkelia, nolina).

Wetlands Survey. A wetlands survey must be completed using the wetlands definition in the County's Resource Protection Ordinance (RPO). The County's definition of wetlands varies from the federal U.S. Army Corps of Engineers' definition. All RPO wetlands shall be mapped on the Biological Resources Map using aerial photographs and a field site visit. Should there be a disagreement over the extent of wetlands, staff may require further surveys using the U.S. Army Corps of Engineers standards and guidance for conducting wetland delineations.

The RPO requires buffers on all RPO wetlands. The biological resources map shall designate an appropriate wetland buffer width of 50-200 feet, depending on the biological resources present. The RPO prohibits impacts to wetlands and wetland buffers. Any part of the site that is a wetland and/or a wetland buffer must be placed into a dedicated Biological Open Space Easement. Once the wetlands, wetland buffers and Limited Building Zone easements are mapped, redesign of the proposed project may be required.

Jurisdictional Resources. PDS staff has determined that the project may disturb wetlands, lakes, streams, and/or waters of the U. S. that may require notification to the California Department of Fish and Wildlife (CDFW) and/or the Army Corps of Engineers (ACOE). Although it is not required at this time, PDS recommends that you contact the above agencies about the permitting requirements for potential disturbances to wetlands, lakes, streams, and/or waters of the U. S. within 30 days of this letter. If such permitting requirements are incorporated into the project at this time, it may prevent future delays or changes in the project design. CDFW general information and submittal information can be obtained through the CDFW website http://www.dfg.ca.gov/1600/notification_pkg.html or by contacting the CDFW South Coast Regional Office @ (858) 467-4251. Information for consultation and formal submittal of the 404 Permit application required by the ACOE can be obtained through their website at: <http://www.spl.usace.army.mil/regulatory/> or through the general information number at (858) 674-5387. When a formal wetland delineation is requested, the ACOE 1987 Wetland Delineation Manual and supplement "Guidelines for Jurisdictional Determinations for Waters of the United States in the Arid Southwest" should be used (<http://www.spl.usace.army.mil/regulatory/technical.htm>).

Please be aware that the County will not issue any permit authorizing land disturbance (e.g., grading permits) which may disturb wetlands, lakes, streams, and/or waters of the U.S. until all required permits/agreements from these agencies have been obtained or are determined not to be required.

RPO Sensitive Habitat Lands. Sensitive habitat lands include unique vegetation communities and habitat that is either necessary to support a viable population of sensitive species, that is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Impacts must be avoided

unless: (1) all feasible measures have been applied to reduce impacts; and (2) mitigation provides an equal or greater benefit to the affected species.

RPO Wetlands and Wetland Buffers. The project site contains natural drainages that qualify as wetlands under the San Diego County Resource Protection Ordinance (RPO). The Resource Protection Ordinance prohibits impacts to wetlands and wetland buffers except those impacts related to aquaculture, scientific research and/or wetland restoration projects, and buffers may include impacts that are for the protection of the RPO wetland. These natural features are significant constraints for land uses on the project site and may affect project design. The ordinance has limited exceptions and a general statement that when “the extent of environmentally sensitive lands on a particular legal lot is such that no reasonable economic use of such lot would be permitted by these regulations, then an encroachment into such environmentally sensitive lands to the minimum extent necessary to provide for such reasonable use may be allowed.” If exceptions are to be used, the findings must be presented in the Biological Resources Report and must include the facts upon which the finding is based.

The Wildlife Agencies and County Planning Agreement (2014). The project consistency with the Planning Agreement establishes compliance with the draft Natural Communities Conservation Program (NCCP). The Planning Agreement requires that the County meet and confer with the Wildlife Agencies.

Where a project will affect Coastal Sage Scrub (CSS), County staff will provide information on how the project follows the NCCP Act of 2003, which supersedes the Coastal Sage Scrub NCCP Process Guidelines of November 1993. Additionally, the NCCP/4(d) findings shall be applied to the project and a draft Habitat Loss Permit shall be prepared and included as a part of the CEQA public review process. From the information available to staff at this time, information related to the following will be needed: the effect of loss of coastal sage scrub occupied by California gnatcatcher in an area contributing to the I-15 archipelago.

Where a project will not affect CSS but will negatively affect (a) biological resources in areas mapped as “high value” and “very high value” based on the County’s habitat evaluation models that utilize the best available information at the time, (b) areas mapped as “moderate” or “low” value that may be important for preserve assembly, and/or (c) proposed Covered Species or their habitat based on current biological surveys, the NCCP/4(d) findings shall be considered and preserve design principles shall be applied to the project including the following:

- On-site open space should provide a long-term biological benefit.
- On-site open space must protect habitat of equal or greater value as that being impacted.
- No isolated pockets of open space should be used for mitigation credit.
- Separate lots should be used whenever possible for on-site open space to help protect the biological value of the preserved areas.

- On-site open space shall contribute to regional conservation efforts.
- Open space design, to the extent known, should not reduce the biological diversity found on the site.
- Open space design shall maintain habitat connectivity between areas of high quality habitat.
- The most sensitive resources shall be protected to maximize long-term viability.
- Edge effects and habitat fragmentation shall be minimized by maximizing the surface area to perimeter ratio, preserving large blocks of contiguous open space. Edge effects shall be further minimized by establishing buffers, providing fencing and/or permanent signs, and limiting trails and/or lighting.

HLP Conformance. Based upon a preliminary review of the project site, the project may disturb or remove coastal sage scrub habitat. Coastal sage scrub habitat is subject to the Habitat Loss Permit (HLP) Ordinance and the Natural Community Conservation Planning (NCCP) Conservation and Process Guidelines as a result of the listing of the California gnatcatcher as a federally threatened species. County staff will evaluate the project for conformance with the NCCP program and will write NCCP 4(d) Findings. All of the required NCCP 4(d) Findings must be made prior to approval of the project and will require a 45-day public review period along with the CEQA document.

At the time improvement plans, grading or clearing permits are obtained, a Habitat Loss Permit (HLP) may be required if a Hardline Agreement is not approved and the North County MSCP is not adopted. The HLP would allow incidental take of the federally threatened California gnatcatcher under Section 4(d) of the Endangered Species Act. The criteria (4(d) findings) for the project's Habitat Loss Permit are:

- Finding 1.a: The habitat loss does not exceed the five percent guideline.
- Finding 1.b: The habitat loss will not preclude connectivity between areas of high habitat values.
- Finding 1.c: The habitat loss will not preclude or prevent the preparation of the subregional NCCP.
- Finding 1.d: The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the NCCP Process Guidelines.
- Finding 2: The habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild.
- Finding 3: The habitat loss is incidental to otherwise lawful activities.

This evaluation under the 4(d) rule of the Endangered Species Act, as required for the Habitat Loss Permit process, will determine whether portions of the project are sensitive habitat and therefore significant under RPO. For an adequate RPO evaluation, a discussion of the 4(d) findings should appear in the body of the report.

The HLP is issued by the County based on the NCCP 4(d) Findings and requires concurrence (30-day concurrence period) from both the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife. Depending on when the NCCP 4(d)

Findings were originally written, updated biological surveys and NCCP 4(d) Findings may also be required.

Biological Resource Map. As a compilation of all the all the above surveys, a biological resource map must be completed in accordance with the County of San Diego Biological Resource Mapping Requirements (http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Biological_Report_Format.pdf). In order to evaluate impacts to sensitive resources, the current project grading plan with fuel management requirements and offsite improvements required for project approval must be used as the base map for placing the biological resource locations and proposed open space easements for impact evaluation.

Biological Open Space Easements. If biological open space is proposed, please submit a project-scale Open Space and Fencing Exhibit. The Exhibit must show what biological resources are being protected and include a table showing the area (in acres) of land preserved according to vegetation type. All existing and proposed open space easements (Biological Open Space & Limited Building Zone) must be clearly shown on implementation plans and map and on the preliminary grading plan.

In association with any proposed open space easements, temporary and/or permanent fencing and permanent signs will be required to protect the easements. These conditions are meant to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing. The open space fencing/signage plan for the proposed biological open space easement must be clearly shown on the preliminary grading plan. A separate exhibit for signage/fencing is needed in addition to the Open Space Map.

Limited Building Zone Easements. All Biological Open Space Easements shall be protected from future fire-clearing through the dedication of a Limited Building Zone Easement. This easement is the width of identified fuel modification required for a habitable structure in the Fire Protection Plan. The Limited Building Zone Easement of this width is placed outward from the Biological Open Space Easement boundary to prohibit the construction of houses, barns, or other habitable structures that would require fire clearing into the Biological Open Space.

Indirect Impacts. Indirect impacts may be the result of secondary effects from direct impacts or those impacts that over time cause the degradation of a resource by changing its function, health or quality. Unlike direct impacts that are typically one-time effects, indirect impacts often continue in the long term and may actually increase.

Indirect impacts commonly result from a project's "edge effects." Edge effects from development may extend several hundred feet into adjacent open space areas, causing significant changes in species composition, diversity and abundance in those nearby lands. Projects can have a wide variety of indirect impacts depending on the nature of the project, the type of resources present, and the type and degree of edge effects.

Certain restrictions may be required when the project proposes significant noise within close proximity to existing or proposed open space.

Proposed Off-site Mitigation. If off-site mitigation is proposed to mitigate for significant biological impacts, please provide a statement indicating where the off-site mitigation will be located. If the off-site mitigation will be obtained in a mitigation bank, please provide the name of the bank along with evidence that such credits can be allocated for this project. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity. Pre-existing easement areas and tax delinquent areas will not be accepted for mitigation credit.

Conceptual RMP. A Conceptual RMP must be prepared in accordance with the County's Report Format and Content Requirements Biological Resources, which can be found at http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Biological_Report_Format.pdf (Attachment E).

