



The County of San Diego

Planning Commission Hearing Report

Date:	December 15, 2017	Case/File No.:	Shady Oak; Zone Reclassification, Tentative Map, and Site Plan; PDS2016-REZ-16-005; PDS2016-TM-5614; PDS2016-STP-16-019; PDS2016-ER-16-08-008
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Residential Development; Zone Reclassification, Tentative Map, and Site Plan Permit
Time:	9:00 a.m.	Location:	27522 Valley Center Road, Valley Center
Agenda Item:	#2	General Plan:	Village Core Mixed Use (VCMU)
Appeal Status:	Not Applicable; Board of Supervisors is the Decision Maker	Zoning:	Holding Zone (S90)
Applicant/Owner:	Kerry Garza, President Touchstone Communities	Community:	Valley Center Community Plan Area
Environmental:	CEQA §15183 Exemption	APN:	186-270-01

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project, which is a Zone Reclassification (REZ), Tentative Map (TM), and Site Plan Permit (STP) for a residential development, determine if the required findings can be made and, if so, make the following recommendations to the Board of Supervisors (Board):

- a. Adopt the Environmental Findings, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment F).
- b. Adopt the REZ Ordinance PDS2016-REZ-16-005 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY (Attachment B).
- c. Adopt the TM Resolution PDS2016-TM-5614, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with

State law and County of San Diego (County) regulations as set forth in the Resolution of Approval (Attachment C).

- d. Grant STP Decision PDS2016-STP-16-019, which includes the requirements and conditions set forth in the Form of Decision (Attachment D).

2. Key Requirements for Requested Actions

- a. Is the proposed project consistent with the vision, goals, and policies of the County's General Plan?
- b. Does the project comply with the policies set forth under the Valley Center Community Plan?
- c. Is the project consistent with the Valley Center Design Guidelines?
- d. Is the proposed project consistent with the County's Zoning Ordinance?
- e. Is the proposed project consistent with the County's Subdivision Ordinance?
- f. Does the project comply with CEQA?

B. REPORT SUMMARY

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

Based on staff's analysis, it is the position of Planning & Development Services (PDS) that the required findings can be made, and staff recommends approval of the REZ, TM, and STP, with the conditions noted in the attached Ordinance, Resolution, and Form of Decision (Attachments B, C, and D).

C. DEVELOPMENT PROPOSAL

1. Project Description

The applicant proposes a REZ, TM, and STP on a 5.2-acre site for a residential development consisting of 47 single-family residences. The REZ changes the existing Holding Zone Use Regulation (S90) to Rural Residential Use Regulation (RR). The TM subdivides the 5.2-acre site into 47 residential lots, a common open space lot, and a stormwater retention basin lot. The STP demonstrates conformance with the Valley Center Design Guidelines.

The Shady Oak project proposes 47 single-family dwelling units on a 5.2-acre site in the South Village of Valley Center (see Figures 1 through 3). Each of the project design components are outlined on the following page.

Residential

The proposed 47 single-family homes are two stories and will consist of multiple architectural treatment options (see Figure 4). The proposed lots range in size from 2,652 square feet (sq. ft.) to 4,328 sq. ft. The proposed homes range in size from 1,624 sq. ft. to 1,804 sq. ft. with three to four bedrooms, 2.5 baths, and attached two-car garages. The homes are designed in three floorplan

layouts and are arranged in clusters with access provided by common private alleys that connect to a main private road that bisects the site running east to west. The project is conditioned with a noise restriction easement on the project site to ensure the residential units are not exposed to noise levels that exceed County General Plan Noise Element requirements prior to occupancy.

Recreational Open Space and Trails

Proposed managed common landscape areas total 0.8 acres and include a passive common open space area, a stormwater retention basin, and landscaped right of ways along the proposed private roads. Private open space, located in the rear yards of the residential lots, ranges from 618 sq. ft. to 1,112 sq. ft. An entitled, currently undeveloped, 2.6-acre public park is located north of the site at the recently approved Park Circle project site. Proposed pathways connect the Shady Oak project with existing trail networks including the Heritage Trail located along Valley Center Road and the Joe Barry trail along Mirar De Valle Road. Proposed trails will also connect with the entitled, undeveloped Park Circle public park and the surrounding trail network. The HOA will maintain all proposed private roads, alleys, and common landscaping areas within the project site.

Access

Access improvements will include new internal private roads and alleys and a private road connecting the Shady Oak project to Mirar De Valle Road. Mirar De Valle Road will be improved along the project frontage to 32-foot, half-width, public road standards. Internal private roads will include decomposed granite pathways and parking. Improvements along Mirar De Valle Road include bicycle lanes and decomposed granite pedestrian pathways.

Earthwork

Earthwork is anticipated to consist of 8,000 cubic yards of balanced cut and fill. No import or export of material will be required.

Municipal Services

Water and sewer will be provided by Valley Center Municipal Water District. Fire protection service will be provided by the Valley Center Fire Protection District.

Please refer to Attachment A – Planning Documentation, to view the REZ exhibits, the TM, and the STP Plot Plan.

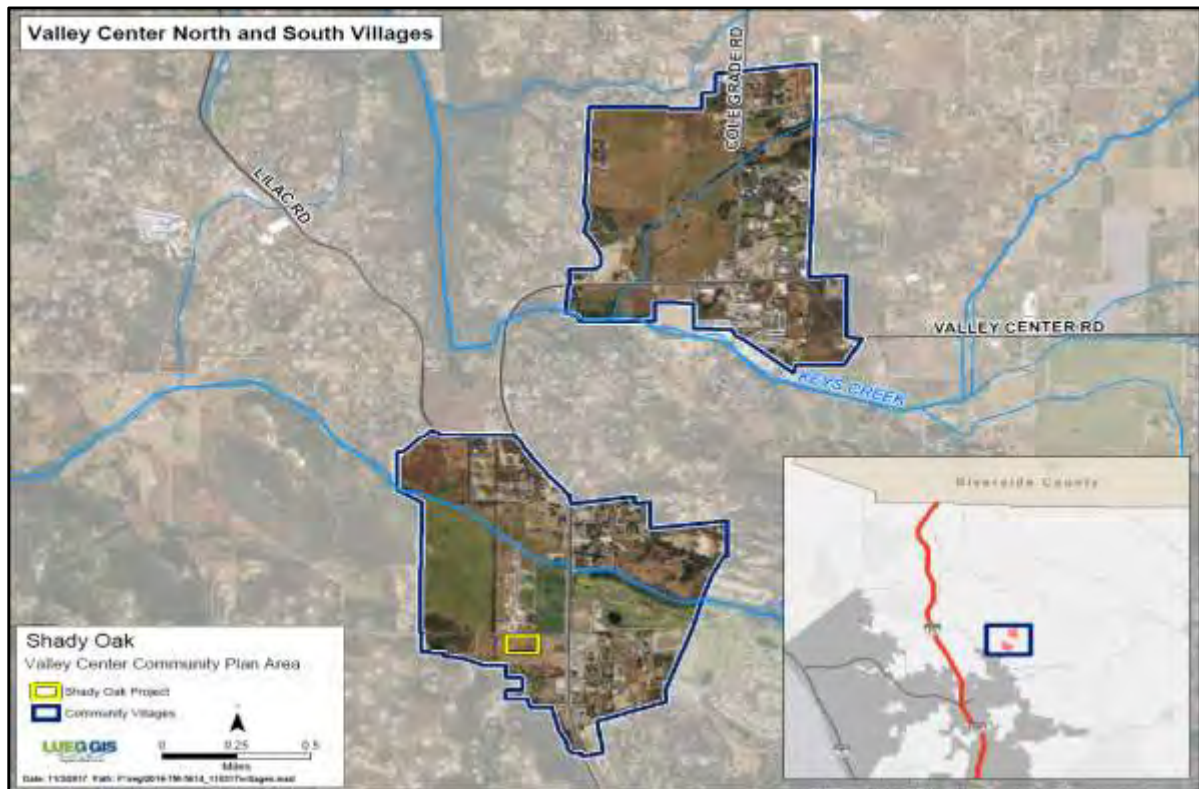


Figure 1: Vicinity Map



Figure 2: Map of Project Site



Figure 3: Project Design



Figure 4: Housing Types

2. Subject Property and Surrounding Land Uses

The site is located at the southwest intersection of Valley Center Road and Mirar De Valle Road within the South Village of the Valley Center Community Plan Area. The site is a vacant lot that has been historically used for residential and agricultural uses (see Figure 5 and 6).

Surrounding land uses are varied. To the north are residential, commercial, office, and civic uses, including the recently approved Park Circle mixed-use development (332 dwelling units and 4.2-acre commercial center), the Valley Center Community Hall, the Valley Center Fire Station, public baseball fields, and the proposed mixed-use Lilac Plaza project (36 dwelling units and 22,780 sq. ft of commercial). To the east are commercial and residential uses, including the proposed Liberty Bell Plaza project (8.5-acre commercial center), the approved and undeveloped Butterfield Trails project (71 dwelling units), the Woods Valley Golf Course, and vacant commercial land. To the south is vacant residential and commercial land. To the west are residential and agricultural uses, including the approved and undeveloped Orchard Run project (300 dwelling units).



Figure 5: Surrounding Land Uses



Figure 6: Site Photographs

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Core Mixed Use; Rural Lands Village Residential	S90, C36, RV	Mirar De Valle Road, Old Road	Residential, Commercial, Office, Civic
East	General Commercial; Village Residential; Specific Plan Area	C36, S88, RR	Valley Center Road	Residential, Commercial
South	Village Core Mixed Use; Village Residential	S90, RR, RS	Old Mirar De Valle Road, Charlan Road	Residential, Commercial, Vacant
West	Village Residential; Semi-Rural Residential; Specific Plan Area	RR, S88	Old Mirar De Valle Road	Residential

D. ANALYSIS AND DISCUSSION

The project has been reviewed for conformance with all relevant ordinances and guidelines, including, but not limited to, the County General Plan, the Valley Center Community Plan, the Valley Center Design Guidelines, the County Subdivision Ordinance, the County Zoning Ordinance, and CEQA Guidelines. A detailed discussion of the project's technical analysis and consistency with applicable codes, policies, and ordinances is described below.

1. Project Analysis

Project Density

The project achieves 47 dwelling units on a site that is designated for a maximum of 156 dwelling units. Proposed roads, a stormwater retention basin, and open space area reduce the residential developable area. The project achieves a density of 15 du/ac with the exclusion of undevelopable area. In terms of housing affordability, smaller lot and house sizes tend to be more affordable. The proposed housing sizes range from 1,624 sq. ft. to 1,804 sq. ft. The reduced lot sizes will be smaller than the traditional one acre lots that are allowed under the current zoning.

The General Plan Housing Element Background Report identifies specific sites designated to meet the Regional Housing Needs Assessment (RHNA) requirement. Several factors, such as environmental and infrastructure constraints were assessed to forecast sites' expected RHNA density yields. The General Plan Housing Element Background Report identifies the project site's expected density yield. A density of 10.9 du/ac or greater is defined as affordable housing units. The report indicates that the project site is expected to yield 45 dwelling units at a density of 10.9 du/ac, based on environmental and infrastructure constraints. The project proposes 47 dwelling units at a density of 15 au/ac, which exceeds the affordable unit count identified in the Housing Element Background Report.

Visual/Community Compatibility

Maintaining the existing rural character of Valley Center while achieving the planned vision for Valley Center South Village requires that the project incorporate design measures to achieve physical and visual community compatibility. Measures applied include varied residential architectural styles; integration of rural design elements such as wood, wrought iron, and stone building materials in compliance with the Valley Center Design Guidelines; and landscaped common group open space and roads. Views of the site from surrounding public vantage points will not be significantly impacted (see Figure 7).

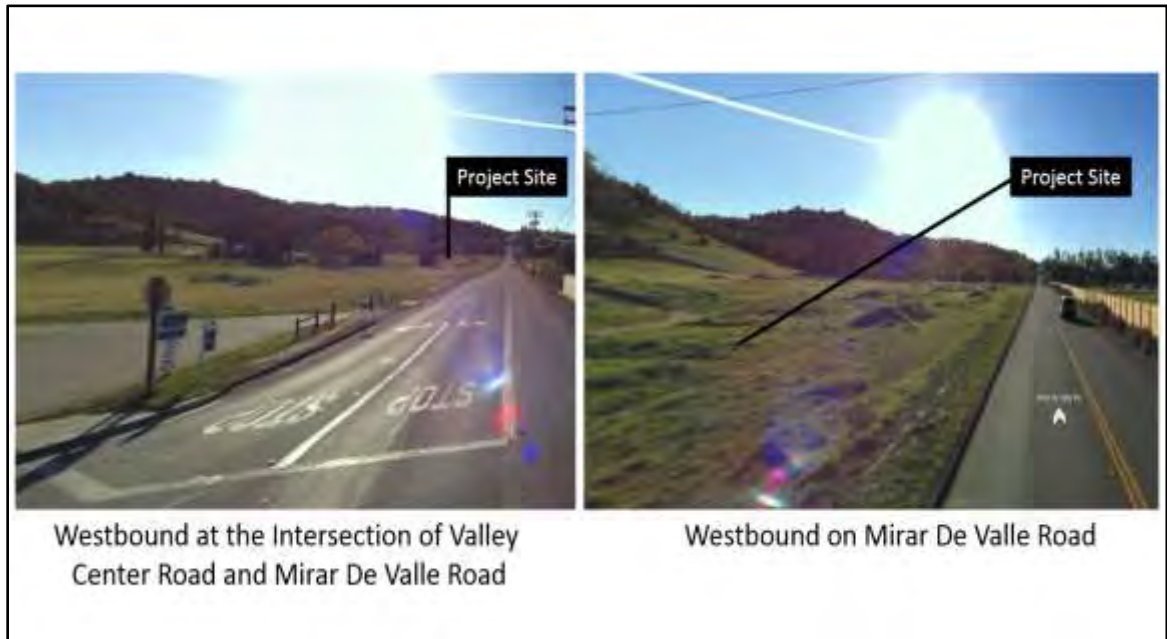


Figure 7: Public Views

Traffic Impacts

A Traffic Impact Analysis was prepared and concluded that the project would not have a significant impact to surrounding roadways with the incorporation of mitigation. Payment of the Transportation Impact Fee (TIF) to mitigate cumulative traffic impacts is required. Formation of a Road Maintenance Agreement will ensure private road maintenance in perpetuity. The project will also improve Mirar De Valle Road to half-width public road standards along the site's frontage. The County General Plan Mobility Element (ME) identifies the future Road 19 alignment along the project site's frontage. The Traffic Impact Analysis concluded that the project will not significantly impact surrounding roadways at levels that cause a nexus to require construction of Road 19. An irrevocable offer of dedication (IOD) will be recorded on the proposed private road along the project site's eastern frontage for the future Road 19 alignment (see Figure 8).

Biological Resources

The project site will impact 4.1 acres of non-native grassland, which will require mitigation. The project will be required to mitigate for non-native grassland impacts through the purchase of habitat credits at a County-approved off-site mitigation bank.

Cultural and Archeological Resources

A Cultural Resource Report was prepared that concluded that the project would not have a significant impact to cultural or archeological resources with the incorporation of mitigation. No cultural resources were found on-site; however, resources may be present below ground. Cultural monitoring will be required throughout all grading construction activities.

Proximity to Commercial Uses

The southeastern portion of the recently approved Park Circle project includes a 4.2-acre commercial center with a 1,800 sq. ft. restaurant with drive-thru, and four retail/food-use buildings ranging in size

from 6,000 sq. ft. to 14,500 sq. ft. The Shady Oak project's proposed pathways will connect the project with the future commercial center (Figure 8).