Conceptual Revegetation Plan. If Revegetation is proposed as mitigation, a Conceptual Revegetation Plan shall be submitted as an appendix to the biological resources report and the project will include a condition of approval to prepare a Revegetation Plan prior to approval of the Final Map. See the County's Report Format and Content Requirements Biological Resources, which can be found at http://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/Revegetation_Report_Formats.pdf. The Conceptual Revegetation Plan shall include the following elements: (1) the goals of the mitigation, (2) the type(s) and area(s) of the habitat to be established, revegetated restored, enhanced, and/or preserved, (3) the functions and values to be achieved, (4) a description of the proposed mitigation site and why it was chosen, (5) a conceptual implementation plan for the mitigation site, (6) a rationale for expecting implementation success, (7) a map of the conceptual planting plan, and (8) a monitoring and maintenance plan and schedule.

Comprehensive List of Sensitive Species*

<i>Scientific Name</i>	Common Name	Directed Survey
<i>Acanthomintha ilicifolia</i>	San Diego thornmint	X
<i>Adolphia californica</i>	San Diego adolphia	X
<i>Ambrosia pumila</i>	San Diego ambrosia	X
<i>Azolla mexicana</i>	Mexican mosquito fern	
<i>Baccharis vanessae</i>	Encinitas Baccharis	X

<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	X
<i>Calandrinia breweri</i>	Brewer's calandrinia	
<i>Camissonia lewisii</i>	Lewis sun cup	
<i>Ceanothus verrucosus</i>	Wart stemmed ceanothus	X
<i>Chamaebatia australis</i>	Southern mountain misery	
<i>Chorizanthe procumbens</i>	Prostrate spineflower	X
<i>Comarostaphylos diversifolia</i> <i>diversifolia</i>	Summer holly	X
<i>Convolvulus simulans</i>	Small flowered morning glory	
<i>Dichondra occidentalis</i>	Western dichondra	
<i>Dudleya viscida</i>	Sticky dudleya	X
<i>Ericameria palmeri palmeri</i>	Palmer's goldenbush	X
<i>Holocarpha virgata elongata</i>	Graceful tarplant	
<i>Juncus acutus leopoldii</i>	Soutwestern spiny rush	
<i>Lepidium virginicum robinsonii</i>	Robinson pepper grass	X
<i>Microseris douglasii platycarpha</i>	Small flowered microseris	
<i>Piperia cooperi</i>	Cooper's rein orchid	
<i>Selaginella cinerascens</i>	Mesa club moss	
<i>Arctostaphylos rainbowensis</i>	Rainbow Manzanita	X
<i>Chorizanthe leptotheca</i>	Peninsular spine flower	
<i>Clarkia delicata</i>	Campo clarkia	X
<i>Grindelia hirsutula hallii</i>	Hall's gumplant	X
<i>Harpagonella palmeri</i>	Palmer's grappling hook	
<i>Horkelia truncata</i>	Ramona horkelia	X

<i>Monardella hypoleuca lanata</i>	Felt leaved rock mint	X
<i>Nolina cismontana</i>	Chaparral beargrass	X
<i>Ophioglossum californicum</i>	California adder's tongue fern	
<i>Pentachaeta aurea</i>	Golden-rayed pentachaeta	
<i>Piperia leptopetala</i>	Narrow-petaled rein orchid	
<i>Polygala cornuta fishiae</i>	Fish's milkwort	
<i>Quercus engelmannii</i>	Engelmann oak	X
<i>Clinopodium chandleri</i> (=Satureja)	San Miguel savory	X
<i>Packera</i> (=Senecio) <i>ganderi</i>	Gander's butterweed	X
<i>Tetracoccus dioicus</i>	Parry's tetracoccus	X
<i>Accipiter cooperi</i>	Cooper's hawk	X
<i>Accipiter striatus</i>	Sharp-shinned hawk	X
<i>Agelaius tricolor</i>	Tricolored blackbird	X
<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow	X
<i>Ammodramus savannarum</i>	Grasshopper sparrow	X
<i>Amphispiza belli belli</i>	Bell's sage sparrow	X
<i>Anniella pulchra pulchra</i>	Silvery legless lizard	X
<i>Antrozous pallidus</i>	Pallid bat	X
<i>Aquila chrysaetos</i>	Golden eagle	X
<i>Asio otus</i>	Long-eared owl	X
<i>Athene cunicularia hypugea</i>	Burrowing owl	X
<i>Bassariscus astutus</i>	Ringtail	
<i>Bufo microscaphus californicus</i>	Arroyo toad	X

<i>Buteo lineatus</i>	Red-shouldered hawk	X
<i>Campylorhynchus brunnicapillus couesi</i>	San Diego cactus wren	X
<i>Cathartes aura</i>	Turkey vulture	X
<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse	
<i>Chaetodipus fallax fallax</i>	Northwestern San Diego pocket mouse	
<i>Charina trivirgata roseofusca</i>	Coastal rosy boa	X
<i>Circus cyaneus hudsonius</i>	Northern harrier	X
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail	X
<i>Cnemidophorus multiscutatus tigris</i>	Coastal western whiptail	
<i>Coleonyx variegatus abbottii</i>	San Diego banded gecko	X
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	X
<i>Crotalus ruber ruber</i>	Northern red diamond rattlesnake	X
<i>Danaus plexippus</i>	Monarch butterfly	
<i>Dendroica petechia brewsteri</i>	Yellow warbler	
<i>Diadophis punctatus similis</i>	San Diego ringneck snake	
<i>Elanus caeruleus</i>	Black-shouldered kite	X
<i>Empidonax trailii extimus</i>	Southwestern willow flycatcher	X
<i>Eremophila alpestris actis</i>	Horned lark	
<i>Eumeces skiltonianus interparietalis</i>	Coronado skink	
<i>Falco columbarius</i>	Merlin (Winter)	
<i>Falco mexicanus</i>	Prairie falcon	X
<i>Felis concolor</i>	Mountain lion	
<i>Haliaeetus leucocephalus</i>	Bald eagle	X

<i>Ictera virens</i>	Yellow-breasted chat	X
<i>Lanius ludovicianus</i>	Loggerhead shrike	X
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	
<i>Lycaena hermes</i>	Hermes copper	X
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	
<i>Odocoileus hemionus</i>	Southern mule deer	
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse	
<i>Pandion haliaetus</i>	Osprey	X
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard	X
<i>Piranga rubra</i>	Summer tanager	
<i>Polioptila californica californica</i>	California gnatcatcher	X
<i>Salvadora hexalepis virgultea</i>	Coast patch-nosed snake	
<i>Scaphiopus hammondii</i>	Western spadefoot	X
<i>Sialia mexicana</i>	Western bluebird	
<i>Taxidea taxus</i>	American badger	X
<i>Thamnophis hammondii</i>	Two stripe garter snake	X
<i>Thamnophis sirtalis novum</i>	South Coast garter snake	
<i>Tyto alba</i>	Common barn-owl	
<i>Vireo bellii pusillus</i>	Least Bell's vireo	X

Highlighted entries require formal protocol surveys; Provide protocol survey reports as appendices to the biological resources report (and discuss within the resource report).

The [Memorandum of Understanding](#) must be executed by the applicant and consultant, and subsequently submitted with the first iteration review.

ATTACHMENT J SCOPE FOR CULTURAL RESOURCES

ARCHAEOLOGICAL/HISTORICAL SURVEY

Project Information: The project site has previously been evaluated for cultural resources (Gallegos) and it was determined that resources are present on- and off-site. Two resources (CA-SDI-4558, CA-SDI-9822) were determined to be RPO significant and one resource (1901 historic structure) was determined to be CEQA significant. An updated study is required to update existing conditions, identify impacts associated with the current project, confirm the significance determinations, and identify appropriate mitigation. Artifacts associated with previous studies must be evaluated to provide a complete analysis of the various cultural sites. Mitigation for the previous project required curation, grading monitoring, data recovery, index sampling, capping, temporary and permanent fencing, and after hours open space monitoring. The updated study must identify appropriate mitigation in relation to current regulations, laws, and guidelines. Management of cultural resources must be included in the Resource Management Plan.

General Information: An updated field survey is required to confirm the existing condition for the on- and off-site cultural resources. Any project areas not previously surveyed must be evaluated for the presence of cultural resources. The updated survey must be conducted in accordance with the most current County of San Diego Guidelines for Determining Significance and Report Format and Content Guidelines, the Resource Protection Ordinance (RPO), Section 21083.2 of the Public Resources Code (CEQA), and the San Diego County CEQA Guidelines. The survey must provide evidence in the form of a letter from the South Coastal Information Center that an institutional record searches has been conducted. In addition, a field survey and/or evaluation by a County approved archaeologist must be conducted. The study shall include a copy of the current plot plan with the location of the resources plotted. Pursuant to the Report Format and Content Guidelines, a Native American monitor shall be present during the survey phase for updated study. Guidelines for Determining Significance and Report Format and Content Guidelines can be obtained from the County website at:

<http://www.sandiegocounty.gov/content/sdc/pds/procguid.html#cultural>

Scientific evidence must be provided to substantiate (a) the scientific and/or historical significance, and (b) the current boundaries of the resource(s). If the significant resources extend off-site, these must be shown on the map and discussed. The report must address both CEQA and County RPO significance criteria for each resource as outlined in Section 3.2.2 of the Guidelines for Determining Significance.

The report must address the direct construction impacts to resources (both on- and off-site) as shown on the plot plan and make a determination as to impact severity as outlined in Section 4.2 of the Guidelines for Determining Significance. The RPO

provides guidance for impact avoidance. Any resource(s) that will be exposed to indirect impacts from the project should be addressed as well.

All project specific archaeological/cultural site location maps and figures must be submitted under a separate cover that clearly states that the contents are not for public review.

Sacred Lands Check: County staff will conduct a Sacred Lands Check with the Native American Heritage Commission (NAHC). In addition, staff will communicate with any Native American individual or organization that may possess knowledge about Sacred Sites or be affected by your project. Staff will keep you informed as to future communications with local tribes.

Sacred Sites/Tribal Cultural Resources: Effective March 1, 2005, the Sacred Sites Bill (Government Code §65352.3 - Senate Bill SB-18 [2004]) was passed into law. In addition, effective July 1, 2015, protection of Tribal Cultural Resources (Public Resources Code §5097.4 – Assembly Bill 52 [2015]) will become law. This regulation requires lead agencies to consider impacts to tribal cultural resources under CEQA. The intent of these laws is to allow California Native American Tribes an opportunity to participate in local land use decisions at an early planning stage for the purpose of protecting, or mitigating impacts to, cultural places. The law requires that local governments contact tribes and give them an opportunity to consult and comment on projects that are located within their historic areas. County staff will contact the Native American Heritage Commission (NAHC) during project scoping for a listing of local Native American individuals or organizations that may be affected by your project. Staff will communicate with any individual or organization identified by the NAHC. Staff will keep you informed as to future communications with local tribes.

ARCHAEOLOGICAL SIGNIFICANCE TESTING

Project Information: Depending on the results of the updated cultural survey, significance testing may be necessary. This determination will be made once the updated survey report has been reviewed by the Planning & Development Services.

General Information: If the project design will impact cultural resources, a County approved archaeologist shall conduct scientific testing to demonstrate the significance, boundaries, and area (square meters/yards) of the resources. Pursuant to the Report Format and Content Guidelines, a Native American monitor shall be present during the significance testing phase. All testing shall use a 1/8 inch mesh or finer screens unless the use of larger mesh has been approved by the Planning & Development Services. Any testing shall be approved by the Planning & Development Services prior to commencing fieldwork.

The project is subject to the RPO. As such, mitigation in the form of avoidance (preservation) should be considered for cultural resources that do not meet the definition of a significant prehistoric/historic site as defined in the RPO but do meet CEQA significance criteria. However if infeasible, data recovery may be considered a

mitigation measure. If the cultural resources do meet the definition of a significant prehistoric/historic site as defined in the RPO, avoidance is required. An open space easement and preservation plan will be required. All activities associated with cultural resources must be conducted by a County approved archaeologist.

PRESERVATION PLAN

Archaeological Resources

If significance testing produces evidence that indicates resources are to be protected pursuant to the RPO, or if preservation is the form of mitigation selected for CEQA significant sites, the project should be redesigned, if necessary, to avoid impacts and preserve the resource(s). The report should address the need to cap the resource(s) with soil, gravel, jute landscape matting, and/or leaf compost to protect the site from indirect impacts. Open space easements or other measures should also be considered to prevent future impacts to resources.

Historic Resources

If the historic resource evaluation determines that a site is significant pursuant to Section 3.2.2 of the Guidelines for Determining Significance, the survey report must include a preservation plan. Adaptive reuse, open space easements, facade easements, and other conservation easements should be considered in the report. Specific performance criteria and/or easements should be proposed to guide future landowners.

The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT K PALEONTOLOGICAL RESOURCES REQUIREMENTS

Project Information: A review of the County's Paleontological Resources Potential and Sensitivity Map and data on San Diego County's geologic formations indicates that the off-site improvements of the project may be located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. The off-site improvement areas are an area rated as having moderate potential for containing unique paleontological resources and may excavate 2,500 cubic yards or more of earth below the soil horizons.

General Information: Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance. Monitoring and collection of paleontological resources during site excavation ensures that potentially adverse impacts to paleontological resources are reduced to a level below significance. The type of monitoring required is based on the amount of excavation proposed and the site's potential for containing unique paleontological resources. To mitigate for the project's potential impact to Paleontological resources, the project will be required to comply with the following project condition:

Prior to Approval of Grading or Improvement plans for the off-site improvements, the applicant shall:

- A. Implement a Paleontological Resource Mitigation Program that includes grading/excavation monitoring and salvage of discovered paleontological resources to the satisfaction of the Director of Planning & Development Services (PDS).
- B. Provide evidence that the applicant has contracted with a Qualified Paleontologist to implement the Paleontological Resources Mitigation Program. A Qualified Paleontologist is a person with a Ph.D. or Master's Degree in Paleontology or a related field, and who has knowledge of San Diego County paleontology and documented experience in professional paleontological procedures and techniques. Verification of the contract shall be presented in a letter from the Qualified Paleontologist to the Director of Planning & Development Services. The letter shall state that the Qualified Paleontologist has been authorized to implement the Paleontological Resources Mitigation Program including the following tasks: *[PDS Fee x1]*
 1. Monitoring of grading and other excavations of undisturbed formations of sedimentary rock on the site. The monitoring may be conducted by a Qualified Paleontological Resources Monitor (Qualified Monitor) chosen by the Qualified Paleontologist who will work under the supervision of the Qualified Paleontologist. A Qualified Monitor is defined as an individual with

- at least one year of experience in field identification and collection of fossil materials. The Qualified Monitor shall be on-site during all excavation operations within geologic formations that have a high or moderate potential to contain paleontological resources, unless the Qualified Paleontologist has determined, based on research and a site visit, that no paleontological resources will be encountered. The Qualified Monitor will act on behalf of the Qualified Paleontologist in all duties assigned to him/her by the Qualified Paleontologist;
2. Directing, diverting, or halting any grading/excavation activity if paleontological resources are encountered until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented;
 3. Salvaging unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens, or quarry excavation of fossiliferous deposits;
 4. Recording stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting;
 5. Preparing collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;
 6. Curating, cataloging and identifying all fossil remains to the lowest taxon possible, inventorying specimens, assigning catalog numbers, and entering the appropriate specimen and locality data into a collection database;
 7. Preparing a final Paleontological Resources Mitigation Program Report summarizing the field and laboratory methods used, the stratigraphic units inspected, the types of fossils recovered, and the significance of the curated collection, based on the report format provided in Attachment D of the County of San Diego's Guidelines for Determining Significance for Paleontological Resources.
 8. Transferring the cataloged fossil remains and copies of relevant field notes, maps, stratigraphic sections, and photographs to an accredited institution (museum or university) in California that maintains paleontological collections for archival storage and/or display, preferably:
 - a. San Diego Natural History Museum, *Physical Address*: 1788 El Prado, San Diego, CA 92101; *Mailing Address*: P.O. Box 121390, San Diego, CA 92112-1390, (619) 232-3821

- b. Natural History Museum of Los Angeles County, 900 Exposition Boulevard, Los Angeles, CA 90007, (213) 763-DINO
 - c. San Bernardino Museum of Natural History, 2024 Orange Tree Lane, Redlands, California 92374, (909) 307-2669
 - d. University of California Museum of Paleontology, Berkeley, 1101 Valley Life Sciences Building, Berkeley, CA 94720-4780, (510) 642-1821
 - e. Anza-Borrego Desert State Park, 200 Palm Canyon Drive, Borrego Springs, CA 92004, (760) 767-5311
9. Submitting a Proof of Transfer of Paleontological Resources, in the form of a letter, from the accredited institution to the Director of PDS verifying that the salvaged fossils from the project site have been accepted and received by the institution.
 10. Submitting TWO hard copies of the final Paleontological Resources Mitigation Report to the Director of PDS for final approval of the mitigation, and an electronic copy of the complete report in Microsoft Word on a CD. In addition, submit one copy of the report to the San Diego Natural History Museum and one copy to the institution that received the fossils.
- B. Provide evidence to the Director of PDS that the following notes have been placed on the Grading Plan:
1. The Qualified Paleontologist or Qualified Paleontological Resources Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the Paleontological Resources Mitigation Program.
 2. During the original cutting of previously undisturbed deposits for the project, both on and off site, the Qualified Paleontological Resources Monitor shall be on site to monitor as determined necessary by the Qualified Paleontologist.
 3. If paleontological resources are encountered during grading/excavation:
 - a. The Qualified Paleontological Resources Monitor shall have the authority to direct, divert, or halt any grading/excavation activity until such time that the sensitivity of the resource can be determined and the appropriate salvage implemented.
 - b. The Qualified Monitor shall immediately contact the Qualified Paleontologist.

- c. The Qualified Paleontologist shall contact the County's Permit Compliance Coordinator immediately.
 - d. The Qualified Paleontologist shall determine if the discovered resource is significant. If it is not significant, grading/excavation shall resume.
4. If the paleontological resource is significant or potentially significant, the Qualified Paleontologist or Qualified Paleontological Resources Monitor, under the supervision of the Qualified Paleontologist, shall complete the following tasks in the field:
- a. Salvage unearthed fossil remains, including simple excavation of exposed specimens or, if necessary, plaster-jacketing of large and/or fragile specimens or more elaborate quarry excavations of richly fossiliferous deposits;
 - b. Record stratigraphic and geologic data to provide a context for the recovered fossil remains, typically including a detailed description of all paleontological localities within the project site, as well as the lithology of fossil-bearing strata within the measured stratigraphic section, if feasible, and photographic documentation of the geologic setting; and
 - c. Transport the collected specimens to a laboratory for processing (cleaning, curation, cataloging, etc.).

C. Prior to Rough Grading Inspection Sign-off provide evidence that monitoring for paleontological resources has been completed. Evidence shall be in the form of a letter from the Qualified Paleontologist to the Director of Planning & Development Services. *[PDS, Fee]*.