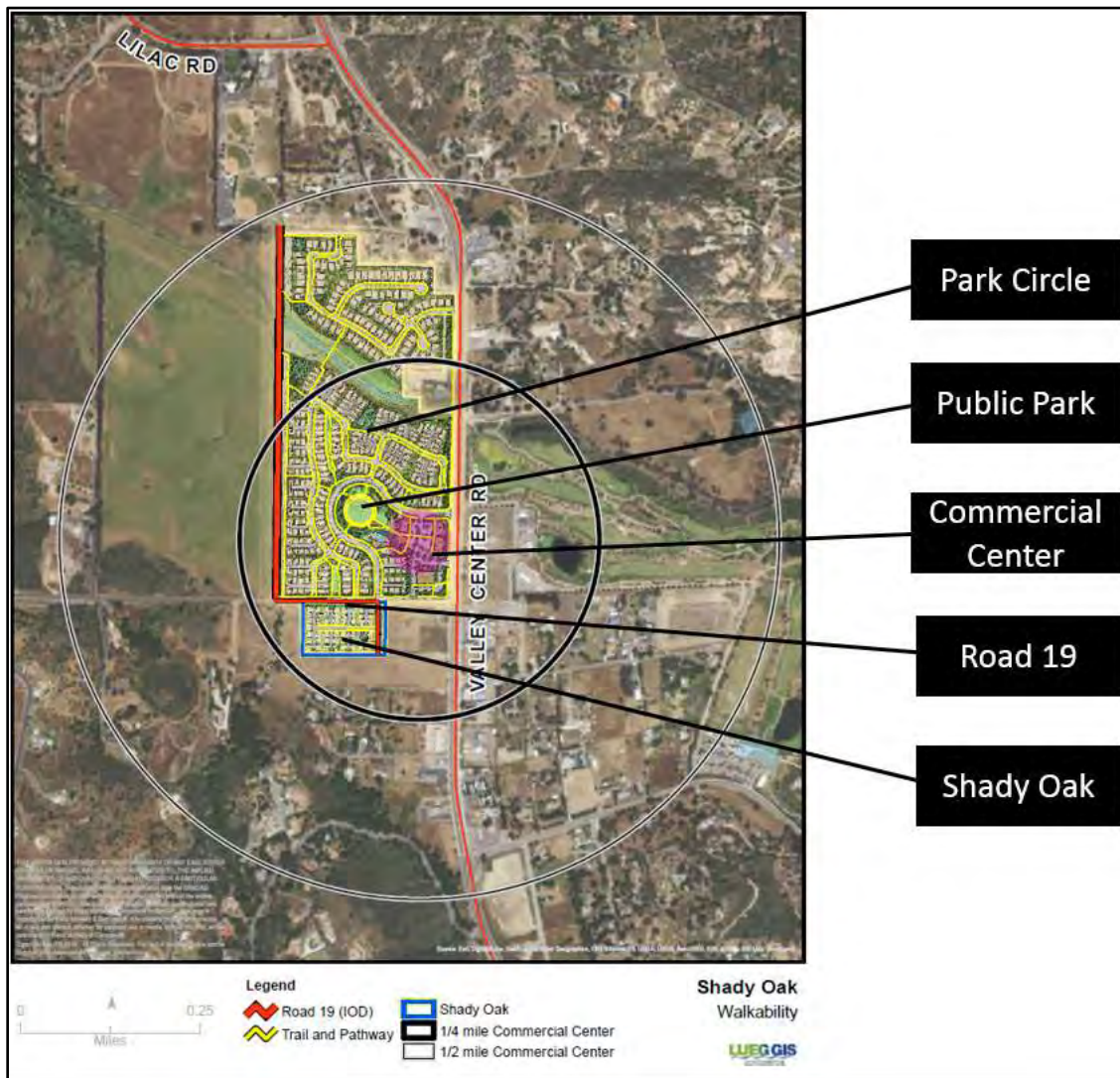


Figure 8: Proposed Road and Trail Network

Service Availability

The project has demonstrated that adequate services are available to serve the project. Service Availability Forms have been provided indicating adequate service from the Valley Center Municipal Water District, Valley Center Fire Protection District and the Valley Center-Pauma Unified School District.

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
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.	The project will be required to mitigate for impacts to non-native grassland through the purchase of habitat credits to ensure impacts are less than significant. A Fire Protection Plan (FPP) for the project has been approved by the Valley Center Fire Protection District.
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 Low Impact Development (LID) Handbook.	A Stormwater Quality Management Plan (SWQMP) has been prepared and identifies how stormwater will be adequately captured and treated on-site.
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.	A FPP and has been prepared for the project. The project is located and designed to protect property and residents from potential fire risk.
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.	The project complies with the Valley Center Community Plan and Design Guidelines including the proposed architecture, landscaping, public amenities, and open spaces. The project proposes building materials that are compatible with the rural character of the community.

General Plan Policy	Explanation of Project Conformance
<p>LU-9.8: Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas.</p>	<p>The proposed project includes trails that connect with off-site amenities and a road network that connects to existing and proposed development. Landscaping, architecture, and site design comply with the Valley Center Design Guidelines and are compatible with the surrounding area.</p>
<p>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.</p>	<p>Roads are designed to connect with existing and proposed development projects. Trails connect with existing and proposed amenities such as a public park, surrounding trails, and commercial areas.</p>
<p>LU-9.12: Achieving Planned Densities in Villages. In villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single-family projects that are compatible with the community character.</p>	<p>The project proposes residential small lot single-family homes that comply with the Valley Center Design Guidelines and is compatible with the Valley Center community character.</p>
<p>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.</p>	<p>The Valley Center Municipal Water District provided a Service Availability Form for the proposed project indicating that there is sufficient water supply. Low-flow fixtures and irrigation will be used throughout the project. Landscaping will utilize drought tolerant species and comply with the County Landscape Ordinance.</p>
<p>LU-13.2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Valley Center Municipal Water District completed a Service Availability Form for the proposed project indicating that there is sufficient water supply.</p>

General Plan Policy	Explanation of Project Conformance
<p>LU-14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.</p>	<p>The Valley Center Municipal Water District completed a Service Availability Form for the proposed project indicating that the existing and planned sewer infrastructure is designed and sized appropriately to meet expected demands.</p>
<p>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.</p>	<p>The proposed project is conditioned to improve Mirar De Valle Road along its project frontage and pay the TIF to mitigate cumulative traffic impacts.</p>
<p>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.</p>	<p>The proposed project includes a trail network connecting the project with off-site amenities and existing trail networks. Proposed private roadways include pathways that connect to off-site trails, commercial areas, and public amenities.</p>
<p>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.</p>	<p>The proposed trail network connects with existing trails and pathways including the Heritage Trail and Joe Barry network. The proposed trail and roadway network will connect to existing and proposed roads.</p>
<p>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.</p>	<p>The project complies with the Park Lands Dedication Ordinance through the payment of in-lieu fees.</p>

3. Valley Center Community Plan Consistency

The proposed project is consistent with the following relevant Valley Center Community Plan Goals, Policies, and actions as described in Table D-2.

Table D-2: Valley Center Community Plan Conformance

Valley Center Community Plan Policy	Explanation of Project Conformance
Community Character Policy 2. Maintain the existing rural character of Valley Center in future developments by prohibiting monotonous tract developments. Require site design that is consistent with the rural community character.	The proposed project promotes a walkable residential design incorporating residential uses nearby community serving public amenities. The project is located near a distinct commercial center and park system that comply with the Valley Center Design Guidelines and are compatible with the surrounding community.
Land Use Policy 4. Require new residential development to adhere to site design standards which are consistent with the character and scale of a rural community.	The project includes architecture, drought tolerant landscaping, site design features, signage, and road networks that are in compliance with the Valley Center Design Guidelines and consistent with the rural character of the community.
Valley Center Design Guidelines. The project is required to comply with the Valley Center Design Guidelines.	The project complies with the Valley Center Design Guidelines for architecture, landscaping, signage, lighting, fencing, trails, and road design.

4. County Zoning Ordinance Consistency

The proposed project includes a Zone Reclassification (REZ) to amend the existing Holding Zone (S90) Use Regulation to Rural Residential (RR) Use Regulation. The S90 Use Regulation is a holding zone and was anticipated to be amended once an appropriate use was determined for the site. As described in Section 2900 of the County Zoning Ordinance, it is intended that the S90 Use Regulations be replaced by other use regulations when the following occurs: adequate services and facilities are available, the proposed use regulation would not preclude any proposed or adopted projects and/or there is adequate geographic, economic and demographic data available. The proposed REZ is consistent with the General Plan and the County Zoning Ordinance Use Regulation Compatibility Matrix. The proposed project complies with all applicable zoning requirements of the RR Use Regulations with the incorporation of conditions of approval (see table D-3).

Table D-3: Zoning Ordinance Development Regulations

Zoning Regulations	Current	Proposed	Consistent
Use Regulation:	S90	RR	Yes
Animal Regulation:	J	J	Yes
Density:	--	--	--
Lot Size:	1AC	2,600SF	Yes
Building Type:	C	C	Yes
Height:	G	G	Yes
Lot Coverage:	--	--	--
Setback:	B	V	Yes, with approval of a STP
Open Space:	--	--	--
Special Area Regulations:	B	B	Yes, with approval of a STP

Table D-4: Applicable Zoning Ordinance Sections

Development Standard	Proposed/Provided	Complies?
Section 4600 of the Zoning Ordinance sets the maximum height requirements. This parcel has a designated height of "G: which requires structures to be no more than 35-feet in height.	All structures proposed comply with the maximum height requirement of 35 feet.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance sets the setback requirements.	The proposed project includes a STP which delineates the setbacks of the project.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 6757 of the Zoning Ordinance sets parking space requirements for the residential use which requires two spaces per unit.	Each residential unit will include a two-car garage, therefore complying with the parking requirements of the Zoning Ordinance.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

5. Subdivision Ordinance Consistency

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

6. Applicable County Regulations

Table D-5: Applicable Regulations

County Regulation Policy	Explanation of Project Conformance
1 Resource Protection Ordinance (RPO)	The project complies with the RPO because it will not impact any wetlands, sensitive habitat lands, or steep slopes. The project is required to have an archeological monitor present throughout grading construction activities to ensure subsurface archeological resources are not disturbed.
2 Noise Ordinance	A noise analysis was prepared and concluded that impacts would be less than significant with mitigation incorporated, including a noise restriction easement.
3 County Fire Code	A FPP was completed for the project which demonstrates compliance with the County Fire Code. The FPP was reviewed and accepted by the Valley Center Fire Protection District and the County Fire Authority.
4 WPO (Watershed Protection Ordinance)	A SWQMP was prepared for the project in compliance with the WPO.

7. CEQA Compliance

The project has been reviewed for compliance with CEQA Guidelines and the project qualifies for an exemption from additional environmental review pursuant to CEQA Guidelines Section 15183. CEQA Guidelines Section 15183 provides an exemption from additional environmental review for projects that are consistent with the development density established by the General Plan for which an Environmental Impact Report (EIR) was certified. For the proposed project, the planning level document is the General Plan Updated EIR, certified by the Board of Supervisors on August 3, 2011. Additional environmental review is only for project-specific significant effects which are peculiar to the project or its site. The project will not cause any significant effects on the environment with the mitigation measures identified in the General Plan EIR as applied to this project. Details of these mitigation measures can be found in found in the Ordinance, Resolution of Approval, and Form of Decision (Attachments B, C & D).

E. COMMUNITY PLANNING GROUP

The proposed project has been considered by the Valley Center Community Planning Group (CPG) and Design Review Board (DRB). The CPG and DRB recommended approval of the project. Actions during these meetings are detailed below.

On September 11, 2017, the Valley Center CPG recommended approval of the project by a vote of 13-0-0-2-0 (Ayes – 13; Noes – 0; Abstain – 0; Absent – 2; Vacant – 0).

On March 6, 2017 the Valley Center DRB recommended approval of the project by a vote of 5-0-0-0 (Ayes – 5; Noes – 0; Abstain – 0; Absent – 0; Vacant - 0).

The Valley Center CPG and DRB meeting minutes are found in Public Documentation (Attachment G).

F. PUBLIC INPUT

The project was noticed to surrounding property owners upon application submittal. Surrounding property owners, agencies, and organizations were also noticed of the County's intent to adopt Findings pursuant to CEQA Guidelines Section 15183. Emails and letters were received from the Endangered Habitats League (EHL) and the San Luis Rey Band of Mission Indians. The concerns raised were related to comprehensive community planning and cultural resources.

1. Comprehensive Community Plan

Comments were received stating a comprehensive community plan should be completed for the Valley Center Villages prior to the submittal of land development proposals.

The Valley Center Community Plan is the adopted, guiding document for development proposals within the Valley Center Community, including the Valley Center Villages. Shady Oak is required to conform to the County General Plan and the Valley Center Community Plan, in addition to all other County, State, and Federal requirements. A community plan update would be a community scale analysis, which is not the responsibility of an individual project.

2. Cultural Resources

Comments were received from the San Luis Rey Band of Mission Indians requesting that the project be required to complete a pre-excavation agreement and that, should human remains be identified, they remain on-site and in place or in a secure location in close proximity to the discovery and that the forensic anthropologist perform their analysis on-site in the presence of a Luiseno monitor. Archaeological monitoring is a condition of approval due to the sensitive nature of the area. The archaeological monitoring conditions identify all steps that are to be implemented should cultural resources or human remains be identified. As such, a pre-excavation agreement is not required. Should human remains be discovered, the project is conditioned to stop all work in the area and no further disturbance shall occur until the County Coroner makes the necessary findings as to origin. The decision to leave the human remains in place or transport to the Coroner's lab is up to the Coroner. As such, the project cannot be conditioned to require the Coroner to travel to the site of discovery to make their analysis. The analysis of human remains is under the auspices of the office of the County Coroner and it is up to them to decide whether a forensic anthropologist is required and whether coordination with the most likely descendant will be necessary. No changes were made to CEQA documentation as a result of this comment.

G. RECOMMENDATIONS

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

- a. Adopt the Environmental Findings, which includes a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment F).
- b. Adopt the REZ Ordinance PDS2016-REZ-16-005 titled AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY (Attachment B).
- c. Adopt the TM Resolution PDS2016-TM-5614, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County of San Diego (County) regulations as set forth in the Resolution of Approval (Attachment C).
- d. Grant STP Decision PDS2016-STP-16-019, which includes the requirements and conditions set forth in the Form of Decision (Attachment D).

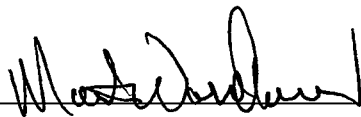
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AUTHORIZED REPRESENTATIVE: _____



MARK WARDLAW, DIRECTOR

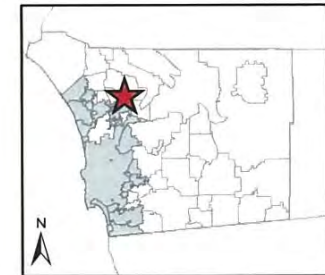
ATTACHMENTS:

Attachment A – Planning Documentation
Attachment B – Ordinance Changing the Zoning Classification PDS2016-REZ-16-005
Attachment C – Resolution Approving PDS2016-TM-5614
Attachment D – Form of Decision Approving PDS2016-STP-16-019
Attachment E – Environmental Documentation
Attachment F – Environmental Findings
Attachment G – Public Documentation
Attachment H – Ownership Disclosure