D. Prior to Final Grading Release:

1. If **no** paleontological resources were discovered, submit a letter report from the Qualified Paleontologist to the director of Planning & Development Services stating that the monitoring has been completed and that no paleontological resources were discovered. *[PDS Fee]*
2. If paleontological resources were discovered, the following tasks shall be completed by or under the supervision of the Qualified Paleontologist:
 - a. Prepare collected fossil remains for curation, to include cleaning the fossils by removing the enclosing rock material, stabilizing fragile specimens using glues and other hardeners, if necessary, and repairing broken specimens;

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

OR

Enter into a Secured Agreement with the County of San Diego, Planning & Development Services, secured by a letter of credit, bond, or cash for 150 percent of the estimated costs associated with the preparation of the Final Paleontological Resources Mitigation Program Report that documents the results, analysis, and conclusions of all phases of the Program, and a 10

percent cash deposit not to exceed \$_____. A detailed cost estimate shall be prepared by the Qualified Paleontologist to the satisfaction of the Director of Planning & Development Services for the cost of curating the fossils, preparing the Final Paleontological Resources Mitigation Program Report, and transferring the collection to the accredited institution that has agreed to accept the collection.

ATTACHMENT L

SCOPE FOR GEOLOGIC INVESTIGATION REPORT

A Geologic Investigation Report is required for the project to evaluate potential impacts from geologic hazards including landslide susceptibility/slope stability, rockfall hazards, and liquefaction hazards and subject to the Safety Element of the General Plan. Specifically, grading activities related to new roads, off-site improvements, the 2,135 proposed single family residences and other habitable structures are required to be evaluated for these hazards. The report should also determine if any blasting, drilling or rock crushing would be required to implement the project.

Purpose and Scope of the Investigation: This section must describe the data-gathering methods that were employed, the limits of the study and outline the purpose of the investigation. In addition, this section should include a brief description of proposed and existing land uses.

Regional Geologic Setting: This section should reference the general geologic conditions in the vicinity of the subject project.

Site Description and Conditions: Include information on geologic units, landforms, graded and filled areas, vegetation, existing structures, etc. that are relevant to the purpose of the investigation.

Description of the Investigation: Listed below in outline form are the required elements of a geologic report adequate for County use in the evaluation of this project.

1. **Review of the regional and site geology.** This section would summarize the relevant information obtained from a review of existing literature and maps.
 - A. Geologic hazards that could affect the planned use of the site.
 - (1) Landslides or other earth movements at the site and vicinity.
 - (2) Soil and rock properties such as high moisture content, low density, swelling, cementation, weathering, fracturing, etc.
 - B. Other geologic conditions that could affect the planned use of the site.
 - (1) Soil thickness, types, and relationship to bedrock.
 - (2) Depth to subsurface water.
 - C. Conditions imposed on the site by past uses, such as buried objects, fill soils, groundwater, or adjacent structures, etc.

2. **Interpretation of aerial photographs.** Historical aerial photographs and other remote sensing images should be reviewed to evaluate the site for potential landslides, rockfall hazards or other geologic hazards.
3. **Geologic mapping.** A geologic map and associated cross sections must be prepared to document the configuration of geologic units and features that underlie or are exposed on the surface. These graphic diagrams shall be incorporated into a geologic report that includes identification and description of geologic units, soil and rock types, and geologic hazards. A clear distinction should be made on the map and within the report between observed and inferred geologic features and relationships. The report must describe hydrogeologic conditions, geomorphology and surface drainage within the subject property.

The geologic interpretations and descriptions included in the report and depicted on maps and cross sections must be based, at least in part, on data collected in borings and test pits excavated in areas to be developed. Data points must be sufficient in number and adequately spaced to adequately support the interpretations presented in the report.

Conclusions: Provide disclosure of known or suspected potentially hazardous geologic processes (e.g., landslide deposits, rockfall hazards, critically expansive soils, perched groundwater, liquefaction hazards) affecting the project area. Include a statement concerning the degree of confidence in and limitations of the data and conclusions. The report should conclude whether the house pads or any other structures are safe for human occupancy in regard to risk from landslides or rockfall. It should also conclude whether any roadways could potentially be impacted by settlement issues, landslides and/or rockfall. The report should also disclose any blasting, drilling or rock crushing that would be required to implement the project.

Recommendations: This section must summarize the recommended measures to address the identified hazards on the subject site. Specifically, the report should include site specific mitigation measures to mitigate rock fall hazards.

Certification: The report must be prepared by a Certified Engineering Geologist (CEG). The report itself and all included maps, cross sections or other diagrams must be signed or stamped by the CEG responsible for the work.

Required figures:

1. **Location map:** This map must be drawn to scale and identify the site in relationship to the local geographic landmarks.
2. **Site development map.** This map must be drawn at the same scale as the geologic map and depict the site boundaries, existing and proposed structures, graded areas, streets. This map must show the location of all exploratory trenches and borings.

3. **Geologic map.** This map must be drawn to scale and depict the areal distribution of geologic units, faults, landslides and other geologic features identified in the investigation.
4. **Geologic cross sections:** These sections must be drawn to scale and illustrate the geometry of the geologic units that underlie the site.
5. **Excavation logs.** A graphic log of each exploratory excavation (i.e. trenches and borings) must be provided that documents the observed geologic conditions.
6. **Rockfall Hazard Map.** Identify individual rocks, boulders, and outcrops present within steep slopes that could impact project development (including roadways), please include a figure with topography shown, any proposed house pads (or any other structures, roadways, etc.), and the area above each house pad (or any other site structures or roadways) that was evaluated for rockfall hazards. This information can be placed on the plot plan/map. The report should conclude whether the house pads or any other structures are safe for human occupancy in regard to risk for rockfall. It should also conclude whether any roadways could potentially be impacted by rockfall.
7. **Blasting, Drilling and/or Rock Crushing:** This section should indicate the location of any proposed rocks or site conditions that would require blasting, drilling and/or rock crushing.

ATTACHMENT M
SCOPE FOR PHASE I ENVIRONMENTAL SITE ASSESSMENT

Agriculture and/or Solid Waste Onsite

A **Phase I Environmental Site Assessment (ESA)** must be completed for the subject parcels.

Note: All reports that include geologic, hydrogeologic, contaminant flow or contaminant migration interpretation must be prepared by, or under the direct supervision of, a California Registered Geologist, Certified Hydrogeologist, Certified Engineering Geologist, or Registered Civil Engineer. This professional must take full responsibility for the content of the report by signing and/or stamping it with his/her professional seal.

Should soil testing identify contamination in excess of regulatory screening levels, the project will be required to remediate the site under the oversight of San Diego County Department of Environmental Health (DEH) Voluntary Assistance Program (VAP). See http://www.sdcountry.ca.gov/deh/lwg/sam/voluntary_assistance_program.html for more information regarding participation in the Voluntary Assistance Program.

ATTACHMENT N SCOPE FOR VECTOR MANAGEMENT PLAN

Project Information: The project involves an equestrian staging facility, which may have potential adverse impacts associated with vectors. A vector is any insect or other arthropod, rodent, or other animal of public health significance capable of causing human discomfort, injury, or capable of harboring or transmitting the causative agents of human disease. To ensure the project would not substantially increase human exposure to vectors that are capable of transmitting significant public health diseases or creating nuisances, a Vector Management Plan must be completed. Guidelines for completing the Vector Management Plan can be found at: http://www.sdcounty.ca.gov/PDS/docs/Vector_Report_Formats.pdf. Additional County Guidance with regard to addressing vector issues is available at http://www.sdcounty.ca.gov/PDS/docs/Vector_Guidelines.pdf.

The San Diego County Department of Environmental Health (DEH) Vector Control Program is available to provide assistance and technical oversight in completing the plan and will review the plan to determine its adequacy after submittal. For guidance and additional information regarding appropriate best management practices to incorporate into the project design to ensure vectors are not produced, contact Greg Slawson at 858-495-5358.

ATTACHMENT O
SCOPE FOR STORMWATER MANAGEMENT PLAN AND
DRAINAGE/FLOODING ANALYSIS

STORMWATER MANAGEMENT PLAN

Project information: Please provide information regarding sizes and type of improvements or other design elements which could result in adverse impacts to stormwater quality including road improvements, pathways, pads, buildings, recreation and equestrian areas. Based on a review of the project description, your project is required to complete a Major Stormwater Management Plan.

The County's Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO) (<http://www.sdcounty.ca.gov/cob/ordinances/ord9926.doc>) implements the San Diego Municipal Stormwater Permit (Order R9-2007-0001) issued by the Regional Water Quality Control Board (RWQCB) on January 24, 2007, effective on March 24, 2008. The Municipal Permit regulates the stormwater and urban runoff management policies of jurisdictions in the San Diego region and details specific requirements for development projects.

Stormwater runoff that flows over impervious surfaces (i.e., roofs and pavement) picks up and carries sediments and pollutants such as pesticides, fertilizers, oils, metals, bacteria, and animal waste into our stormwater drainage systems and to our streams, rivers, lakes, estuaries and beaches. The water that enters public storm drains in San Diego (west of the Tecate Divide) drains directly to the beaches and ocean without any wastewater treatment. The requirements of the Municipal Stormwater Permit and the updated WPO were developed to manage these pollutants by promoting filtration of each project's stormwater on site for natural cleansing by plants, soils, and microorganisms.

The WPO requires that all development projects use Low Impact Development (LID) planning and stormwater management techniques to maximize infiltration, provide retention, slow runoff, minimize the impervious footprint and constructed widths of the project, and direct runoff from impervious areas into landscaping (see Section 67.806(c)(2) of the WPO). The minimal LID requirements that you need to include in the design of your project are:

- 1) Disconnect impervious surfaces (from each other and from storm drains)
- 2) Design impervious surfaces to drain into properly designed pervious areas
- 3) Use pervious surfaces wherever appropriate
- 4) Implement site design Best Management Practices (BMPs)

To help you comply, the County recently developed a LID Handbook (<http://www.sdcounty.ca.gov/PDS/docs/LID-Handbook.pdf>) that describes engineering solutions and site planning for managing stormwater by mimicking natural hydrological functions. Handbook Appendices (<http://www.sdcounty.ca.gov/PDS/docs/LID-Appendices.pdf>) provide specific LID BMP Fact Sheets to help in designing your project.

Priority Development Projects, defined in WPO Section 67.802(w), are subject to a more extensive list of minimum LID BMPs (see WPO Section 67.812(a)). You must determine the applicability and feasibility of the individual LID requirements for your project. The LID BMPs must be included in the project design unless the applicant can adequately show which (if any) of the requirements do not apply.

In addition to the LID BMP requirements, your project is subject to Hydromodification Criteria (HC), because the project proposed is considered a Priority Development Project (WPO Section 67.802(w)). The Final Hydromodification Management Plan (HMP) requirements were implemented in January of 2011. The HC are interim ranges of runoff flow rates. Post-project runoff flow rates and durations cannot exceed pre-project runoff flow rates and durations. Projects subject to the HC must demonstrate that they manage increases in runoff flow rates and durations where these increases are likely to increase erosion of channel beds and banks, sediment pollution, or other impacts to beneficial uses and stream habitat due to erosive force. Exemptions from the HC for priority development projects are described in WPO Section 67.812(b). The HC is available at: <http://www.sdcountry.ca.gov/dpw/watersheds/ordinance.html>.

DRAINAGE/FLOODING ANALYSIS

Project Information: A drainage report should be prepared to determine the project's impact on the quantity and pattern of runoff to the surrounding area. The report shall also address siltation and erosion associated with the runoff. The report should describe the drainage amounts falling on the site and show how the drainage is directed on individual lots and on-site roads.

General Information: A drainage report should be prepared to determine the project's impact on the quantity and pattern of runoff to the surrounding area. The report shall also address siltation and erosion associated with the runoff. The report should describe the drainage amounts falling on the site and show how the drainage is directed on individual lots and on-site roads.

A report should describe drainage structures and locate them on a project map. No development should be planned that would disrupt drainage or cause off-site flooding. Discuss potential impacts of the project and proposed mitigation measures.

ATTACHMENT P
SCOPE FOR MINERAL RESOURCE REPORT

The project site is on or within 1,500 feet of land that has been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Identified Mineral Resource Significance” (MRZ-2).

Pursuant to the California Surface Mining and Reclamation Act (SMARA), the State Mining and Geology Board is authorized to designate mineral deposits of regional or statewide significance after receiving classification information from the State Geologist. This program for the classification and designation of mineral lands is intended to identify and protect mineral resources in areas within the State subject to urban expansion or other irreversible land uses which would preclude mineral extraction.

Because the project involves a use that would effectively preclude future extraction of the identified mineral resources, it is subject to the special noticing procedures and coordination with State agencies required by SMARA (Public Resources Code) Section 2762(d). This section requires that prior to permitting a use that would threaten the potential to extract minerals in a MRZ-2 area, the County shall prepare a statement specifying the reasons why it may permit the proposed use and forward this statement to the SMGB and the State Geologist for review as well as circulate these reasons for public review for a period of not less than 60 days. Upon release of the project’s environmental document for public review, the County will concurrently circulate these statements for Public Review as required by SMARA.

A Mineral Resource Investigation Report shall be prepared to investigate mineral resources on and within 1,500 feet of the site to determine if they are significant, if their access would be permanently lost, and whether the loss would be considered significant under CEQA. The report shall be prepared using the County’s approved Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources which can be found on the World Wide Web at http://www.sdcounty.ca.gov/PDS/docs/Mineral_Resources_Guidelines.pdf (Guidelines) and http://www.sdcounty.ca.gov/PDS/docs/Mineral_Resources_Report_Formats.pdf (Report Formats).

The **Memorandum of Understanding** must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT Q SCOPE FOR NOISE ANALYSIS

Project Information: The project site is adjacent to multiple nearby roadways and thus is impacted by noise from future ADT along these noise sources. Preliminary noise prediction estimates indicate that without site-specific noise mitigation measures, “noise sensitive” uses at the project site may be impacted by future traffic noise levels that exceed the applicable sound limits of the Noise Element of the General Plan. Additionally, project related traffic contribution on nearby roadways may result in off-site direct and cumulative noise impacts. A noise study would be needed to assess all existing and proposed noise sensitive areas along with the evaluation any on-site exterior noise generators to be used on the project. This includes temporary and permanent noise sources. Project related noise sources must demonstrate they comply with the sound level limits of the County Noise Ordinance (Sections **36.404, 408, 409, and 410**). Based on the above information, an acoustical (noise) study for this project is required. The analysis shall follow the County’s Guidelines for Determining Significance for Noise available online at <http://www.sdcounty.ca.gov/PDS/docs/Noise-Guidelines.pdf> and the Report Format and Content Requirements for noise available online at <http://www.sdcounty.ca.gov/PDS/docs/Noise-Report-Format.pdf>.

General Information: PDS staff has conducted the preliminary noise review to determine the potential for noise to impact the proposed project and existing nearby residences. The preliminary noise review consists of an assessment of the preliminary location with County noise information, including GIS records, reports and maps to determine if noise impacts are expected. The preliminary review has determined that potentially significant noise-impacts will occur in association with the proposed project, it will be necessary to hire a County approved noise consultant to conduct a full noise study and technical report. The analysis shall follow the County’s Guidelines for Determining Significance for Noise available online at <http://www.sdcounty.ca.gov/PDS/docs/Noise-Guidelines.pdf> and the Report Format and Content Requirements for noise available online at <http://www.sdcounty.ca.gov/PDS/docs/Noise-Report-Format.pdf>. A noise analysis is used to determine whether or not noise levels exceed San Diego County standards. Noise analysis shall occur when the project is adjacent to heavily traveled roads, railroad tracks, airports, or heavy industrial operations. If the noise impacts are associated with traffic movements, airports, or other transportation activities, a noise analysis shall utilize field measurements and projected transportation noise levels to determine the potential for impacts to present and future residents of the project.

Noise Element:

Noise exposure criteria are incorporated into land use planning to reduce future conflicts between noise and land use. This is achieved by specifying acceptable noise exposure ranges for various land uses throughout the County. The County uses the Noise Compatibility Guidelines listed in Table N-1 (Noise Compatibility Guidelines) to

determine the compatibility of land use when evaluating proposed development projects.

The Noise Compatibility Guidelines indicate ranges of compatibility and are intended to be flexible enough to apply to a range of projects and environments. For example, a commercial project would be evaluated differently than a residential project in a rural area or a mixed-use project in a more densely developed area of the County.

A land use located in an area identified as “acceptable” indicates that standard construction methods would attenuate exterior noise to an acceptable indoor noise level and that people can carry out outdoor activities with minimal noise interference. Land uses that fall into the “conditionally acceptable” noise environment should have an acoustical study that considers the type of noise source, the sensitivity of the noise receptor, and the degree to which the noise source may interfere with sleep, speech, or other activities characteristic of the land use. For land uses indicated as “conditionally acceptable,” structures must be able to attenuate the exterior noise to the indoor noise level as indicated in the Noise Standards listed in Table N-2 (Noise Standards). For land uses where the exterior noise levels fall within the “unacceptable” range, new construction generally should not be undertaken. Please see the following tables below.

Table N-1 within the County Noise Element:

Table N-1 Noise Compatibility Guidelines		Exterior Noise Level (CNEL)						
Land Use Category			55	60	65	70	75	80
A	Residential—single family residences, mobile homes, senior housing, convalescent homes							
B	Residential—multi-family residences, mixed-use (commercial/residential)							
C	Transient lodging—motels, hotels, resorts							
D*	Schools, churches, hospitals, nursing homes, child care facilities							
E*	Passive recreational parks, nature preserves, contemplative spaces, cemeteries							
F*	Active parks, golf courses, athletic fields, outdoor spectator sports, water recreation							
G*	Office/professional, government, medical/dental, commercial, retail, laboratories							
H*	Industrial, manufacturing, utilities, agriculture, mining, stables, ranching, warehouse, maintenance/repair							
	ACCEPTABLE—Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal construction, without any special noise insulation requirements.							
	CONDITIONALLY ACCEPTABLE—New construction or development should be undertaken only after a detailed noise analysis is conducted to determine if noise reduction measures are necessary to achieve acceptable levels for land use. Criteria for determining exterior and interior noise levels are listed in Table N-2, Noise Standards. If a project cannot mitigate noise to a level deemed Acceptable, the appropriate county decision-maker must determine that mitigation has been provided to the greatest extent practicable or that extraordinary circumstances exist.							
	UNACCEPTABLE—New construction or development shall not be undertaken.							

* Denotes facilities used for part of the day; therefore, an hourly standard would be used rather than CNEL (refer to Table N-2).

Note: For projects located within an Airport Influence Area of an adopted Airport Land Use Compatibility Plan (ALUCP), additional Noise Compatibility Criteria restrictions may apply as specified in the ALUCP.

Excerpts from Table N-2 within the County Noise Element

1. The exterior noise level (as defined in Item 3) standard for Category A shall be 60 CNEL, and the interior noise level standard for indoor habitable rooms shall be 45 CNEL.
2. The exterior noise level standard for Categories B and C shall be 65 CNEL, and the interior noise level standard for indoor habitable rooms shall be 45 CNEL.
3. The exterior noise level standard for Categories D and G shall be 65 CNEL and the interior noise level standard shall be 50 dBA Leq (one hour average).