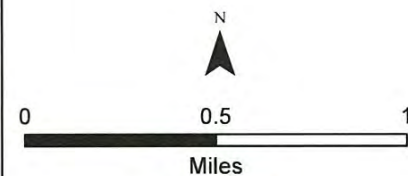
Attachment A – Planning Documentation

Shady Oak
PDS2016-TM-5614
Vicinity Map

Valley Center
Community Plan Area

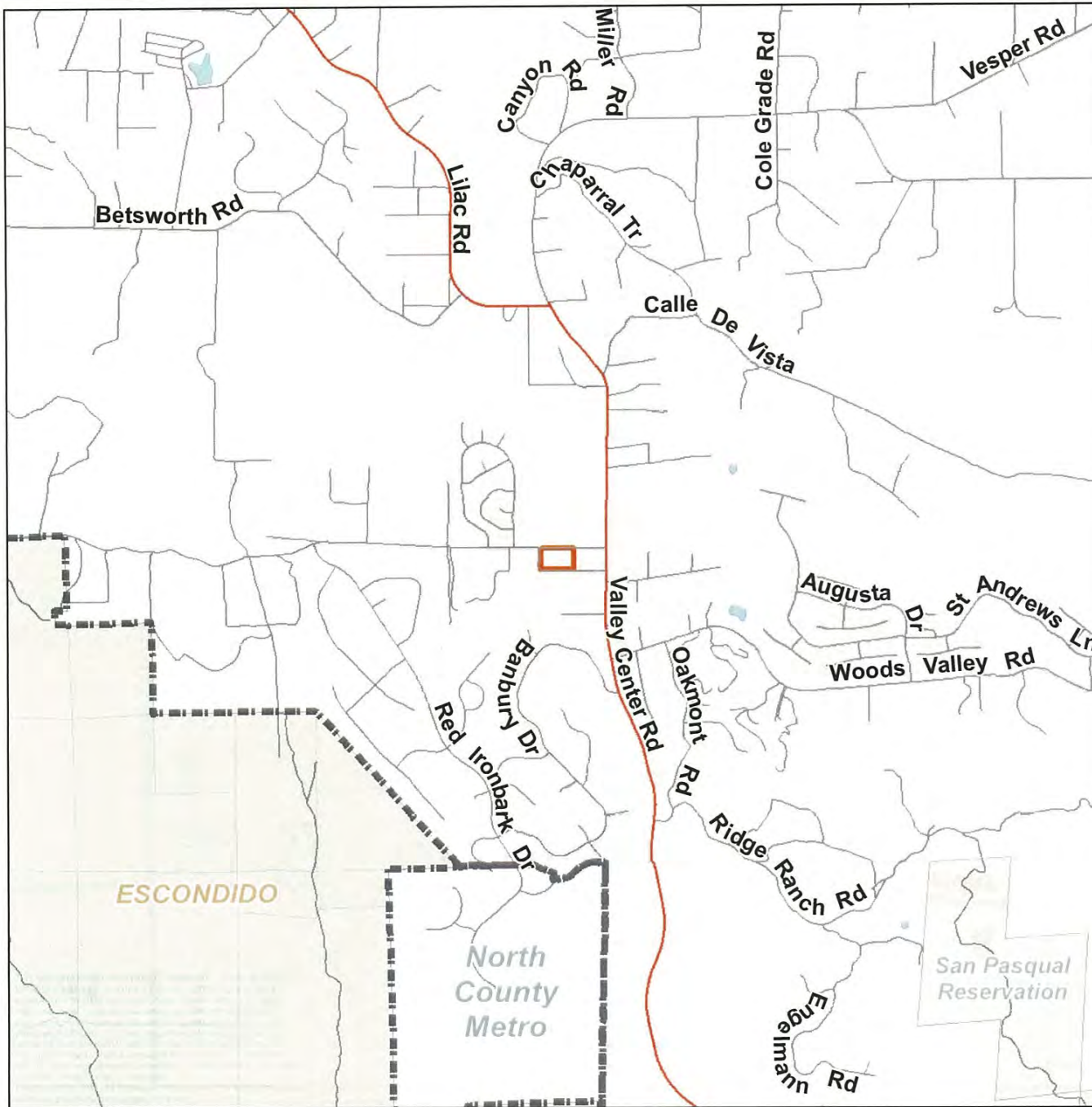


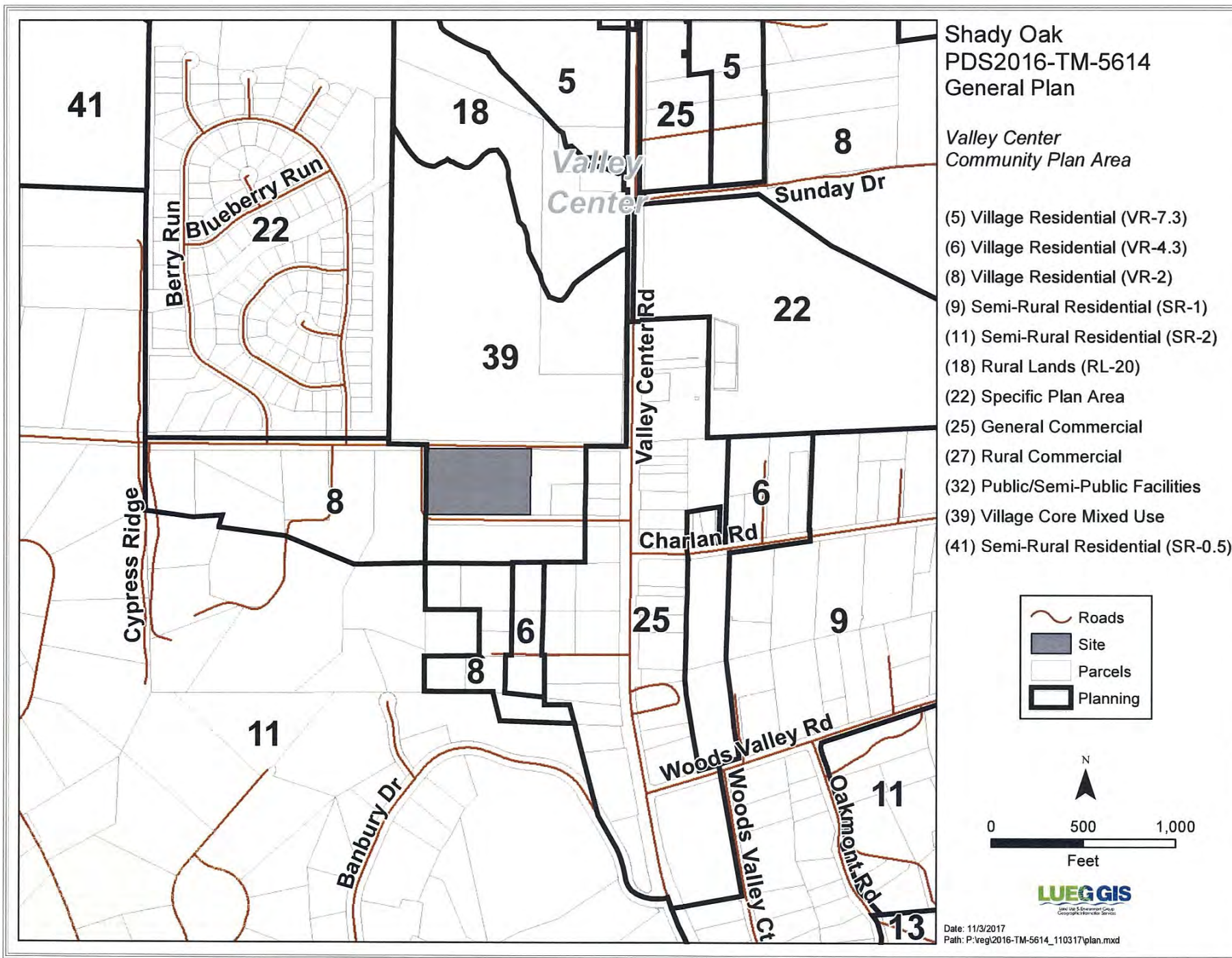
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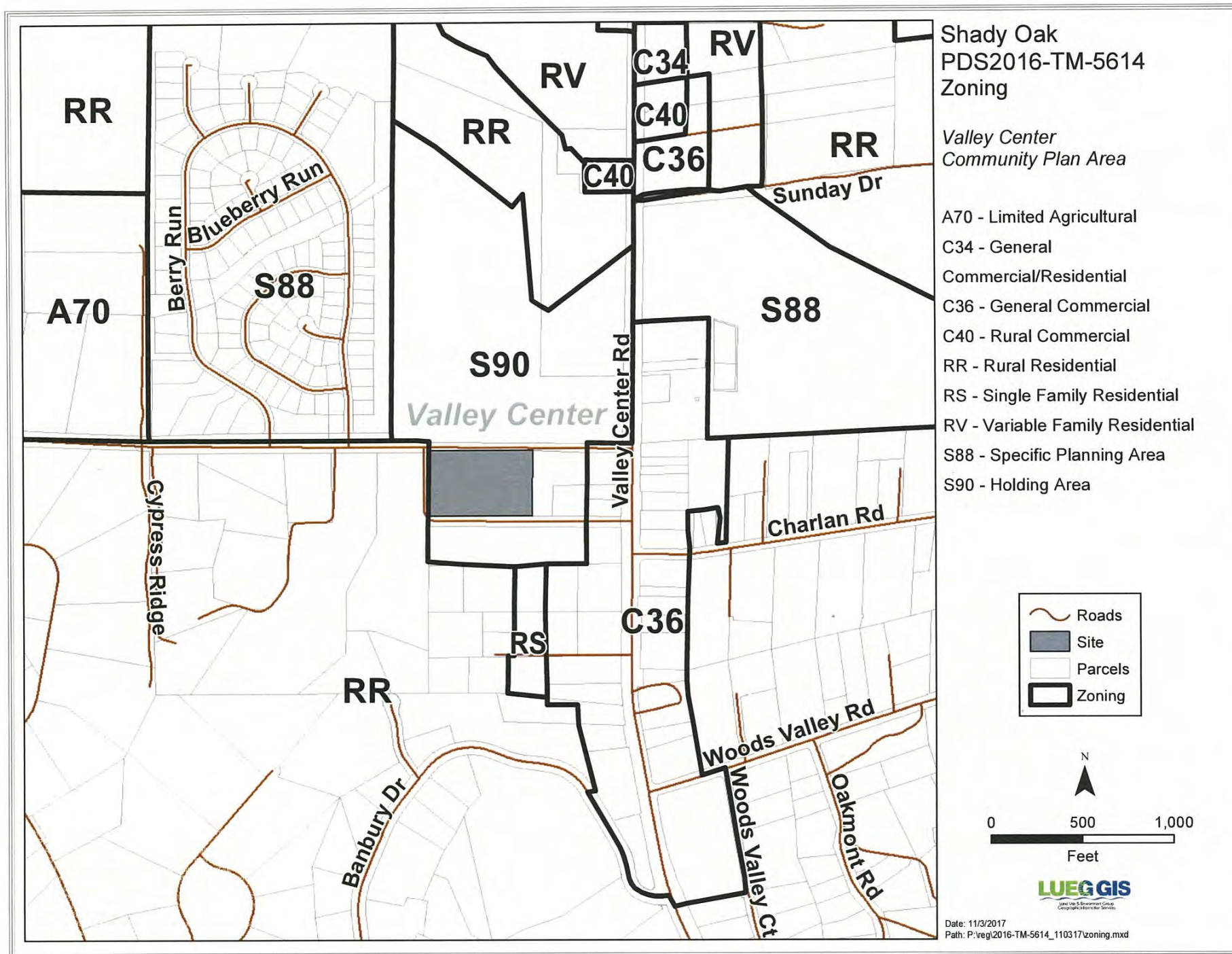


LUEGGIS
Land Use & Environment Group
Geographic Information Services

Date: 11/3/2017
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Shady Oak
PDS2016-TM-5614

Valley Center Community Plan Area

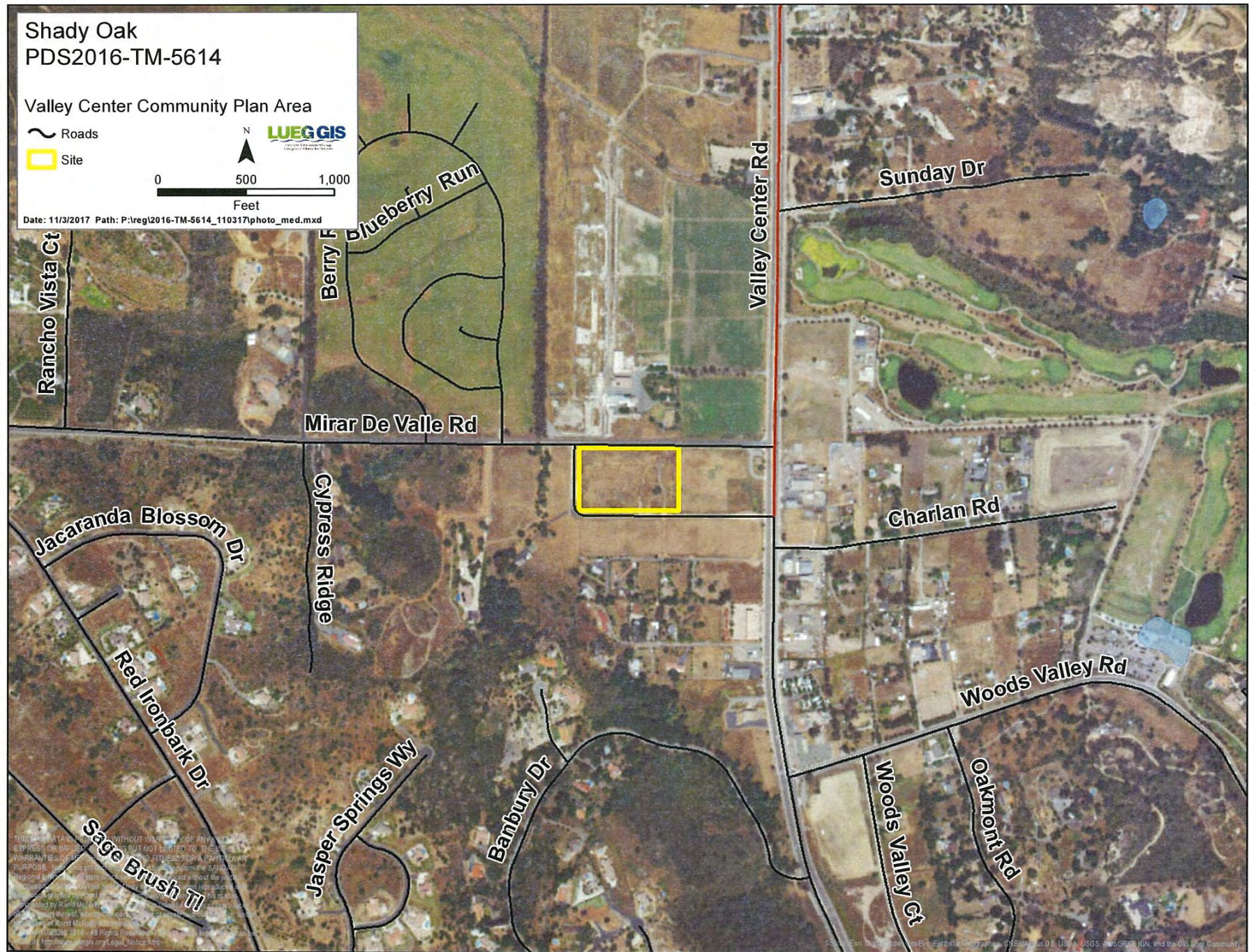
~ Roads
□ Site

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Shady Oak
PDS2016-TM-5614

Valley Center Community Plan Area

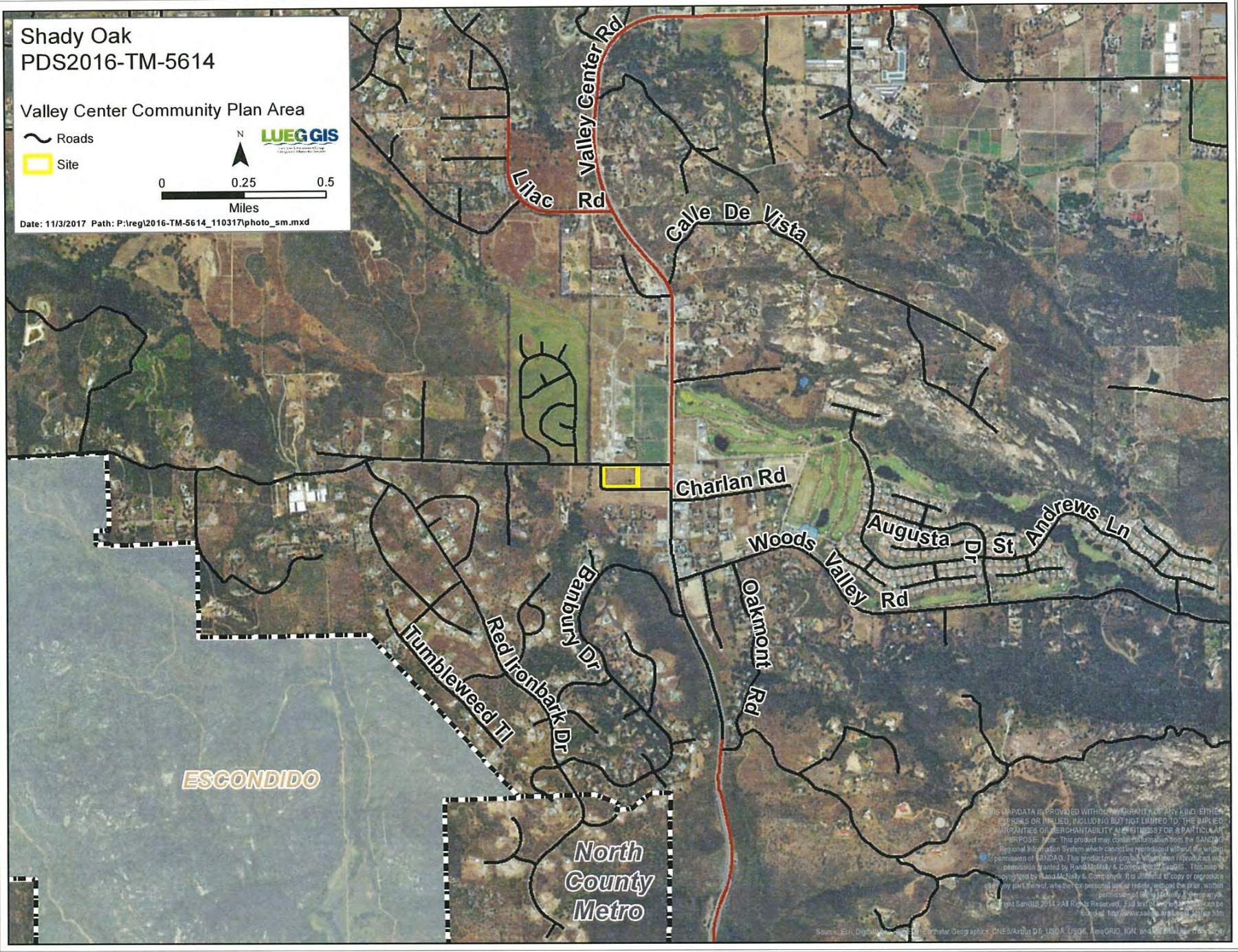
~ Roads

Site



LUeGGIS

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GENERAL NOTES

- GROSS PROJECT AREA: APPROX. 5.3 ACRES
- NET PROJECT AREA: APPROX. 4.8 ACRES
- TOTAL NUMBER OF LOTS: 47
- TOTAL NUMBER OF DWELLING UNITS: 47
- MINIMUM LOT SIZE: 2,800 SF
- GROSS DENSITY: 9.63 DU / ACRES
- SAN DIEGO COUNTY ASSESSORS' PARCEL NUMBER 185-270-01
- PRESIDENT LAND USE: VACANT
- WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH STANDARDS AND THE REQUIREMENTS OF THE VALLEY CENTER MUNICIPAL WATER DISTRICT
- SOURCE OF TOPOGRAPHY: PHOTOGRAMMETRIC SURVEY DATED 07-19-2015 PREPARED BY ROCK ENGINEERING COMPANY
- UTILITIES SHALL BE UNDER GROUND AND EASEMENT PROVIDED AS NECESSARY.
- CUT AND FILL SLOPES NOT TO EXCEED 2:1, UNLESS OTHERWISE NOTED
- UTILITY LOCATIONS SHOWN ARE PRELIMINARY AND MAY BE MOVED DURING FINAL DESIGN
- TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT
- SOIL ACCESS STATEMENT: ALL LOTS WITHIN THE SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOIL ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION
- ASSESSOR'S TAX MAP AREA: 94075
- SPECIAL ASSESSMENT ACT: NONE PROPOSED
- STREET DEDICATION: THE SUBDIVIDER WILL DEDICATE ON THE SUBDIVISION MAP ALL PUBLIC STREETS SHOWN ON TENTATIVE MAP
- STREET LIGHTS: THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS
- ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS
- THE PLAN IS PROVIDED TO ALLOW FOR A FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK HEREON, AND AGREES TO OBTAIN GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY
- BENCH MARK: FORDS BRIDGE BENCH STATIONED TO COUNTY CORNER, SEPT. SURVEY WORK, 1981 HORIZONTAL CONTROL, VERT. FOR RECORD OF SURVEY NO. 14808, LOCATION 20 FEET NORTHEAST OF NORTHERN CORNER OF MIRAR DE VALLE ROAD, 150 WEST OF CENTERLINE OF VALLEY CENTER ROAD, ELEVATION 1333.39'
- ALL DRAINAGE IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY
- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK HEREON, AND AGREES TO OBTAIN GRADING PERMITS BEFORE COMMENCING SUCH ACTIVITY
- A ONE FOOT ACCESS RESTRICTION EASEMENT SHALL BE DEDICATED TO THE COUNTY THAT RUNS THE ENTIRE WIDTH OF THE LOT FRONTING THE PUBLIC ROAD EASEMENT FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 14, 25, 26, 32, 38, 43, 44, 45, 46, 47, AND 48 IN REFERENCE TO SUBDIVISION ORDINANCE SECTION 81.01(12) REINFORCEMENT OF ACCESS RIGHTS

PROPOSED ZONING INFORMATION

PLANNING AREA	EX. APN
USE REGULATIONS	185-270-01
ANNUAL REGR.	J
DENSITY	—
LOT SIZE	2800 SF
BUILDING TYPE	C
MAX. FUR. AREA	—
FUR. AREA RATIO	—
HEIGHT	G
COVERAGE	—
SETBACK	V
PRIVATE OPEN SPACE PER LOT	—
SPECIAL AREA REGR.	B

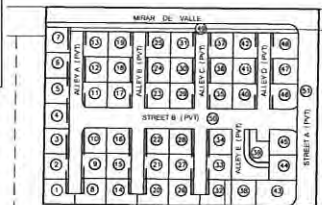
EXISTING ZONING INFORMATION

PLANNING AREA	EX. APN
USE REGULATIONS	580
ANNUAL REGR.	J
DENSITY	—
LOT SIZE	1 AC.
BUILDING TYPE	C
MAX. FUR. AREA	—
FUR. AREA RATIO	—
HEIGHT	G
COVERAGE	—
SETBACK	B
OPEN SPACE	—
SPECIAL AREA REGR.	B

INDEX

- 1 = TITLE SHEET
- 2 = TENTATIVE MAP
- 3 = PRELIMINARY GRADING PLAN
- 4 = PRELIMINARY SECONDARY FIRE ACCESS PLAN
- 5 = ENCUMBRANCE MAP

TENTATIVE MAP SHADY OAK COUNTY OF SAN DIEGO TRACT NO. 5614 VALLEY CENTER, CA



LOCATION MAP

SCALE: 1"=100'

LEGAL DESCRIPTION

THE NORTH 405 FEET OF THE WEST 17 1/2 ACRES OF THE EAST 35 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER IN SECTION 24, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO RANGE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 185-270-01

PUBLIC UTILITIES

GAS AND ELECTRIC: SAN DIEGO GAS AND ELECTRIC
TELEPHONE: AT&T
WATER: VALLEY CENTER MUNICIPAL WATER DISTRICT
SEWER: VALLEY CENTER MUNICIPAL WATER DISTRICT
STORM WATER: SAN DIEGO COUNTY FLOOD CONTROL
FIRE: VALLEY CENTER FIRE PROTECTION DISTRICT
SCHOOLS: VALLEY CENTER PALMA UNIFIED SCHOOL DISTRICT

PARKING REQUIRED

RESIDENT	47 UNITS X 2.0 = 94 SPACES
RESIDENT VISITOR	47 UNITS X 0.5 = 23.5 SPACES
TOTAL	118 SPACES

PARKING PROVIDED

RESIDENT GARAGE	84 SPACES
RESIDENT STAMENED	47 SPACES
RESIDENT PARKING ON ST.	12 SPACES
TOTAL	153 SPACES

OWNER/APPLICANT/SUBDIVIDER

I HEREBY CERTIFY THAT TOUCHSTONE NEW, LLC IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP, AND THAT THIS MAP SHOWS ALL OF THE CONSIDERED OWNERSHIP IN WHICH IT HAS ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT THE TOUCHSTONE NEW, LLC PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, AND/OR UTILITY EASEMENTS.

TOUCHSTONE NEW, LLC
9909 MIRAR DE VALLE BLVD, SUITE # 150
SAN DIEGO, CA 92131
(619) 588-0114

BY: KERRY GARCIA

DATE:

ENGINEER

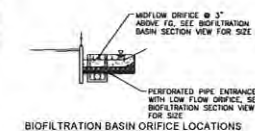
TSAC ENGINEERING
16665 VIA DEL CAMPO CT, SUITE 354, SD, CA 92127
SAN DIEGO, CA 92127
1-858-762-9611

STEPHEN MCINTYRE
SDP, 04/26/17



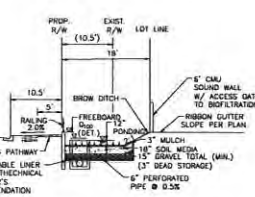
LEGEND

- PROJECT BOUNDARY
- EXISTING CONTOURS
- EXISTING EASEMENT LINE
- EASEMENT CALL OUT
- PROPOSED PRIVATE UTILITY EASEMENT
- LOT NUMBER
- PAD ELEVATION
- LOT LINE
- GRADE SLOPE 2:1 TYPICAL
- PROPOSED CURB & GUTTER
- PROPOSED AC PAVEMENT
- PROPOSED DECOMPOSED GRANITE
- PERCENT OF GRADE
- FLOW DIRECTION
- PROPOSED RETAINING WALL
- PROPOSED 8" PVC SINKER LINE
- PROPOSED 8" PVC WATER LINE
- PROPOSED CLEAN DITCH
- PROPOSED CURB MILE
- PROPOSED STORM DRAIN
- PROPOSED SUBURBAN
- PROPOSED GROUND BUSH
- PROPOSED INFILTRATION BASIN
- TREE ROOT ZONE
- PROPOSED CURB RAMP



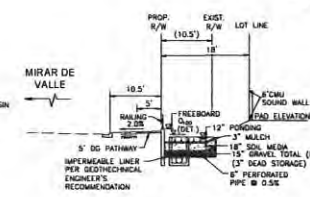
BIOFILTRATION BASIN ORIFICE LOCATIONS

SCALE: 1"=10'



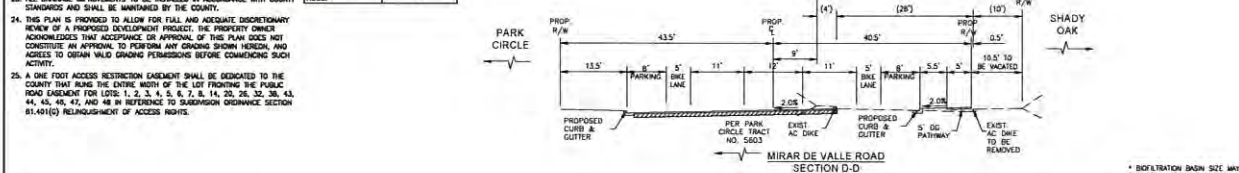
BIOFILTRATION BASIN ADJACENT TO ALLEY

SCALE: 1"=10'



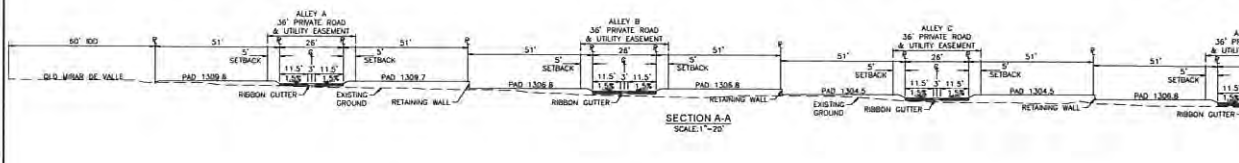
BIOFILTRATION BASIN ADJACENT TO RESIDENTIAL PAD

SCALE: 1"=10'



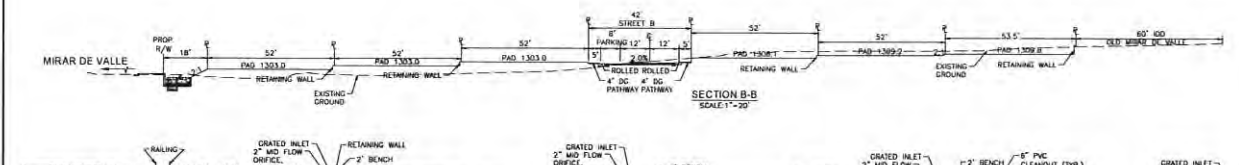
SECTION D-D

SCALE: 1"=10'



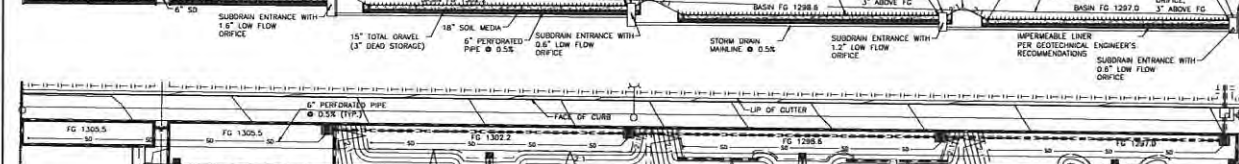
SECTION A-A

SCALE: 1"=20'



SECTION B-B

SCALE: 1"=20'



BIOFILTRATION BASIN PLAN AND SECTION VIEW

SCALE: 1"=20'



ALLEY E (PVT)

SECTION C-C

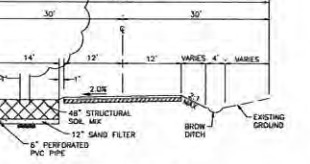
SCALE: 1"=10'



OLD MIRAR DE VALLE

SECTION E-E

SCALE: 1"=10'



OLD MIRAR DE VALLE

SECTION F-F

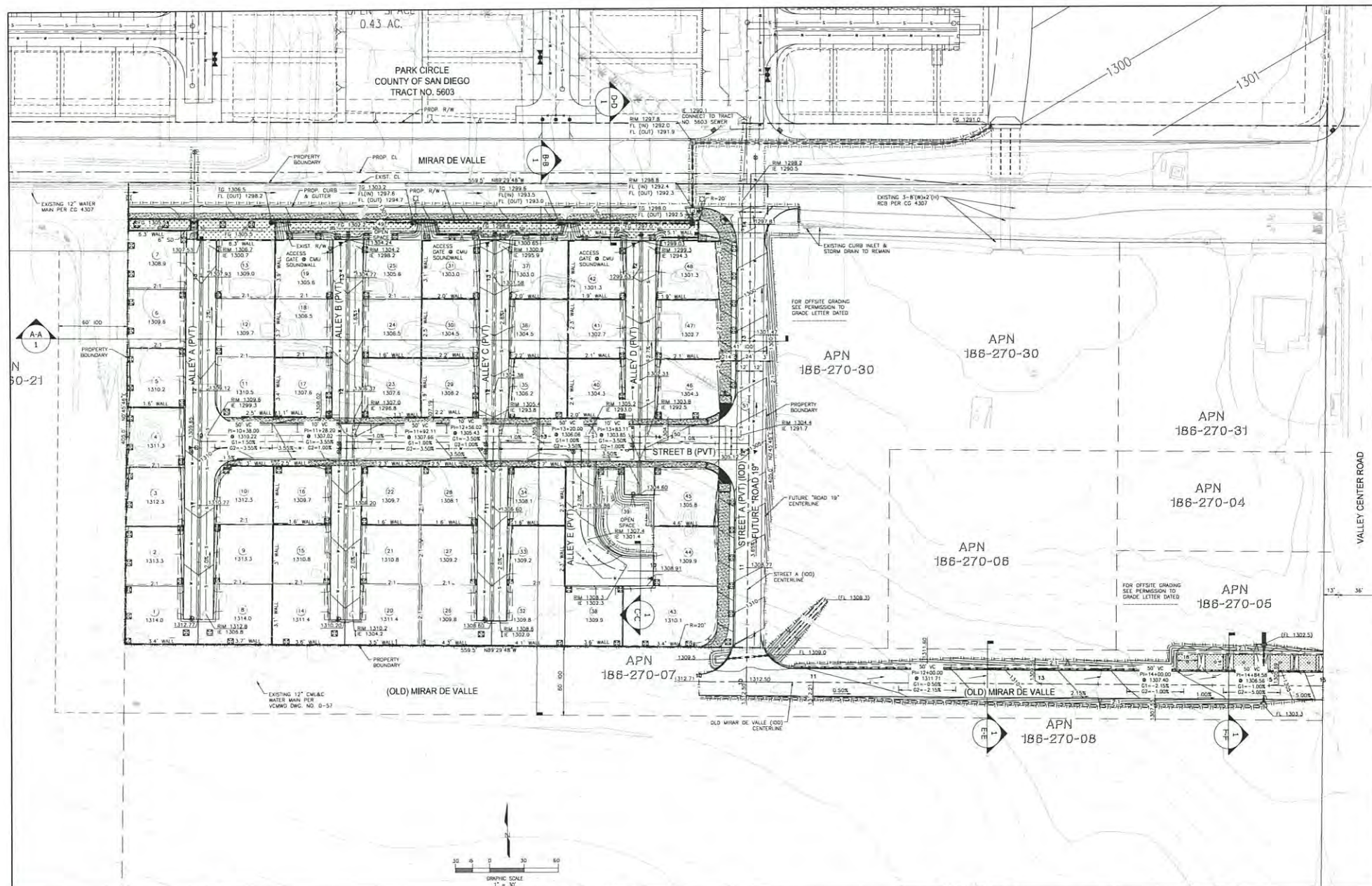
SCALE: 1"=10'

DESIGNED BY:
TSAC
ENGINEERING
16665 Via Del Campo Ct, Suite 354, SD, CA 92127
PHONE: 619.762.9611 FAX: 619.762.9612

**SHADY OAK
TITLE SHEET**
COUNTY OF SAN DIEGO TRACT NO. 5614
VALLEY CENTER, CA

NO.	BY	DATE	REVISION:

SHEET 1 OF 5



NO.	BY	DATE	REVISIONS:

GENERAL NOTES

AT THE DATE HEREOF, EXCEPTIONS TO CONVEYANCE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAG POLICY FORM WOULD BE AS FOLLOWS:

ITEM 1 REFERS TO PROPERTY TAXES, WHICH ARE A LIEB NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2015-2016.

ITEM 2 REFERS TO SUPPLEMENTAL TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 COMMENCING WITH SECTION 753 OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, AND AS FOLLOWS:

TAX IDENTIFICATION NO.: 186-270-01-00
FISCAL YEAR: 2014-2015
1st INSTALLMENT: \$1342.27, PND
2nd INSTALLMENT: \$1342.27, PND
CODE AREA: 04075
SUPPLEMENTAL BILL NO.: 039-699-07-73

ITEM 3 REFERS TO THE LIEB OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 753) OF PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

ITEM 4 REFERS TO THE LIEBEN DESCRIBED LAND IS WITHIN THE BOUNDARIES OF THE MELLO-RIOZ COMMUNITY FACILITIES DISTRICTS; THE ANNUAL ASSESSMENTS, IF ANY, ARE COLLECTED WITH THE COUNTY PROPERTY TAXES. FAILURE TO PAY SAG TAXES PRIOR TO THE DELINQUENCY DATE MAY RESULT IN THE ABOVE ASSESSMENT BEING REMOVED FROM THE COUNTY TAX ROLL AND SUBMITTED TO ACCELERATED JUDICIAL ROAD FORECLOSURE. INQUIRY SHOULD BE MADE WITH SAG DISTRICT FOR POSSIBLE STRIPPED ASSESSMENTS AND PRIOR DELINQUENCIES.

ITEM 5 REFERS TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, ARE PND, FOR PROPRATION PURPOSES THE AMOUNTS WERE:

TAX IDENTIFICATION NO.: 186-270-01-00
FISCAL YEAR: 2014-2015
1st INSTALLMENT: \$6,679.79
2nd INSTALLMENT: \$6,679.79
CODE AREA: 04075

ITEM 6 REFERS TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 3, 1945
RECORDING NO.: IN BOOK 1848, PAGE 265 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAG LAND AND IS MORE FULLY DESCRIBED IN SAG DOCUMENT.