4. For single-family detached dwelling units, "exterior noise level" is defined as the noise level measured at an outdoor living area which adjoins and is on the same lot as the dwelling, and which contains at least the following minimum net lot area:
 - (i) for lots less than 4,000 square feet in area, the exterior area shall include 400 square feet,
 - (ii) for lots between 4,000 square feet to 10 acres in area, the exterior area shall include 10 percent of the lot area;
 - (iii) for lots over 10 acres in area, the exterior area shall include 1 acre.
5. For all other residential land uses, "exterior noise level" is defined as noise measured at exterior areas which are provided for private or group usable open space purposes. "Private Usable Open Space" is defined as usable open space intended for use of occupants of one dwelling unit, normally including yards, decks, and balconies. When the noise limit for Private Usable Open Space cannot be met, then a Group Usable Open Space that meets the exterior noise level standard shall be provided. "Group Usable Open Space" is defined as usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including swimming pools, recreation courts, patios, open landscaped areas, and greenbelts with pedestrian walkways and equestrian and bicycle trails, but not including off-street parking and loading areas or driveways.
6. For non-residential noise sensitive land uses, exterior noise level is defined as noise measured at the exterior area provided for public use.
7. For noise sensitive land uses where people normally do not sleep at night, the exterior and interior noise standard may be measured using either CNEL or the one-hour average noise level determined at the loudest hour during the period when the facility is normally occupied.
8. The exterior noise standard does not apply for land uses where no exterior use area is proposed or necessary, such as a library.
9. For Categories E and F the exterior noise level standard shall not exceed the limit defined as "Acceptable" in Table N-1 or an equivalent one-hour noise standard.

Note: Exterior Noise Level compatibility guidelines for Land Use Categories A-H are identified in Table N-1, Noise Compatibility Guidelines.

In addition, the County has adopted community noise control standards as part of the County's Noise Abatement and Control Ordinance (County Code of Regulatory Ordinances, Title 3, Division 6, Chapter 4) and provides guidance for implementation of the County's noise policies and ordinance in the County's *California Environmental Quality Act* (CEQA) Guidelines for Determining Significance for Noise. The Noise Ordinance defines limits for activities that generate excessive noise and sets noise level limits for land uses. The County's CEQA significance guidelines provide guidance on the use of the General Plan Noise Element and the County Noise Abatement and Control Ordinance when considering the environmental impact of noise exposure to high or excessive noise levels.

Noise Ordinances:

A preliminary review of the project information provided indicates that there is insufficient information to determine whether permanent equipment and operations on-site will exceed sound level limits of the San Diego County Noise Ordinance (Section 36.404). The County Noise Ordinance does not permit noise levels that impact adjoining properties or exceed County Noise Standards. In order for the Department to make a determination on the project's conformance with County noise standards, the applicant must demonstrate that the hourly average sound levels do not exceed either threshold at the property line, as the most stringent Ordinance condition for the project.

The sound level limit at a location on a boundary between two zones is the arithmetic mean of the respective limits for the two zones.

S88 zones are Specific Planning Areas which allow different uses. The sound level limits in Table 36.404 that apply in an S88 zone depend on the use being made of the property. The limits in Table 36.404, subsection (1) apply to property with a residential, agricultural or civic use. The limits in subsection (3) apply to property with a commercial use. The limits in subsection (5) apply to property with an industrial use that would only be allowed in an M50, M52 or M54 zone. The limits in subsection (6) apply to all property with an extractive use or a use that would only be allowed in an M56 or M58 zone.

A preliminary review of the project information provided indicates that there is insufficient information to determine whether temporary construction equipment and operations on-site will exceed sound level limits of the San Diego County Noise Ordinance (Sections 36.408 and 36.409):

Section 36.408

Except for emergency work, it shall be unlawful for any person to operate or cause to be operated, construction equipment:

- (a) Between 7 p.m. and 7 a.m.
- (b) On a Sunday or a holiday. For purposes of this section, a holiday means January 1st, the last Monday in May, July 4th, the first Monday in September, December

25th and any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday. A person may, however, operate construction equipment on a Sunday or holiday between the hours of 10 a.m. and 5 p.m. at the person's residence or for the purpose of constructing a residence for himself or herself, provided that the operation of construction equipment is not carried out for financial consideration or other consideration of any kind and does not violate the limitations in sections 36.409 and 36.410.

Section 36.409

- Except for emergency work, it shall be unlawful for any person to operate construction equipment or cause construction equipment to be operated, that exceeds an average sound level of 75 decibels for an eight-hour period, between 7 a.m. and 7 p.m., when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received. Amended by Ord. No. 9962 (N.S.), effective 1-9-09.

Section 36.410

A preliminary review of the project information provided indicates that there is insufficient information to determine whether impulsive construction equipment operations on-site will exceed sound level limits of the San Diego County Noise Ordinance):

- (a) Except for emergency work or work on a public road project, no person shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in [Table 36.410A](#), when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the use being made of the occupied property. The uses in [Table 36.410A](#) are as described in the County Zoning Ordinance.

**TABLE 36.410A.
MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY IN
DECIBELS (dBA)**

OCCUPIED PROPERTY USE	DECIBELS (dBA)
Residential, village zoning or civic use	82
Agricultural, commercial or industrial use	85

- (b) Except for emergency work, no person working on a public road project shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in [Table 36.410B](#), when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the

use being made of the occupied property. The uses in [Table 36.410B](#) are as described in the County Zoning Ordinance.

**TABLE 36.410B
MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY
IN DECIBELS (dBA) FOR PUBLIC ROAD PROJECTS**

OCCUPIED PROPERTY USE	dB(A)
Residential, village zoning or civic use	85
Agricultural, commercial or industrial use	90

- (c) The minimum measurement period for any measurements conducted under this section shall be one hour. During the measurement period a measurement shall be conducted every minute from a fixed location on an occupied property. The measurements shall measure the maximum sound level during each minute of the measurement period. If the sound level caused by construction equipment or the producer of the impulsive noise exceeds the maximum sound level for any portion of any minute, it will be deemed that the maximum sound level was exceeded during that minute.

(Added by Ord. No. 9962 (N.S.), effective 1-9-09)

To determine conformance to the County Noise Ordinance, a noise study is required and it is essential that this component of this analysis include the following information:

Permanent Noise Sources:

- (1). Manufacturers Spec Sheet and/or field measurements for all noise producing equipment on-site that identifies the ARI standard and/or decibel (dBA) per range. It is important to note that all noise producing sources must be included.
- (2). Field measurements and/or noise source data for all noise producing operations and activities on-site that identifies a decibel (dBA) per range. It is important to note that all noise producing sources must be included.
- (3). Additional plot plans that identifies the site location of all noise sources in relation to property lines. Discuss the worst-case noise source to property line distances (in feet). It is essential to address all potential noise sources on-site and to include a discussion related to openings within all surrounding walls or fences, such as driveways, fencing and gates.
- (4). Hours of operation and activity level at each hour.
- (5). Demonstrate that project related noise sources would comply with the property line sound level limits per County noise standards.

- (6). Include any recommended design features and mitigation measures if required to demonstrate compliance with the County Noise Ordinance, Section 36.404.

Temporary Construction Equipment Operations:

- (7). Manufacturers Spec Sheet and/or field measurements for all construction equipment that identifies a decibel (dBA) per range. It is important to note that all noise producing sources must be included.
- (8). Additional plot plans that identifies the site location of all construction equipment noise sources in relation to property lines. It is essential to address all potential construction equipment noise sources on-site.
- (9). Identify all existing occupied property/structures adjacent to the boundary of the project site.
- (10). Include the schedule of the grading activities, phasing and preparation of the project site.
- (11). Address the associated cut and fill of materials, and specify whether the operations of general construction equipment and/or impulsive construction equipment are proposed. (e.g. drill rigs, rock crushers, hoe rams, etc)
- (12). Include any recommended design features and/or temporary construction/demolition mitigation measures if required to demonstrate compliance with County Noise Ordinance, Section 36.409.

General information: A noise analysis is needed to determine whether or not noise levels exceed San Diego County standards. Noise analysis shall occur when the project is adjacent to heavily traveled roads, railroad tracks, airports, or heavy industrial operations. Noise analysis may also be required for a project that generate high levels of noise either through activities directly associated with the proposal or major increases in traffic generated by the proposal (direct and cumulative impacts).

If the noise impacts are associated with traffic movements, airports, or other transportation activities, a noise analysis shall utilize field measurements and projected transportation noise levels to determine the potential for impacts to present and future residents of the project. The noise analysis must conform to the Noise Element of the San Diego County General Plan.

If the noise impacts are associated with activities on the site, such as rock crushing or some other proposed activity, the noise analysis shall include estimates of noise generation potential from the site utilizing measurements from similar activities that are already in existence. The noise analysis must conform to the San Diego County Noise Ordinance.

The [Memorandum of Understanding](#) must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT R SCOPE FOR GREENHOUSE GAS ANALYSIS

The County has prepared *Guidelines for Determining Significance and Report Format and Content Requirements* for addressing climate change in CEQA documents. The County has also adopted a Climate Action Plan (CAP) that includes GHG reduction measures that, if fully implemented, would achieve an emissions reduction target that is consistent with the state-mandated reduction target embodied in AB 32. A set of project-specific implementing thresholds are included in the Guidelines that will be used to ensure consistency of new projects with the County's CAP and the GHG emission reduction target. Development projects that could have cumulatively considerable GHG emissions impacts would need to incorporate relevant measures from the County's CAP and use one of the implementing thresholds from the Significance Guidelines - Efficiency Threshold, Bright Line Threshold, Stationary Source Threshold, or Performance Threshold - to assess significance. Section 4.2 of the Guidelines document provides a detailed step-by-step guide to selecting the right implementing threshold

([http://www.sdcounty.ca.gov/pds/advance/Guidelines for Determining Significance Climate Change.pdf](http://www.sdcounty.ca.gov/pds/advance/Guidelines%20for%20Determining%20Significance%20Climate%20Change.pdf)).

Note: The County will provide additional direction on use of the CAP once there is a decision on the current litigation.

The project should incorporate all applicable CAP measures and estimate emissions relative to one of the quantified implementing thresholds: Efficiency Threshold, Bright Line Threshold, Stationary Source Threshold, or Performance Threshold. The project will require a technical analysis to demonstrate that the project's design features, along with relevant CAP measures and, if necessary, additional feasible mitigation measures, are incorporated that would allow the project to be below the chosen implementing threshold as applicable. Detailed instructions on emissions quantification and incorporation of regulatory measures are provided in the *Guidelines for Determining Significance*

([http://www.sdcounty.ca.gov/pds/advance/Guidelines for Determining Significance Climate Change.pdf](http://www.sdcounty.ca.gov/pds/advance/Guidelines%20for%20Determining%20Significance%20Climate%20Change.pdf)) and *Report Format and Content Requirements* ([http://www.sdcounty.ca.gov/pds/advance/Report Format and Content Requirements Greenhouse Gas.pdf](http://www.sdcounty.ca.gov/pds/advance/Report%20Format%20and%20Content%20Requirements%20Greenhouse%20Gas.pdf)). The Climate Change Analysis must quantify emissions from all project components that may contribute to construction and operational emissions. The Analysis must also identify the baseline emissions based on existing conditions at the site to show the net change in emissions through implementation of the proposed project.

ATTACHMENT S

SCOPE FOR TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) is required to determine if the project will result in significant impacts related to traffic and transportation. The analysis shall follow the guidance included in the County's Guidelines for Determining Significance for Traffic and Transportation available at http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf, and follow the Report Format and Content Requirements available at http://www.sdcounty.ca.gov/dplu/docs/Traffic_Report_Format.pdf. The TIA should also include a sight distance analysis.

The following comments are provided to assist in preparing the scope of work for the project's Traffic Impact Analysis:

Traffic Impact Analysis (TIA)

- The project must provide a comprehensive TIA in conformance with the County's Transportation/Traffic guidelines (modified February 19, 2010).

Project Description

- It should be noted that the scope of work for the project's TIA may be modified as staff obtains additional and more detailed information regarding the proposed project's development plans.

Project Phasing

- If a phased development is proposed, the TIA should identify the proposed land uses, significant impacts, mitigation measures, and the timing of mitigation implementation for each phase.

Roadway Network alternatives

- The TIA should provide analysis for all proposed roadway network alternatives for all applicable study scenarios.

Coordination with other agencies

- The County will be the lead agency, but Caltrans and SANDAG will also play key roles during the project's planning review process. Caltrans will be focused on the project's I-15 corridor impacts. SANDAG will be reviewing the project's Congestion Management Program/Regional Transportation Plan assessment.

I-15/Deer Springs Road ramp interchange

- The project applicant and traffic consultant should coordinate closely with Caltrans and County staff to identify what analysis will be required to identify near-term and long-range improvements to the I-15/Deer Springs Road ramp interchange.

Access to I-15/Deer Springs Road interchange

- The TIA should provide a detailed traffic operation assessment of the project's access roads to/from the I-15/Deer Springs Road freeway interchange.

Trip Generation

- The project's trip generation estimates should be based on as detailed information as possible. For example, if known, the proposed building square footage for the commercial uses should be used in the trip generation calculations instead of the acreage units. Similarly, the maximum number of students for the proposed schools should be used instead of acreage units.
- Any proposed trip generation reductions due to mixed-use development factors should be reviewed and approved by County and Caltrans staff prior to any TIA submittal.

Trip Distribution

- The project applicant and traffic consultant should coordinate closely with County and Caltrans staff to develop the project's trip distribution assumptions. The project's trip distribution assumptions for the I-15 corridor and Twin Oaks area will greatly affect the project's significant impact and mitigation findings.
- The TIA should provide a near-term trip distribution assumption based on the existing Twin Oaks roadway network and a long-range trip distribution assumption based on the future roadway network which includes planned Mobility Element roads.

Study Area

- The project applicant/consultant should coordinate closely with County staff to develop the geographic boundaries for the project's traffic analysis. The criteria in the County's Transportation/Traffic guidelines for determining the geographic study area should be considered; however, the study area may need to be expanded based on expected areas of concerns for potentially impacted roadway facilities.

Traffic modeling

- The project applicant/consultant should coordinate closely with County, Caltrans, and SANDAG to develop the traffic model that will be used for the project's long-range traffic analysis. The project applicant/consultant should work with staff from all three agencies to ensure agreement on the traffic model land use and roadway network assumptions.

Public & Private Roads

- The project should clearly define its public and private roadway network. This should include map figures that detail roads classified as public or private. All public roads should conform to the County's Public Road Standards and any proposed design modifications should be brought forward early in the review process. Similarly, any deviations from the County's Private Road Standards should also be noted and would require a design modification.

Mobility Element Compatibility versus existing General Plan

- The Project should refer to the County's Report Format and Content Requirements (Sec. 4.0) for detailed description of how to perform the General Plan Consistency and Buildout Analysis.
- The project should use the adopted Land Use and Mobility Element as adopted under the General Plan Update and note where the project makes different assumptions to: land use intensities, uses, road networks, and Mobility Element classifications.
- The project description should clearly identify in narrative text and map figure all proposed changes to the County's Mobility Element.

TIF

- The project should describe how it would mitigate cumulative impacts. As a General Plan Amendment (GPA) project that is not in conformance with the existing or proposed General Plan the ability of the TIF program to mitigate cumulative impacts is not conveyed. The project should conduct a cumulative analysis that mimics the TIF program assumptions. Buildout of the County's General Plan land uses and compare future deficiencies with and without the project. The cumulative analysis should address the project's local impacts within the Twin Oaks area and regional impacts to the North TIF region. Those impacts beyond those projected in the TIF Reports would be the responsibility of the project to disclose and identify alternative mitigation measures such as physical road improvements.

Non-conforming GPA projects may be required to pay their TIF fee, provide physical road improvements, and contribute to or fund a future TIF program update in order to fully mitigate the project's cumulative impacts.

Construction impacts

- The project's TIA should assess potential construction traffic impacts and include a discussion of traffic control during construction. The TIA should identify the anticipated length to complete the project's onsite construction and offsite road improvements and include the following:
 - specific truck travel routes,
 - anticipated length of grading period involving the need for truck imports of soil,
 - times of operations,
 - existing conditions of the impacted road areas – including traffic and road conditions,
 - traffic safety including safety to residents on foot, on bicycle and in vehicles, and possible mitigation for avoidance of significant peak hour traffic at certain interchanges, and
 - interchange geometry to determine if it will allow safe use by the trucks.

Roundabouts

- The project should provide locations, capacities, and conceptual designs of the proposed roundabouts.
- A third party review of the roundabouts should be provided. Please coordinate with staff on the scope of work prior to conducting the review.

Bike and Pedestrian

- The project should provide details on its proposed bicycle network.
- The project should provide details on its proposed walkable design.

The **Memorandum of Understanding** must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT T

TRAILS

General Information: On January 12, 2005, the San Diego County Board of Supervisors approved the adoption of the County Trails Program and the Community Trails Master Plan (CTMP). The County Trails Program will be used to develop a system of interconnected regional and community trails and pathways. These trails and pathways are intended to address an established public need for recreation and transportation, but will also provide health and quality of life benefits associated with hiking, mountain biking, and horseback riding throughout the County's biologically diverse environments. The County Trails Program involves both trail development and management on public, semi-public, and private lands. The Community Trails Master Plan is the implementing document for the trails program and contains adopted individual community trails and pathways plans.

See the Project Issue Checklist for more specific requirements.

ATTACHMENT U
WATER SUPPLY ASSESSMENT AND WATER VERIFICATION REPORT

As required by Water Code Section 10915 (referred to as Senate Bill 221) and 10631 (referred to as Senate Bill 610), the project is required to complete a Water Supply Assessment (WSA) and Water Verification Report.

SB 610 requires the County of San Diego to identify any water system that is or may become a public water system that may supply water to the project, and to request that the water system prepare a water supply assessment. The project site is within the Vallecitos Water District, a public water system. The assessment must include, among other information, an identification of existing water supply entitlements, water rights, or water service contracts relevant to the identified water supply for the proposed project and water received, in prior years, pursuant to those entitlements, rights and contracts.

SB 221 requires written verification from the public water system that sufficient water supplies are available for a subdivision of property, prior to final map.

The County of San Diego requests that the Vallecitos Water District prepare a Water Supply Assessment (WSA) and Water Verification Report. Please note that Water Code Section 10910 (g)(1) and (2) provide that the governing body of the public water system shall submit the water supply and verification report to the County no later than 90 days from the date, on which the request is received. However, a public water system may request an extension of time to prepare the assessment, not to exceed an additional 30 days.

ATTACHMENT V

SCOPE FOR CONCEPTUAL LANDSCAPE PLAN REQUIREMENTS

General Information: Impacts from landscaping can improve or impair quality of life. Landscaping affects water conservation, fire protection, soil erosion, storm-water management, wildland preservation, health standards, recreation and aesthetics. Please refer to the County of San Diego Water Efficient Landscape Design Manual for guidance on landscaping design and installation that encourages the efficient use and conservation of water: http://www.sdcountry.ca.gov/PDS/Landscape-Ordinance_Design_Review_Manual.html

The County of San Diego Water Efficient Landscape Design Manual incorporates the requirements of the County's Water Conservation in Landscaping regulations (County Code of Regulatory Ordinances Section 86.701 *et seq.*) with landscape design guidelines and installation specifications. It provides guidance on preparing the various components of landscape plans which may be required as part of a discretionary or ministerial permit process. Compliance with this manual will result in a more efficient process and avoid unnecessary time delays.