ITEM 7 REFERS TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 24, 1980
RECORDING NO.: 80-1338W OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAG LAND AND IS MORE FULLY DESCRIBED IN SAG DOCUMENT.

ITEM 8 REFERS TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDING DATE: APRIL 11, 2003
RECORDING NO.: 2002-030600 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAG LAND AND IS MORE FULLY DESCRIBED IN SAG DOCUMENT.

ITEM 9 REFERS TO EASEMENTS FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THEREOF, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDING DATE: APRIL 11, 2003
RECORDING NO.: 2002-030600 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAG LAND AND IS MORE FULLY DESCRIBED IN SAG DOCUMENT.

ITEM 10 PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE AN OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

ITEM 11 REFERS TO ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 12 REFERS TO ANY RIGHTS, INTERESTS, OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASCERTAINED BY PERSONS IN POSSESSION THEREOF.

LEGEND

INDICATES PROPERTY BOUNDARY.

INDICATES ITEM NO. OF PRELIMINARY TITLE REPORT NO. 73714007433-NOW PLOTTED HEREON.

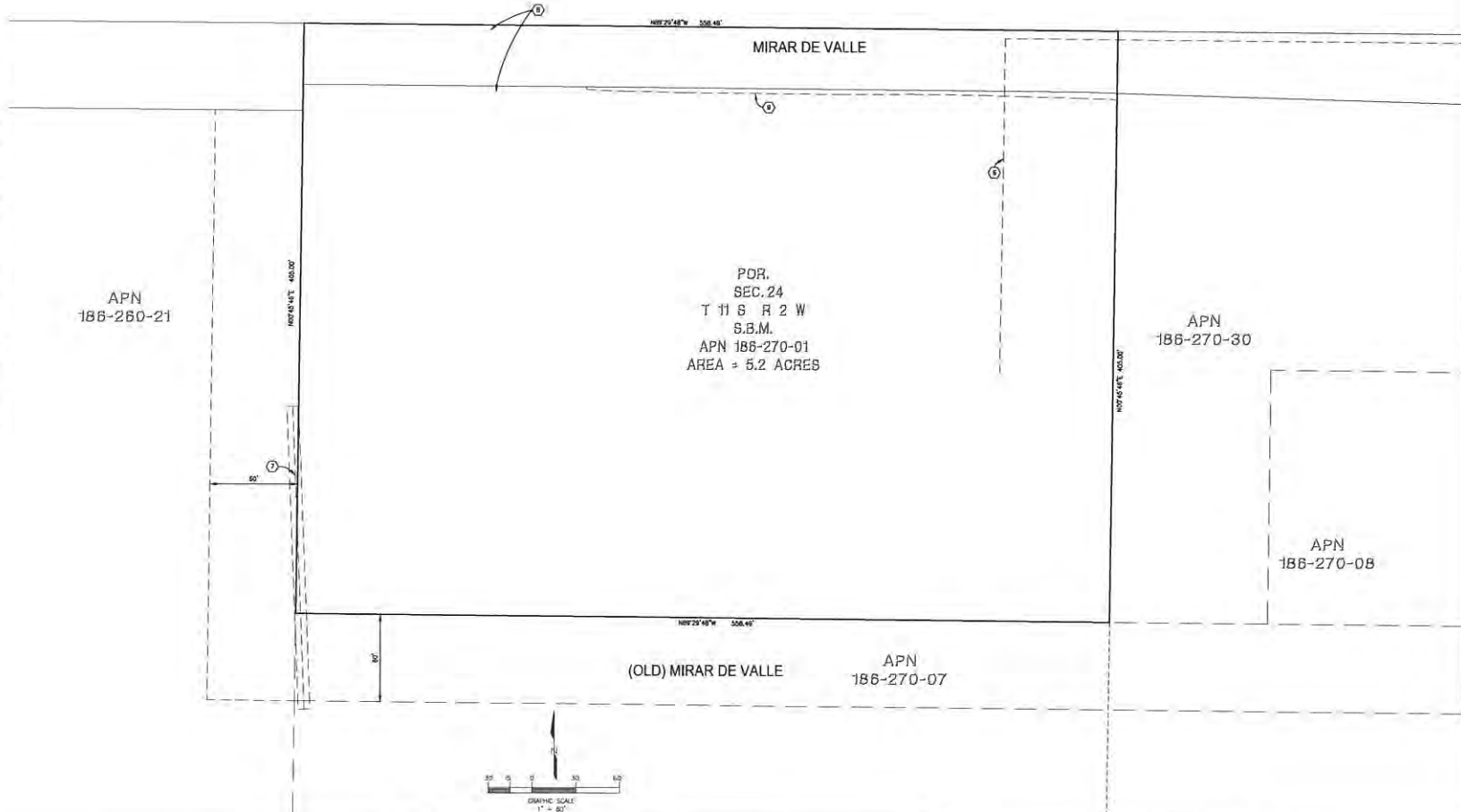
DESIGNED BY:
TSAC
ENGINEERING
10000 Van Del Campo Ct, Suite 204, San Diego, CA 92127
PHONE: 606.762.9911 FAX: 606.762.9912

SHADY OAK ENCUMBRANCE MAP

COUNTY OF SAN DIEGO TRACT NO 5614
VALLEY CENTER, CA

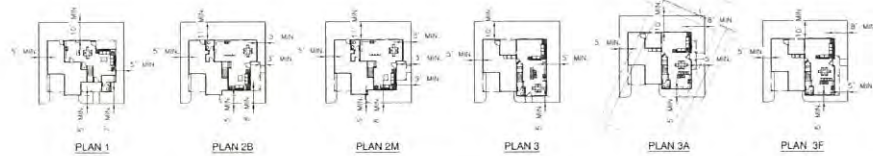
NO.	BY	DATE	REVISIONS

SHEET 5 OF 5



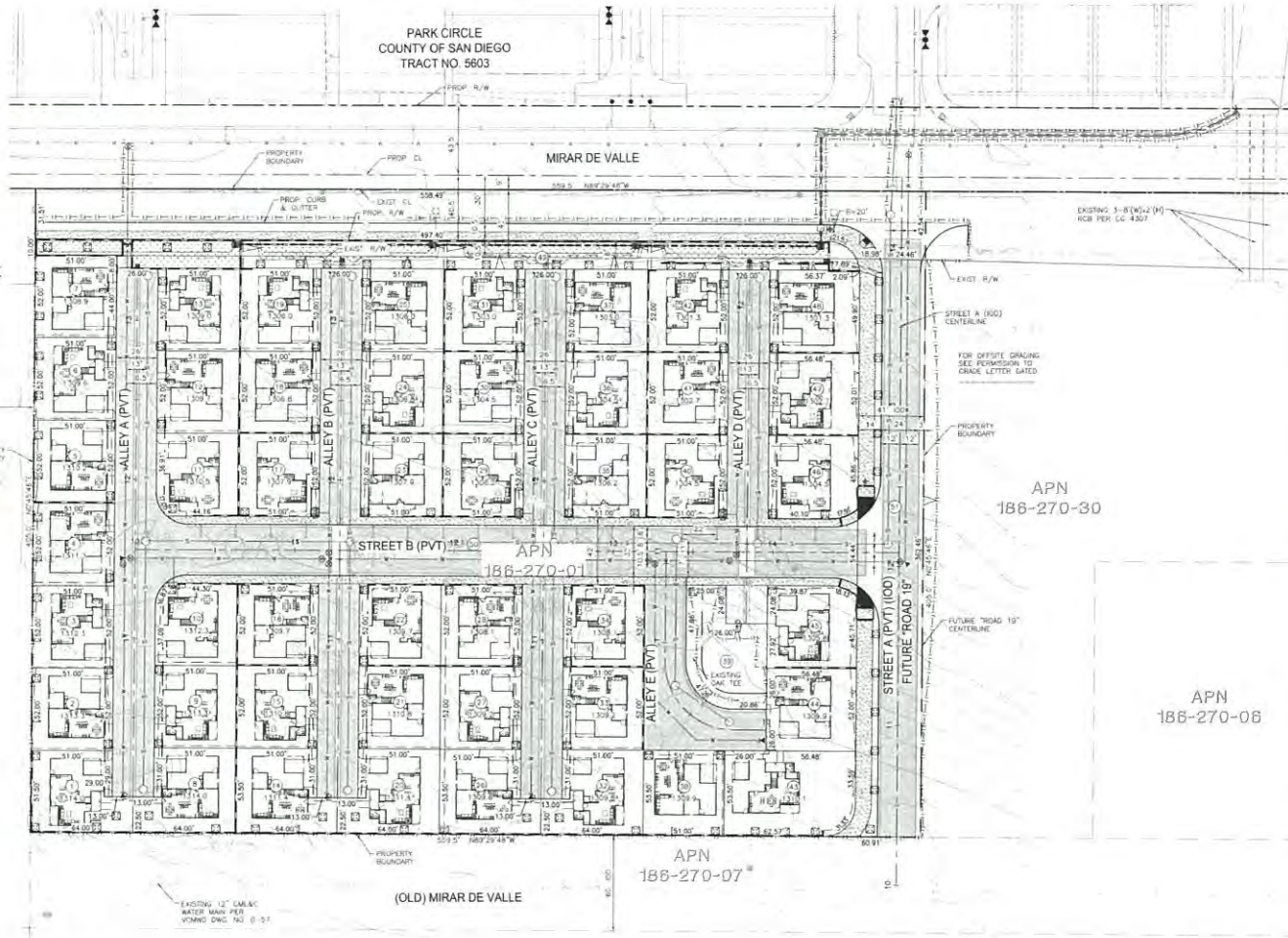
- LEGEND:**
- PROJECT BOUNDARY
 - EXISTING EASEMENT LINE
 - PROPOSED PRIVATE UTILITY EASEMENT
 - LOT NUMBER
 - PAV. ELEVATION
 - LOT LINE
 - GRADED SLOPE 2:1 TYPICAL
 - PROPOSED CURB & GUTTER
 - PROPOSED AC PAVEMENT
 - PROPOSED DECOMPOSED GRANITE
 - PROPOSED RETAINING WALL
 - EXISTING 8" PVC SEWER LINE
 - EXISTING 8" PVC WATER LINE
 - PROPOSED 8" PVC SEWER LINE
 - PROPOSED 8" PVC WATER LINE
 - PROPOSED CLEAN OUT
 - PROPOSED CURB INLET
 - PROPOSED STORM LEVAIN
 - PROPOSED CATCH BASIN
 - PROPOSED INFILTRATION BASIN
 - TREE ROOT ZONE
 - PROPOSED CURB RAMP

APN
186-260-21



PLAN - HOUSING SET BACKS
SCALE: 1/4" = 1'-0"

PARK CIRCLE
COUNTY OF SAN DIEGO
TRACT NO. 5603



APN
186-270-07

APN
186-270-30

APN
186-270-08

LEGAL DESCRIPTION:

THE NORTH 40.00 FEET OF THE WEST 1/2 1/2 ACRES OF THE EAST 35 ACRES OF THE NORTH HALF OF THE NORTHEAST QUARTER IN SECTION 24, TOWNSHIP 11 SOUTH, RANGE 3 WEST SAN BEGNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 186-270-01

ARCHITECT:

ERIK M. MICHEL
SUMMA ARCHITECTURE
5256 S. MISSION RD., SUITE 404
BONSAI, CA 92003
1-858-366-1414

LANDSCAPE ARCHITECT:

TW JACKLESON
IN-SITE LANDSCAPE ARCHITECTURE, INC.
2850 MONTELEONE BLVD., SUITE 100-403
SAN DIEGO, CA 92108
1-619-793-7923

OWNER/APPLICANT/SUBDIVIDER:

TOUCHSTONE MOV. LLC IS THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP, AND THAT SAID MAP SHOWS ALL OF THE CONTIGUOUS OWNERSHIP IN WHICH IT HAS ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT THE TOUCHSTONE MOV. LLC PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, AND/OR UTILITY EASEMENTS.

ENGINEER:

STEPHEN MONTAGNO
TSCC ENGINEERING
18805 16th ST. CAMPO CT. SUITE 304
SAN DIEGO, CA 92127
1-858-762-9611

EXISTING ZONING INFORMATION:

GENERAL PLAN REGIONAL CATEGORY: VALLEY
GENERAL PLAN LAND USE DESIGNATION: VALLEY CORE MIXED USE
COMMUNITY/SUBREGIONAL PLAN AREA: VALLEY CENTER COMMUNITY PLAN

PLANNING AREA	EX. APN
USE REGULATIONS	186-270-01
ANIMAL REGS.	-
LOT SIZE	1 AC.
BUILDING TYPE	C
MAX. FLR. AREA	-
FLR. AREA	-
HEIGHT	G
COVERAGE	-
SETBACK	B
OPEN SPACE	-
SPECIAL AREA REGS.	B

PROPOSED ZONING INFORMATION:

PLANNING AREA	EX. APN
USE REGULATIONS	186-270-01
ANIMAL REGS.	-
DENSITY	-
LOT SIZE	2600 SF
BUILDING TYPE	C
MAX. FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	-
PRIVATE OPEN SPACE PER LOT	SEE TABLE ABOVE
SPECIAL AREA REGS.	B

LOT #	GROSS SF	PVT. DS. SF	LOT TYPE	HOUSE PLAN
1	2919	618	HOME	1
2	2652	636	HOME	3
3	2652	624	HOME	1
4	2652	636	HOME	3
5	2652	636	HOME	3
6	2652	624	HOME	1
7	2652	636	HOME	3
8	3021	653	HOME	3
9	2652	621	HOME	1
10	2621	624	HOME	2M
11	2620	622	HOME	2M
12	2652	633	HOME	3
13	2652	626	HOME	1
14	3071	654	HOME	3
15	2652	624	HOME	1
16	2652	672	HOME	3F
17	2652	624	HOME	2B
18	2652	636	HOME	3
19	2652	624	HOME	1
20	3021	639	HOME	1
21	2652	633	HOME	3
22	2652	624	HOME	2B
23	2652	677	HOME	3A
24	2652	622	HOME	1
25	2652	624	HOME	3
26	3021	654	HOME	3
27	2652	624	HOME	1
28	2652	672	HOME	3F
29	2652	624	HOME	2M
30	2652	638	HOME	3
31	2652	624	HOME	1
32	3021	639	HOME	1
33	2652	633	HOME	3
34	2652	624	HOME	2M
35	2652	677	HOME	3A
36	2652	622	HOME	1
37	2652	624	HOME	3
38	2728	661	HOME	3
39	3156	-	OPEN SPACE	-
40	2652	624	HOME	2B
41	2652	638	HOME	3
42	2652	624	HOME	1
43	4328	1112	HOME	1
44	2937	828	HOME	3
45	2904	874	HOME	1
46	2905	875	HOME	2M
47	2937	907	HOME	1
48	2937	829	HOME	3
49	6820	-	OPEN SPACE	-
50	51325	-	STREET (PVT)	-
51/4	14959	-	STREET (PVT) 100'	-
52	18110	-	MIRAVILLE	-

PARKING REQUIRED:

RESIDENT	47 UNITS X 2.0 = 94 SPACES
RESIDENT VISITOR	47 UNITS X 0.5 = 23.5 SPACES
TOTAL	118 SPACES

PARKING PROVIDED:

RESIDENT GARAGE	94 SPACES
RESIDENT STANDARD	47 SPACES
RESIDENT PARALLEL ON ST	12 SPACES
TOTAL	153 SPACES

VALLEY CENTER

SHADY OAK - SMALL LOT DETACHED HOMES

CONCEPTUAL SITE PLAN

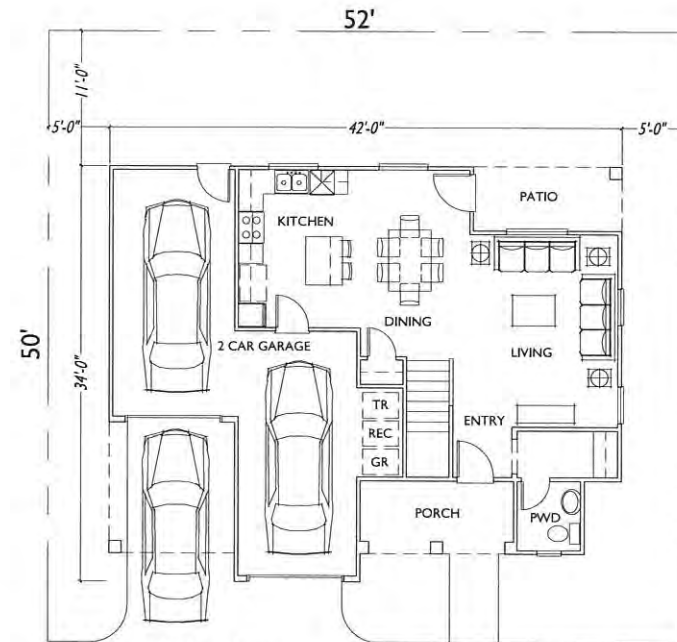
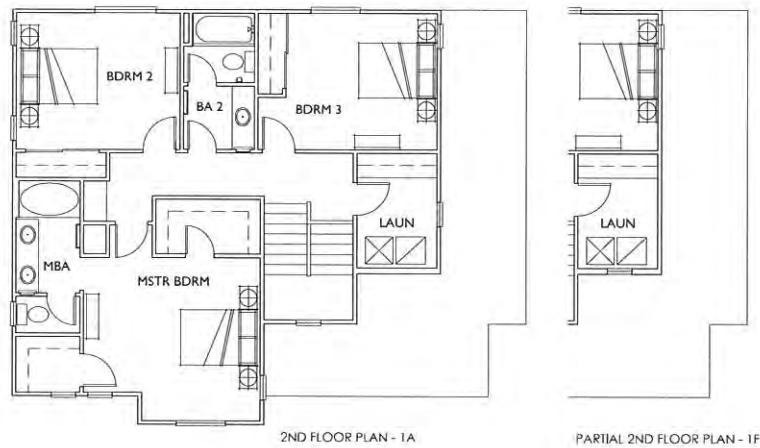
TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

APRIL 25, 2017

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404 Bonsall, CA 92003
www.summarch.com 760.724.1198

SP

2 - 30



VALLEY CENTER

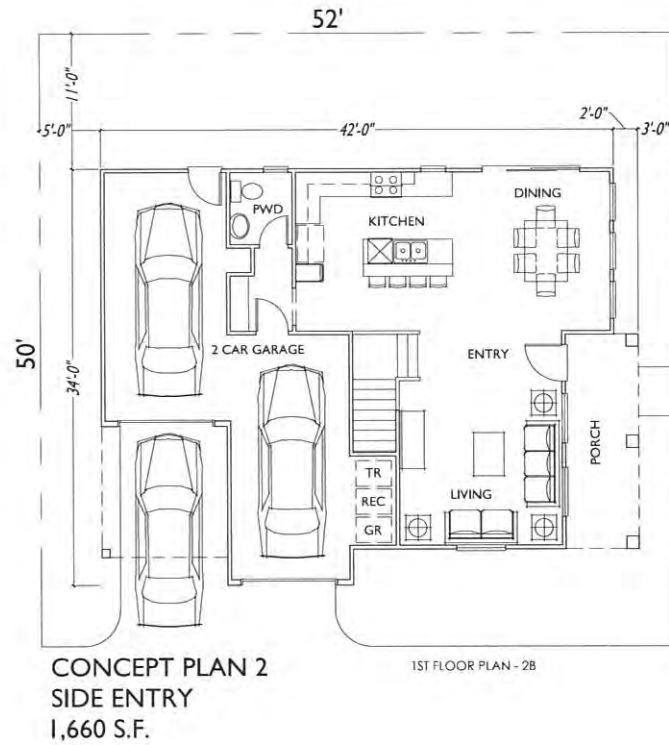
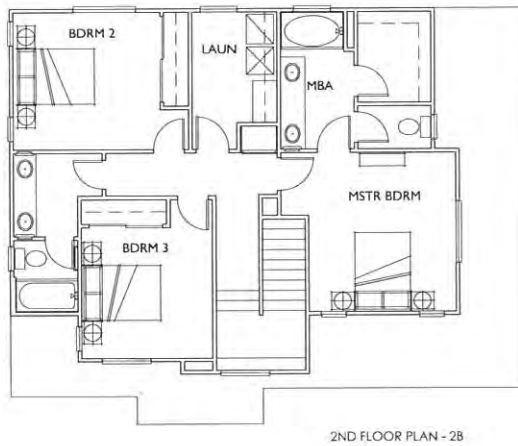
TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

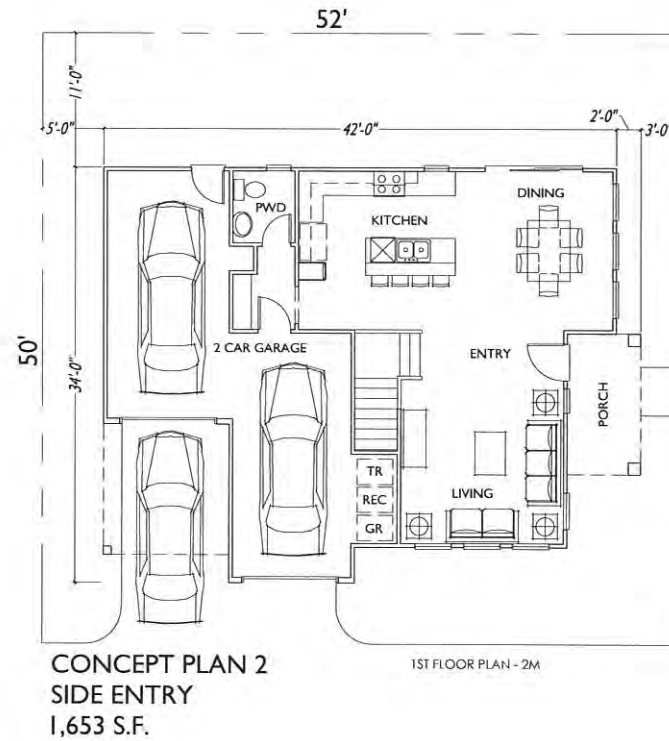
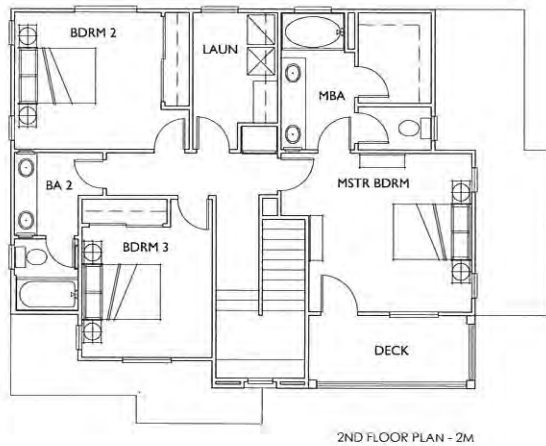
SHADY OAK - SMALL LOT DETACHED HOMES

APRIL 25, 2017

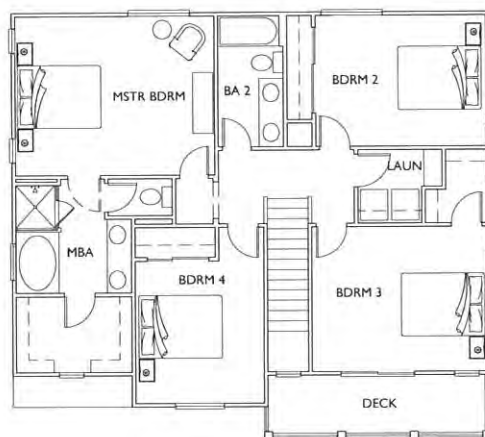
CONCEPTUAL FLOOR PLANS

SUMMA ARCHITECTURE
5256 S. Mission Road, Ste 404 Bonsall, CA 92003
www.summarch.com 760.724.1198

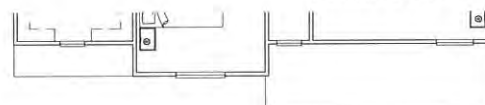




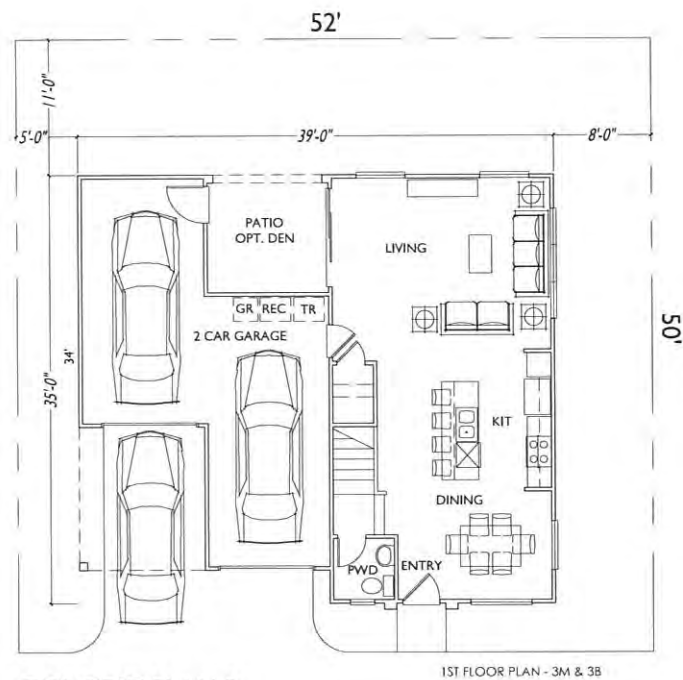
PATRIAL 2ND FLOOR PLAN - 2B



2ND FLOOR PLAN - 3M



PATRIAL 2ND FLOOR PLAN - 3B



CONCEPT PLAN 3
FRONT ENTRY
1,804 S.F.

VALLEY CENTER

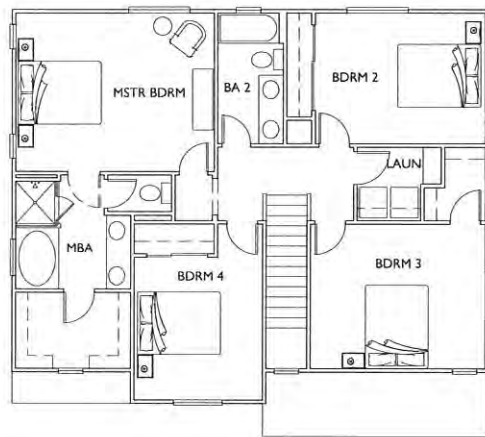
TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

SHADY OAK - SMALL LOT DETACHED HOMES

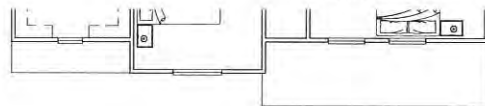
CONCEPTUAL FLOOR PLANS

APRIL 25, 2017

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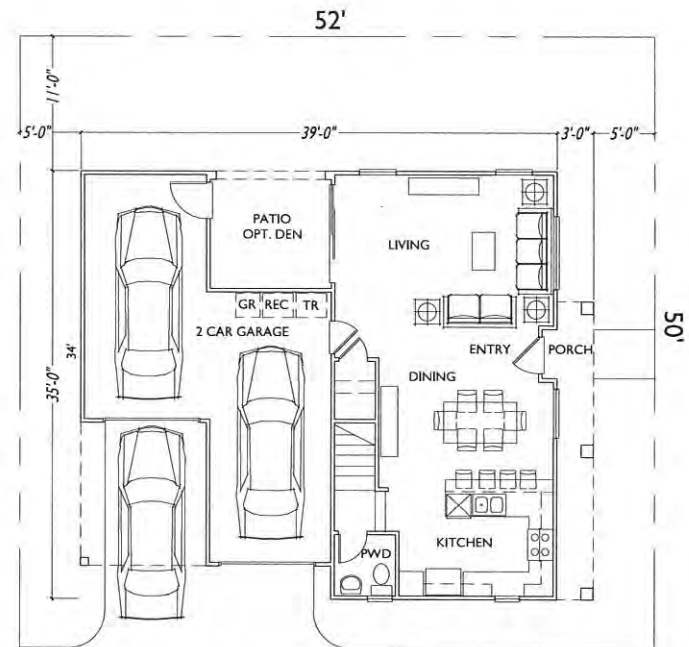
2ND FLOOR PLAN - 3F



PARTIAL 2ND FLOOR PLAN - 3A



PARTIAL 2ND FLOOR PLAN - 3A



FIRST FLOOR PLAN - 3F & 3A

CONCEPT PLAN 3
SIDE ENTRY
1,800 S.F.



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- MATERIAL SCHEDULE
- 1. CONCRETE FLAT TILE ROOF
 - 2. SAND FINISH STUCCO
 - 3. HORIZONTAL LAP SIDING
 - 4. SHINGLE SIDING
 - 5. BOARD & BATTEN
 - 6. STONE VENEER
 - 7. BRICK VENEER
 - 8. 2X6 FASCIA
 - 9. STUCCO OR 2X FASCIA TRIM
 - 10. 2X DRAWN TRIM
 - 11. DECORATIVE SHUTTERS
 - 12. DECORATIVE POTTHOLD
 - 13. DECORATIVE OUTLOOKERS
 - 14. DECORATIVE GABLE ACCENT



FRONT ELEVATION - AMERICAN HERITAGE

2 - 36

VALLEY CENTER

SHADY OAK - SMALL LOT DETACHED HOMES

PLAN 1A ELEVATIONS

TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

APRIL 25, 2017

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- MATERIAL SCHEDULE
1. CONCRETE FLAT TILE ROOF
 2. SAND FINISH STUCCO
 3. HORIZONTAL LAP SIDING
 4. SHINGLE SIDING
 5. BOARD & BATTEN
 6. STONE VENEER
 7. BRICK VENEER
 8. 2X6 FASCIA
 9. STUCCO-GI 2X FOAM TRIM
 10. 2X REGAINA TRIM
 11. DECORATIVE SHUTTERS
 12. DECORATIVE POTSHIELD
 13. DECORATIVE OUTLOOKERS
 14. DECORATIVE GABLE ACCENT



FRONT ELEVATION - FARMHOUSE

2 - 37

VALLEY CENTER

SHADY OAK - SMALL LOT DETACHED HOMES

PLAN IF ELEVATIONS

TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

APRIL 25, 2017

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- MATERIAL SCHEDULE
1. CONCRETE FLAT TILE ROOF
 2. SAND FINISH STUCCO
 3. HORIZONTAL LAP SIDING
 4. SHINGLE SIDING
 5. BOARD & BATTEN
 6. STONE VENEER
 7. BRICK VENEER
 8. 2X4 FASCIA
 9. STUCCO @ 3X FOAM TRIM
 10. 3X RE-SAWN TRIM
 11. DECORATIVE SHUTTERS
 12. DECORATIVE POTTSHELL
 13. DECORATIVE OUTLOOKERS
 14. DECORATIVE CABLE ACCENT
 15. DECORATIVE COMPOSITE RAILING
 16. RECESSED WINDOW



2 - 38

VALLEY CENTER

TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

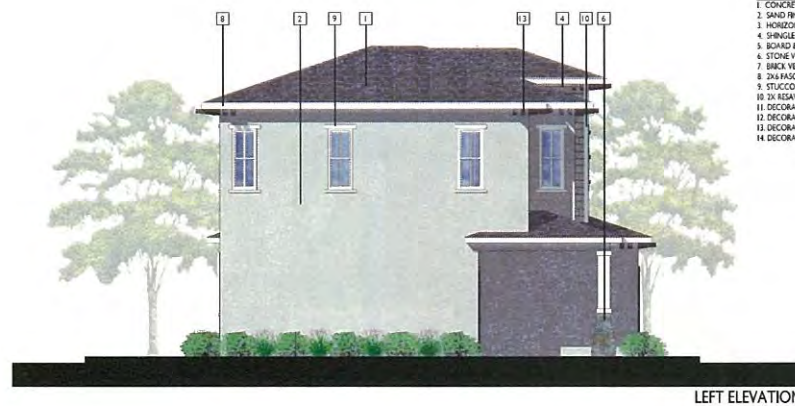
SHADY OAK - SMALL LOT DETACHED HOMES

PLAN 2M ELEVATIONS

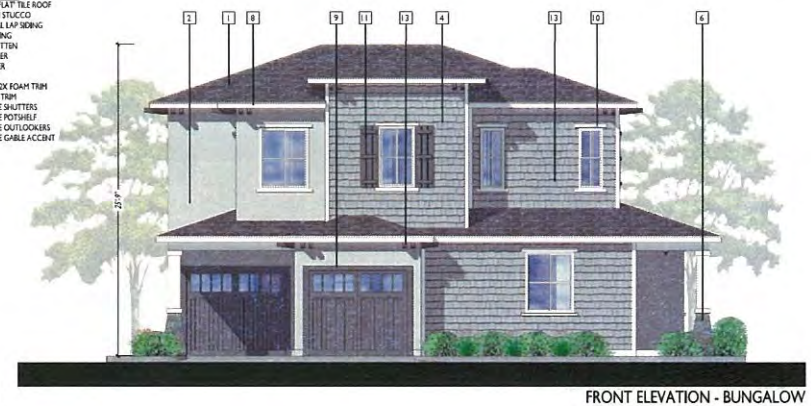
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8



- MATERIAL SCHEDULE
- 1. CONCRETE FLAT TILE ROOF
 - 2. SAND FINISH STUCCO
 - 3. HORIZONTAL LAP SIDING
 - 4. SHINGLE SIDING
 - 5. BOARD & BATTEN
 - 6. STONE VENEER
 - 7. BRICK VENEER
 - 8. 2x4 FASCIA
 - 9. STUCCO @ 2X FOAM TRIM
 - 10. 2X KASAIVA TRIM
 - 11. DECORATIVE SHUTTERS
 - 12. DECORATIVE POTSHIELD
 - 13. DECORATIVE OUTLOOKERS
 - 14. DECORATIVE GABLE ACCENT