Project Information: Planning & Development Services has completed review of your project application and has determined that a Conceptual Landscape Plan is required and shall be prepared for the project.

Requirements for landscaping are based on the *County of San Diego's Water Conservation in Landscaping Ordinance, the Water Efficient Landscape Design Manual, and the County of San Diego Off-Street Parking Design Manual.*

This Conceptual Landscape Plan shall provide the following information:

- Plans are standard 24" X 36" blueprint sheets. Any other size is not acceptable.
- Scale is 1" = 20' or smaller (such as: 1" = 10' or 1" = 5')
- Plans are legible, professionally prepared and a print of an original drawing. Photocopies are not acceptable.
- Plans must show plants for all areas that require vegetated protection for erosion control, storm water management, or fuel management and for all areas that contain decorative landscaping.
- Provide a note on the plants that indicates how the landscape will be irrigated and identify the source of water as potable, recycled or well water. All systems shall be automatic with a rain sensing override devised attached to the controller. Areas without electricity shall utilize battery operated valves until such time as electricity becomes available.
- Plan includes location and botanical name of all retained plants. Note the trunk diameter of trees to remain of 4'-6" above grade.
- Plan includes location, botanical name, common name, size and quantity of all new plants.

- All required street trees are planted outside of the public right-of-way on private property. If tree planting is proposed within the public right-of-way, a copy of an encroachment permit issued by the Department of Public Works has been included with this submittal.
- A note on the plans indicates who is responsible for maintaining the landscape, including the public right-of-way, in a healthy, disease free condition.
- Plantings adjacent to open space lots do not contain any non-native, invasive plants.
- Erosion control planting is provided for all slopes over 3 feet in vertical height and additional planting (as per Section 87.417 of the Grading Ordinance) is provided for slopes over 15 feet in vertical height.
- All vegetated BMPs, as per the approved Storm Water Management Plans, are shown on landscape plans as required by Section 67.804 (g) of the Watershed Protection, Storm Water Management, and Discharge Control Ordinance.
- Identify the source of irrigation water and whether or not a waste water treatment facility will be considered to generate reclaimed water. Also the use of booster pumps and pumps stations to distribute water throughout the higher elevations of the site.
- Staff suggests 'plantable' retaining walls be terraced on both cut and fill slopes to allow for 5'-10' wide planting strips to better establish screening. This technique has been used before on rocky cut slopes where typical erosion control planting will not take. These terraces could also accommodate required brow ditches. It would also help with irrigation by not introducing spray heads on slopes where the wind is going to prevent adequate moisture to the vegetation and instead utilize low volume drip irrigation within the walls and terraces. This would benefit the cut slopes more, but would also help reduce the impacts of fill slopes adjacent to open space easements in pulling back the toe of slope.
- Please provide a review letter from San Diego Gas & Electric (SDG&E) on the location of existing and future utility easements and/or rights-of-way to ensure that there are no conflicts with the proposed uses.

Slovick, Mark

Subject: FW: Review of Newland Sierra Tentative Map

From: Brierton, Tad [<mailto:TBrierton@sdcwa.org>]

Sent: Wednesday, October 08, 2014 10:32 AM

To: Slovick, Mark

Subject: FW: Review of Newland Sierra Tentative Map

Mark,

The Water Authority has no intention of quitclaiming, vacating or reconveying any of its easements for this project. All Water Authority easements shown on page 3 have large diameter pipelines within them and all are in service. Other comments are as follows:

1. Proposed roads are shown crossing the Water Authority easements. The pipelines may need to be encased in steel and concrete to protect from live and dead loads. There is an existing dirt line road on the easements. Vehicular access along the easement must be maintained.
2. The widening of Deer Springs Road places fill on a Water Authority pipeline and seems to have no provision for maintaining access along the pipeline. Pipeline encasement will most likely be necessary.
3. All proposed private improvements are subject to the Water Authority's superior rights and will be subject to review and approval via a revocable encroachment permit. Public improvements are subject to a Joint Use Agreement with the Water Authority being first in place.
4. The Design Engineer needs to show and label all Water Authority structures impacted by the proposed improvements and provide a 20-foot setback around the structure(s). Water Authority requires safe and adequate vehicular access to said structures.
5. The Design Engineer needs to provide details for the proposed trail along the northerly section of Deer Springs Road. The proposed trail is subject to a Trail Agreement to the County of San Diego with the Water Authority being first in place.

Thanks,

Tad Brierton
Right of Way Supervisor
San Diego County Water Authority
(858) 522-6915

Slovick, Mark

Subject: FW: Review of Newland Sierra Tentative Map

From: Sykes, Jeffery [<mailto:JSykes@semprautilities.com>]

Sent: Thursday, October 02, 2014 6:29 PM

To: Slovic, Mark

Cc: Reddick, Bonnie

Subject: RE: Review of Newland Sierra Tentative Map

Mark,

Thank you for the opportunity to comment on this tentative map. SDG&E does have distribution facilities within the perimeter of the tentative map area. There are no SDG&E facilities that I see that can't be removed or relocated by the subdivider as part of their requirements under the subdivision map act. So while there may appear to be conflicts we would expect that the subdivider would work with our planning department for a design that will accommodate our needs and their needs for new service to the subdivision.

If I can be of further assistance please feel free to contact me.

Sincerely,

Jeff Sykes

JEFF SYKES

SDG&E LAND SERVICES SUPERVISOR

JSYKES@SEMPRAUTILITIES.COM

(858) 654-1235

8335 CENTURY PARK CT. CP11D, SAN DIEGO, CA 92123





MARK WARDLAW
Director

County of San Diego
PLANNING & DEVELOPMENT SERVICES

DARREN GRETLER
Assistant Director

5510 OVERLAND AVENUE, SUITE 110, SAN DIEGO, CALIFORNIA 92123
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LAW ENFORCEMENT SERVICES

SDC PDS RCVD 9-18-14

Newland Sierra (formerly Merriam Mountains)

Case Number

Project Name

Planning and Development Services (PDS) is responsible for processing projects in accordance with all applicable policies, ordinances, and regulations. When reviewing a discretionary project, the Department is charged with determining if adequate law enforcement services are or will be available to the project concurrent with need and if new or expanded law enforcement facilities are needed as a result of the subject project or as a result of the cumulative projects in the vicinity. The adequacy of law enforcement services is determined by considering the project's consistency with the Safety Element of the San Diego County General Plan (Law Enforcement). Policy S12-1 of the Law Enforcement Section speaks to coordinating new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County. The issue with respect to the California Environmental Quality Act (CEQA) is whether the project alone, or cumulatively, generates the need for new or physically altered law enforcement facilities. CEQA requires the environmental impacts associated with the provision of new or altered facilities to be analyzed.

To assist the PDS in evaluating a project's compliance with the Safety Element and determining the project's environmental impacts, please provide answers questions 1-7 below:

- 1) The project is within the **San Marcos** command area.
- 2) The existing facility within the command area is **Pending** square feet in size.
- 3) Estimated population in the command area is **San Marcos (city) 87,027/Unincorporated 32,855**. (Source: SANDAG)
- 4) Number of sworn personnel currently serving in the command area is **97**
- 5) The project will result in the need for **5 (per the last Inter-Departmental Correspondence in July, 2009)** additional sworn personnel. (See additional comments).

- 6) If additional staff is needed, would this necessitate new or expanded facilities?
Please circle YES or **NO** and provide a written explanation supporting the response.
- 7) Provide any recommendations on design criteria and/or comments relative to other law enforcement concerns specific to the project.

To assist the Sheriff's Department with this request, PDS has attached:

- A vicinity map and a project plan/map
- A brief project description, including pertinent raw data (e.g., the total number of residential units, the estimated population at buildout, the total square footage and type of commercial or industrial activity, traffic counts, etc.)
- Information (if any) regarding the proposed use that may have implications for law enforcement. For example, will the project generate hazardous materials, or does it involve the manufacture or distribution of controlled substances?

Please review the attached information and complete and return this form to PDS, Sami Real, no later than _____ (21 days) along with any other supplemental information that would be helpful in evaluating the project's impacts on law enforcement services and facilities.

If you have any questions regarding this request or need additional information, please contact Sami Real, Chief with the Planning and Development Services, at (858) 694-3722.

Slovick, Mark

To: Johnny Dunning
Subject: RE: Newland Sierra - MPA 14-018

From: Johnny Dunning [<mailto:jdunning@nctd.org>]

Sent: Tuesday, October 14, 2014 10:03 AM

To: Slovic, Mark

Subject: RE: Newland Sierra - MPA 14-018

Mr. Slovic:

Good morning.

Thank you for the opportunity to comment on this project. Upon our review, please consider the following conceptual comments given that the project is early in the process. As the project is developed, the developer should make a formal service request to NCTD in accordance with NCTD Policy No. 22.

- Under a commuter/park-n-ride concept, NCTD suggests that accommodations should allow for easy access in and out of the development for timely service connections to the Escondido Transit Center.
- The project sponsor also needs to consider the travel needs of the seniors who will reside in the 55+ residences, particularly the requisite shuttle service the population segment will need.

If you have any questions, please feel free to contact me.

Johnny Dunning, Jr

Manager of Service Implementation

810 Mission Avenue | Oceanside, CA 92054 | 760.966.6655 | c: 678.425.4063 | jdunning@nctd.org

NORTH COUNTY TRANSIT DISTRICT
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