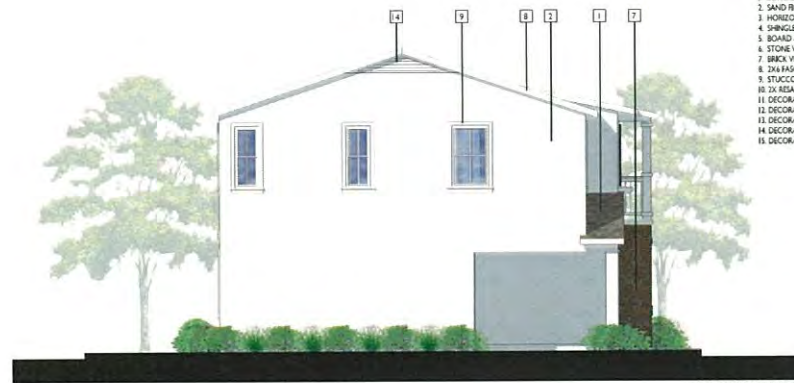




RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- MATERIAL SCHEDULE
- 1. CONCRETE FLAT TILE ROOF
 - 2. SAND FINISH STUCCO
 - 3. HORIZONTAL LAP SIDING
 - 4. SHINGLE SIDING
 - 5. BOARD & BATTEN
 - 6. STONE VENEER
 - 7. BRICK VENEER
 - 8. 2X6 FASCIA
 - 9. STUCCO 12" X 24" FOAM TRIM
 - 10. 2X RESAWN TRIM
 - 11. DECORATIVE SHUTTERS
 - 12. DECORATIVE POTTSHELF
 - 13. DECORATIVE OUTLOOKERS
 - 14. DECORATIVE GABLE ACCENT
 - 15. DECORATIVE COMPOSITE SIDING



FRONT ELEVATION - MONTEREY

2 - 40

VALLEY CENTER

SHADY OAK - SMALL LOT DETACHED HOMES

PLAN 3M ELEVATIONS

TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

APRIL 25, 2017

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- MATERIAL SCHEDULE
1. CONCRETE FLAT TILE ROOF
 2. SAND FINISH STUCCO
 3. HORIZONTAL LAP SIDING
 4. SHINGLE SIDING
 5. BOARD & BATTEN
 6. STONE VENEER
 7. BRICK VENEER
 8. 2X6 RAUCH
 9. STUCCO ON 2X FCM TRIM
 10. 2X REGAIN TRIM
 11. DECORATIVE SHUTTERS
 12. DECORATIVE POSTHELF
 13. DECORATIVE OUTLOOKERS
 14. DECORATIVE GABLE ACCENT



FRONT ELEVATION - BUNGALOW

2 - 41

VALLEY CENTER

SHADY OAK - SMALL LOT DETACHED HOMES

PLAN 3B ELEVATIONS

TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

APRIL 25, 2017

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

- MATERIAL SCHEDULE
- 1. CONCRETE FLAT TILE ROOF
 - 2. SAND FINISH STUCCO
 - 3. HORIZONTAL LAP SIDING
 - 4. SHINGLE SIDING
 - 5. BOARD & BATTEN
 - 6. STONE VENEER
 - 7. BRICK VENEER
 - 8. 2X4 FASCIA
 - 9. STUCCO G. DE FOAM TRIM
 - 10. 2X NEWYEN TRIM
 - 11. DECORATIVE SHUTTERS
 - 12. DECORATIVE POTTHOLE
 - 13. DECORATIVE OUTLOOKERS
 - 14. DECORATIVE GABLE ACCENT



FRONT ELEVATION - FARMHOUSE

SHADY OAK - SMALL LOT DETACHED HOMES

2 - 42

VALLEY CENTER

TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD, SUITE 150
SAN DIEGO, CA 92131

SHADY OAK - SMALL LOT DETACHED HOMES

APRIL 25, 2017

PLAN 3F ELEVATIONS

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BONSALL, CA. 92003
760.724.1198

SHADY OAK

VALLEY CENTER, CA.

TOUCHSTONE COMMUNITIES
9909 MIRA MESA BLVD. SUITE 150
SAN DIEGO, CA. 92131
858.248.2404

MANUFACTURERS:
SHERWIN WILLIAMS
ELDORADO STONE
EAGLE ROOFING PRODUCTS

SCHEME 1A	SCHEME 1F	SCHEME 2M	SCHEME 2B	SCHEME 3M	SCHEME 3B	SCHEME 3F	SCHEME 3A
ROOF:BEL AIR  SLATE RANGE 4697 STUCCO:  REPOSE GRAY SW 7015 SIDING:  DRIED THYME SW 6186 TRIM:  EXTRA WHITE SW 7006 ACCENT:  DISTANCE SW 6243 STONE:  SANTA FE STACKED STONE	ROOF:BEL AIR  SLATE RANGE 4697 STUCCO:  EXTRA WHITE SW 7006 BD. & BATTEN:  LUXE BLUE SW 6537 TRIM:  EXTRA WHITE SW 7006 ACCENT:  DARKROOM SW 7083	ROOF:BEL AIR  BROWN RANGE 4689 STUCCO:  EXTRA WHITE SW 7006 TRIM:  TURKISH COFFEE SW 6076 ACCENT:  DARKROOM SW 7083	ROOF:BEL AIR  SLATE RANGE 4697 STUCCO:  REPOSE GRAY SW 7015 SIDING:  DORIAN GRAY SW 7017 TRIM:  EXTRA WHITE SW 7006 ACCENT:  GAUNTLET GRAY SW 7019 STONE:  CHAPEL HILL STACKED STONE	ROOF:BEL AIR  HILLSBOROUGH BLEND 4883 STUCCO:  EXTRA WHITE SW 7006 TRIM:  EXTRA WHITE SW 7006 ACCENT:  DARKROOM SW 7083 BRICK:  SANTA FE STACKED STONE	ROOF:BEL AIR  CONCORD BLEND 4602 STUCCO:  BLONDE SW 6128 SIDING:  RYEGRASS SW 6423 TRIM:  UMBER SW 6146 ACCENT:  GRIZZLE GRAY SW 7068 STONE:  SILVER LINING STACKED STO.	ROOF:BEL AIR  LIGHT GRAY RANGE 4679 STUCCO:  CAMELBACK SW 6122 SIDING:  RYEGRASS SW 6423 TRIM:  EXTRA WHITE SW 7006 ACCENT:  RELENTLESS OLIVE SW 6425 BD. & BATTEN:  EXTRA WHITE SW 7006	ROOF:BEL AIR  ROCKLIN BLEND 4804 STUCCO:  CONVIVIAL YELLOW SW 6393 SIDING:  ECRU SW 6135 TRIM:  EXTRA WHITE SW 7006 ACCENT:  ROCKWOOD RED SW 2802 STONE:  CASTAWAY STACKED STONE

SHADY OAK
PRELIMINARY LANDSCAPE PLAN

COUNTY OF SAN DIEGO TRACT NO. 5614
VALLEY CENTER, CA

DATE 04-19-17

DATE 04-19-17

NO.	BY	DATE	REVISIONS/

L-1

SHEET i OF

CONCEPTUAL PLANT PALETTE

SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS	WATER USE (WUCOLS-24)	MATURE HEIGHT	MATURE WIDTH
BROAD CANOPY TREES SUCH AS BUT NOT LIMITED TO:							
CERCIDIA DESERT MUSEUM	DESERT MUSEUM PALM VERDE	24" BOX	PER PLAN		LOW	35'	30'
OLEA EUROPAEA SWAH HILL	FRUITLESS OLIVE	24" BOX	PER PLAN		LOW	25-30'	25-30'
RHUS LAUCEA	AFRICAN SUMAC	24" BOX	PER PLAN		LOW	20-30'	20-30'
VERGUS AGRIFOLIA	COAST LIVE OAK	24" BOX	PER PLAN		LOW	20-30'	20-30'
VERGUS ILEX	HOLLY OAK	24" BOX	PER PLAN		LOW	30-40'	30-40'

TREES AT BIOFILTRATION BASIN SUCH AS BUT NOT LIMITED TO:							
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	PER PLAN	MULTI-TRUNK	MED	30-40'	20-30'
VERGUS AGRIFOLIA	COAST LIVE OAK	36" BOX	PER PLAN	MULTI-TRUNK	LOW	20-30'	20-30'

UPRIGHT ALLEY TREES SUCH AS BUT NOT LIMITED TO:							
ACACIA STEPHANOLIA	SHOESTRING ACACIA	24" BOX	PER PLAN		LOW	30'	30'
ARBUS UNICOD	STRAWBERRY TREE	24" BOX	PER PLAN	SINGLE TRUNK	LOW	8-35'	8-35'
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	SINGLE TRUNK	LOW	10-15'	10-15'
LAURUS NOBILIS SARATOGA	SWEET BAY	24" BOX	PER PLAN	SINGLE TRUNK	LOW	20-30'	15-25'
OLEA EUROPAEA SWAH HILL	FRUITLESS OLIVE	24" BOX	PER PLAN	MULTI-TRUNK	LOW	25-30'	25-30'

H.O.A. MAINTAINED RIGHT OF WAY LANDSCAPE AREA

SHRUBS SUCH AS BUT NOT LIMITED TO:

AGAVE SPP.	AGAVE	15 GAL.	5' O.C. (OR AS ACCENT)		LOW	3-4'	3-4'
ALOE BLUE ELF	BLUE ELF ALOE	5 GAL.	30' O.C.		LOW	18"	2"
ARISTIDA PURPUREA	PURPLE THREE AWE	1 GAL.	2' O.C.		LOW	2"	2"
CALYLOPHUS HARTVEGII	SUN DROPS	1 GAL.	2' O.C.		LOW	1"	2"
CALLISTEMON VIMINALIS LITTLE JOHN	LITTLE JOHN BOTTLEBRUSH	5 GAL.	3' O.C.		LOW	3'	3'
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	3' O.C.		LOW	4'	4'
HEPERALOE PARVIFLORA	RED YUCCA	5 GAL.	4' O.C.		LOW	3-4'	3-4'
LAURUS NOBILIS SARATOGA	GOLD RUSH LAURUS	1 GAL.	3' O.C.		LOW	2-3'	3-4'
LEYMUS C. CANYON PRINCE	BLUE LYME GRASS	1 GAL.	30' O.C.		LOW	2-3'	2-3'

GROUNDCOVERS SUCH AS BUT NOT LIMITED TO:

BACCHARIS PILULARIS PIGEON POINT	DWARF COYOTE BRUSH	1 GAL.	3' O.C.		LOW	8-24"	9"
DYMONDIA MARGARETAE	DYMONDIA	FLATS	6" O.C.		LOW	2-3"	20"
PORTULACARIA AFRA PROSTRATE FORM	PROSTRATE ELEPHANT'S FOOT	1 GAL.	2' O.C.		LOW	5"	3-6"
ROSMARINUS OFF. HUNTINGTON CARPET	HUNTINGTON CARPET ROSEMARY	1 GAL.	30' O.C.		LOW	1-5'	3-6"
SEVEDO MAHONIAUSCAE	BLUE PICKLE	FLATS	12" O.C.		LOW	1"	2"

VINES SUCH AS BUT NOT LIMITED TO:							
FIGUS PUMILA	CREeping FIG	5 GAL.			MED		
MACADYEA UNIGUS-CATI	CAT'S CLAW	5 GAL.			LOW		
PARTHEOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.			MED		
VITIS CALIFORNIA ROGER'S RED	CALIFORNIA WILD GRAPE	5 GAL.			LOW		

= SHALL NOT BE LOCATED IN AREAS ADJACENT TO THE BIOFILTRATION BASIN OR AREAS THAT DRAIN IN TO THE BASIN

H.O.A. MAINTAINED LANDSCAPE AREA

SHRUBS SUCH AS BUT NOT LIMITED TO:

AGAVE SPP.	AGAVE	15 GAL.	4' O.C.		LOW	4'	4'
ALOE BLUE ELF	BLUE ELF ALOE	5 GAL.	30' O.C.		LOW	18"	2"
ARCTOSTAPHYLOS SUISSET	SUNSET MAIZAMITA	5 GAL.	4' O.C.		LOW	4-8'	4-8'
ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	1 GAL.	2' O.C.		LOW	1.5-3'	1-2'
ARISTIDA PURPUREA	PURPLE THREE AWE	1 GAL.	2' O.C.		LOW	2"	2"
BULBINE FRUITEDSIA THIN TANGIERIE	THIN TANGIERIE BULBINE	1 GAL.	18" O.C.		LOW	1'	1.5'
CALYLOPHUS CALIFORNICA	BALSAEM DUSTER	5 GAL.	5' O.C.		LOW	5'	5-6'
CALYLOPHUS HARTVEGII	SUN DROPS	1 GAL.	2' O.C.		LOW	1"	2"
CALLISTEMON VIMINALIS LITTLE JOHN	LITTLE JOHN BOTTLEBRUSH	5 GAL.	3' O.C.		LOW	3'	3'
DEANOTHUS CONCHA	WILD LILAC	5 GAL.	8' O.C.		LOW	8-10'	6-8'
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	4' O.C.		LOW	4'	4'
CISTUS SISKIYOU	PRIM ROCKROSE	5 GAL.	8' O.C.		LOW	2"	8"
DASYLIRION LONGISSIMA	MEXICAN GRASS TREE	15 GAL.	5' O.C.		LOW	5'	5'
DASYLIRION WIERZBICKII	DESERT SPOON	15 GAL.	4' O.C.		LOW	4'	5'
ECHINOCACTUS ORISONII	GLOBE BARRREL CACTUS	15 GAL.	30' O.C.		LOW	4'	2.5'
ENCIELIA CALIFORNICA	CALIFORNIA ENCIELIA	1 GAL.	3' O.C.		LOW	3'	4'
ERIOBRYUM CALIFORNICA CATALINA	CALIFORNIA FUCHSIA	1 GAL.	4' O.C.		LOW	3'	4-5'
EREMOPHILA HYDROPHYLIA BLUE BELLS	BLUE BELLS EMU BUSH	1 GAL.	3' O.C.		LOW	2-3'	3'
GALEAZIA SPECIOSA FIRECRACKER	ISLAND BUSH DIAPORAGON	5 GAL.	3' O.C.		LOW	2-3'	3'
HEPERALOE PARVIFLORA	RED YUCCA	5 GAL.	4' O.C.		LOW	3-4'	3-4'
HETEROMELES ARBUTIFOLIA	TOYON CHRISTMAS BERRY	5 GAL.	10' O.C.		LOW	8-10'	6-10'

SCREEN SHRUB-TYP (IN ROW AND SLOPES)

ILEX VOMITORIA STOKES DWARF	STOKES DWARF YAUPOH	5 GAL.	4' O.C.		LOW	3-4'	3-4'
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	6' O.C.		LOW	8-8'	6-8'
LEYMUS COENOBATUS CANYON PRINCE	BLUE LYME GRASS	1 GAL.	3' O.C.		LOW	2-3'	2-3'
RHAMNUS CALIFORNICA MOUND SAN BRUNO	COFFEEBERRY	5 GAL.	6' O.C.		LOW	4-6'	4-6'
RHUS INTEGRIFOLIA	LEMONADE BERRY	1 GAL.	6' O.C.		LOW	3-10'	3-10'
SALVA GREGGII FURNACE RED	AUTUMN SAGE	1 GAL.	4' O.C.		LOW	1-4'	1-4'
SALVA CLEVELANDI POOL BLUE	CLEVELAND SAGE	5 GAL.	4' O.C.		LOW	3-5'	3-5'
SANTOLINA CHAMAEOPARISUS	LAVENDER COTTON	1 GAL.	3' O.C.		LOW	2'	3'
VERBENA LILACINA DE LA MINA	CEDEROS ISLAND VERBENA	1 GAL.	3' O.C.		LOW	1'	3'
WESTRINGIA FRUTICOSA WHYNABIE GEM	COAST ROSEMARY	5 GAL.	5' O.C.		LOW	3-6'	5-10'

GROUNDCOVERS SUCH AS BUT NOT LIMITED TO:

BACCHARIS PILULARIS PIGEON POINT	DWARF COYOTE BRUSH	1 GAL.	3' O.C.		LOW	8-24"	9"
DYMONDIA MARGARETAE	DYMONDIA	FLATS	6" O.C.		LOW	2-3"	20"
ECHEVERIA ELEGANS	HEN AND CHICKS	FLATS	8" O.C.		LOW	8"	12"
PORTULACARIA AFRA PROSTRATE FORM	DWARF ELEPHANT FOOT	1 GAL.	2' O.C.		LOW	5"	4-6"
SEDUM SPURSUM DRAGON'S BLOOD	DRAGON'S BLOOD SEDUM	FLATS	12"		LOW	8"	2"

VINES SUCH AS BUT NOT LIMITED TO:

FIGUS PUMILA	CREeping FIG	5 GAL.			MED		
MACADYEA UNIGUS-CATI	CAT'S CLAW	5 GAL.			LOW		
PARTHEOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.			MED		
VITIS CALIFORNIA ROGER'S RED	CALIFORNIA WILD GRAPE	5 GAL.			LOW		

= SHALL NOT BE LOCATED IN AREAS ADJACENT TO THE BIOFILTRATION BASIN OR AREAS THAT DRAIN IN TO THE BASIN

H.O.A. MAINTAINED BIOFILTRATION SHRUBS AND GRASSES SUCH AS BUT NOT LIMITED TO:

CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	FLUGS	12" O.C.		MED	12"	18"
JUNCUS PATESII	CALIFORNIA GRAY RUSH	1 GAL.	2' O.C.		LOW	2"	2"
LEYMUS C. CANYON PRINCE	BLUE LYME GRASS	1 GAL.	3' O.C.		LOW	2-3'	2-3'
MULLEBERGIA RIGIDA	DEER GRASS	1 GAL.	6' O.C.		MED	4'	4'
RIBES SPECIOSUM	FUCHSIA FLOWERING GOOSEBERRY	5 GAL.	5' O.C.		MED	4-8'	6-10'

OFF-SITE TEMPORARILY IRRIGATED EROSION CONTROL HYDROSEED (DEVELOPER MAINTAINED UNTIL ESTABLISHED)

SPECIES	LB/ACRE	MIN % PURE LIVE SEED
ACMISOP GLABER	6.00	65
ENCIELIA CALIFORNICA	4.00	25
ENCIELIA FARINOSA	2.00	25
ENOPHYLLUM CONFERTIFLORUM	3.00	25
ERIOCACTUS TRICHOCALYX	3.00	30
ESCHSCHOLZIA CALIFORNICA	2.00	65
FESTUCA MICROSTACHYS	8.00	65
HESPEROCYCCA WHIPPLEI	2.00	60
LATHRAEA CALIFORNICA	1.00	50
LUPINUS HIRGUTISSIMUS	2.00	60
PHACELIA CILIATA	2.00	60
STIP. PULCHRA	4.00	75
TRIFOLIUM VALLBERGII	2.00	65

PRODUCT APPLICATION RATE

CONWED 1000 WOOD FIBER	2000 LBS/ACRE
ECOLOGO CONTROLS M-BINDER/STACK	200 LBS/ACRE
BIOGOL FORTI 7-2-1 ORGANIC FERTILIZER	800 LBS/ACRE
AM-120 IN CORRALZAL INOCULUM	80 LBS/ACRE
TRI-C SOLUBLE HUMATE	1 LBS/ACRE

NOTES:

- ALL GRADED AREAS THAT WILL NOT BE PERMANENTLY PAVED COVERED BY STRUCTURE OR PLANTED WITHIN 90 DAYS OF GRADING SHALL BE TEMPORARILY REVEGETATED WITH IRRIGATED HYDROSEED MX. APPLIED WITHIN 90 DAYS OF THE COMPLETION OF GRADING ACTIVITIES.
- INTERIM BINDER NOTE: GRADED, DISTURBED OR ERODED AREAS TO BE TREATED WITH A NON-IRRIGATED HYDROSEED MX SHALL RECEIVE AN INTERIM BINDER/TACKIFIER AS NEEDED BETWEEN APRIL 2 AND AUGUST 31 FOR DUST-EROSION CONTROL WITH SUBSE: UENT APPLICATION OF HYDROSEED MX DURING THE RAINY SEASON BETWEEN OCTOBER 1 AND APRIL 1.
- POTABLE WATER WILL BE USED FOR ALL LANDSCAPE WATERING.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF COMPOSTED MULCH/DOBBLE OR DECORATIVE STONE.
- ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES WITHIN 6' OF HARDSCAPE.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING TOPSOIL, DISTURBANCE, VEHICLE USE AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
- ALL PLANTING APPROVED BY THE COUNTY SHALL REMAIN FOR THE LIFE OF THE PERMIT AND SHALL NOT BE ALLOWED TO BE REMOVED BY AN HOA.
- PROPOSED LANDSCAPING WILL BE COMPLIANT WITH THE IRRIGATION REQUIREMENTS OF THE COUNTY'S WATER CONSERVATION IN LANDSCAPING ORDINANCE AND THAT AUTOMATICALLY CONTROLLED WEATHER BASED SYSTEMS WILL BE PROVIDED FOR ALL HOA MAINTAINED LANDSCAPED AREAS AND ANY DEVELOPER INSTALLED LANDSCAPING WITHIN PRIVATE LOTS. PLANTING SHALL BE PRIMARILY LOW WATER USE SPECIES AND IRRIGATION SHALL BE DESIGNED EFFICIENT.

SCREEN SHRUB-TYP (IN ROW AND SLOPES)

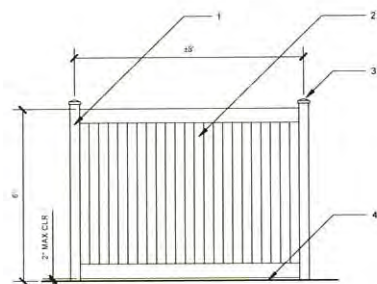
SHADY OAK
PRELIMINARY LANDSCAPE PLANCOUNTY OF SAN DIEGO TRACT NO. 5614
VALLEY CENTER, CA

DATE: 04-19-17

NO.	BY	DATE	REVISIONS

L-2

SHEET 2 OF 4



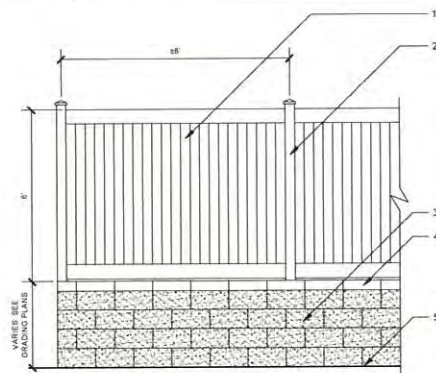
- 1 FENCE POST COLOR TO BE TAN OR BROWN.
- 2 PRIVACY FENCE PANEL COLOR TO BE TAN OR BROWN.
- 3 FENCE POST CAP COLOR TO MATCH POST.
- 4 FINISH GRADE

PRIVACY FENCE

NATURAL WOOD OR VINYL

C-01

SCALE: 1/2" = 1'-0"



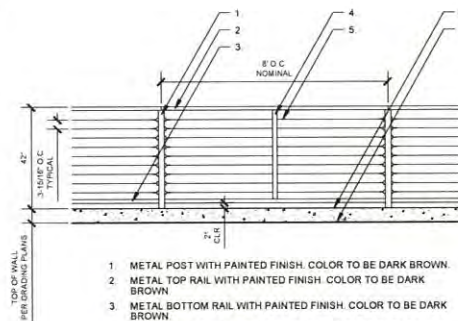
- 1 PRIVACY FENCE PANEL COLOR TO BE TAN OR BROWN
- 2 FENCE POST COLOR TO BE TAN OR BROWN
- 3 6" 16" CMU OR SLUMPSTONE WALL BLOCK COLOR TO BE TAN
- 4 STANDARD CMU WALL CAP COLOR TO MATCH CMU
- 5 FINISH GRADE

PRIVACY FENCE AT CMU RETAINING WALL

NATURAL WOOD OR VINYL PRIVACY FENCE OVER CMU RETAINING WALL

C-02

SCALE: 1/2" = 1'-0"



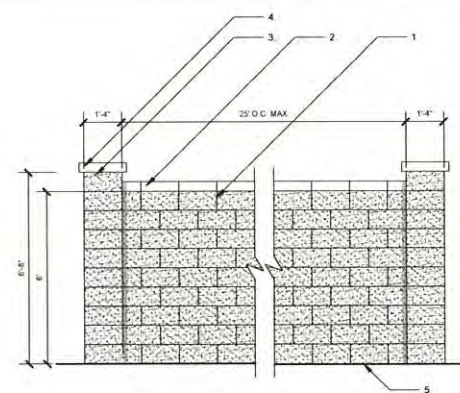
- 1 METAL POST WITH PAINTED FINISH. COLOR TO BE DARK BROWN.
- 2 METAL TOP RAIL WITH PAINTED FINISH. COLOR TO BE DARK BROWN.
- 3 METAL BOTTOM RAIL WITH PAINTED FINISH. COLOR TO BE DARK BROWN.
- 4 CENTER MIDSPAN SUPPORT POST. COLOR TO BE DARK BROWN.
- 5 1/8" STAINLESS STEEL BRAIDED CABLE WIRE. WIRE TO BE TENSIONED USING TURNBUCKLES SECURED AT POSTS.
- 6 TOP OF BIOFILTRATION BASIN RETAINING WALL PER CIVIL ENGINEER PLANS
- 7 FINISH GRADE

METAL RAILING AT BIOFILTRATION BASIN

42" TALL WITH HORIZONTAL CABLE WIRE

C-03

SCALE: 1/2" = 1'-0"



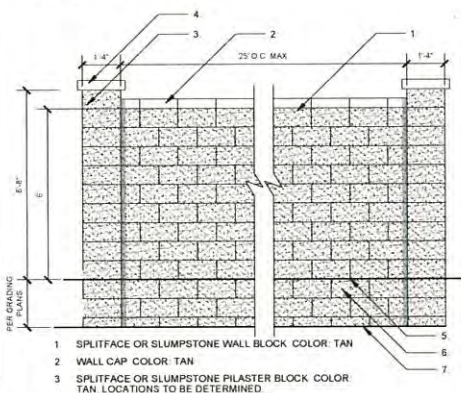
- 1 SPLITFACE OR SLUMPSTONE WALL BLOCK COLOR: TAN
- 2 WALL CAP COLOR: TAN
- 3 SPLITFACE OR SLUMPSTONE PILASTER BLOCK COLOR: TAN. LOCATIONS TO BE DETERMINED.
- 4 PILASTER CAP COLOR: TAN
- 5 FINISH GRADE

CMU PRIVACY WALL & PILASTER

SPLITFACE OR SLUMPSTONE BLOCK WITH CAP

C-04

SCALE: 1/2" = 1'-0"



- 1 SPLITFACE OR SLUMPSTONE WALL BLOCK COLOR: TAN
- 2 WALL CAP COLOR: TAN
- 3 SPLITFACE OR SLUMPSTONE PILASTER BLOCK COLOR: TAN. LOCATIONS TO BE DETERMINED.
- 4 PILASTER CAP COLOR: TAN
- 5 TOP OF CMU RETAINING WALL PER GRADING PLANS
- 6 CMU WALL BLOCK AT RETAINING WALL
- 7 FINISH GRADE

CMU PRIVACY WALL AT CMU RETAINING WALL

SPLITFACE OR SLUMPSTONE BLOCK WITH CAP

C-05

SCALE: 1/2" = 1'-0"



- 1 18 33 S.F. (20 S.F. MAXIMUM) PROJECT SIGN SUCH AS CORTEN STEEL WITH APPLIED OR CUT-OUT LETTERING
- 2 DECORATIVE WALL WITH STONE VENEER (BEHIND SIGN)
- 3 PRECAST CONCRETE CAP
- 4 FINISH GRADE

PROJECT SIGNAGE

C-06

SCALE: 1/2" = 1'-0"

WATER USE CALCULATIONS

Reference Evapotranspiration (E _o)		Water Efficient Landscape Worksheet				Residents	
Hydrozone & Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/E)	Landscape Area (sq ft)	ETAF X Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Zone 1 - HOA TRIO W	0.7	Drip	0.81	0.25	3,986	984	30,546
Zone 2 - LANDSCAPE	0.2	MIP Rotator or Drip	0.7	0.29	23,959	6,845	210,877
Zone 3 - HOA SIGRETENTION	0.8	MIP Rotator or Drip	0.7	0.71	5,532	3,851	125,189
Totals					33,397	11,761	372,622
Special Landscape Areas							
Zone A				1			
Zone B				1			
Zone C				1			
Totals							
ETWU Total							372,622
MAWA							181,945
% of MAWA							69%

MAWA Formula = $(E_o) \times (0.62) \times [(0.55 \times LA) + (1 - 55) \times SLA]$

ETAF: Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	11,761	Total ETAF x Area	11,761
Total Area	33,397	Total Area	33,397
Average ETAF	0.35	Average ETAF	0.35



SHADY OAK PRELIMINARY LANDSCAPE PLAN

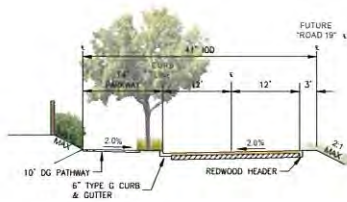
COUNTY OF SAN DIEGO TRACT NO. 5514
VALLEY CENTER, CA

DATE: 04-19-17

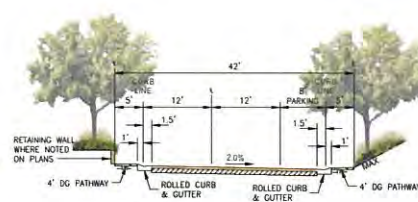
NO.	BY	DATE	REVISIONS

L-3

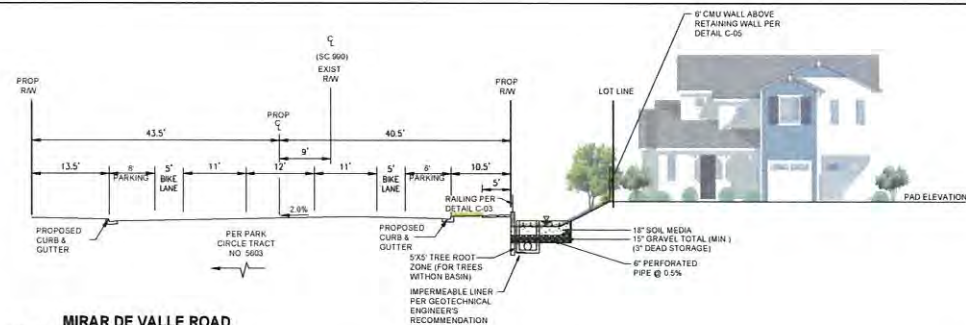
SHEET 3 OF 4



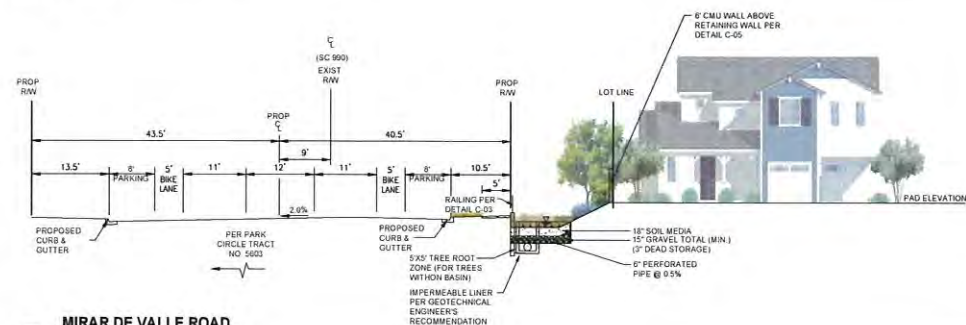
C-07
STREET 'A'
 HALF WIDTH OF FUTURE ROAD 15'
 SCALE 1" = 10'



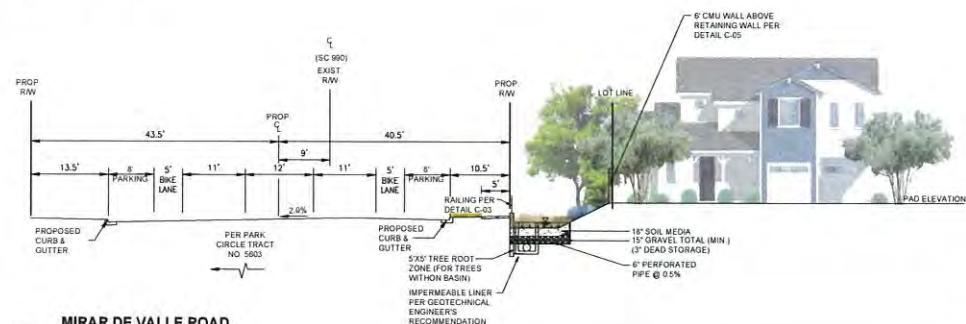
C-08
STREET 'B'
 CIVIL SECTION B-B
 SCALE 1" = 10'



C-09A
MIRAR DE VALLE ROAD
 LANDSCAPE AT INSTALLATION
 SCALE 1" = 10'



C-09B
MIRAR DE VALLE ROAD
 LANDSCAPE AT 5 YEARS
 SCALE 1" = 10'



C-09C
MIRAR DE VALLE ROAD
 LANDSCAPE AT 10 YEARS
 SCALE 1" = 10'



SHADY OAK PRELIMINARY LANDSCAPE PLAN

COUNTY OF SAN DIEGO TRACT NO. 5614
 VALLEY CENTER, CA

DATE: 04-19-17

NO.	BY	DATE	REVISIONS

L-4

SHEET 4 OF 4

**Attachment B – Ordinance Changing the Zoning
Classification PDS2016-REZ-16-005**

ORDINANCE NO. _____(NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY

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

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

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

The existing zoning classification is as follows:

OLD ZONE: Use Regulations S90, Animal Designator J, Density , Lot Size 1AC, Building Type C, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks B, Open Space , Special Area Regulations B.

The zoning classification is changed to read as follows:

NEW ZONE: Use Regulations RR, Animal Designator J, Density , Lot Size 2,600SF, Building Type C, Maximum Floor Area , Floor Area Ratio , Height G, Lot Coverage , Setbacks V, Open Space , Special Area Regulations B.

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

GENERAL NOTES

AT THE TIME HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SHAD POLICY FORM WOULD BE AS FOLLOWS:

ITEM 1 REFERS TO PROPERTY TAXES, WHICH ARE A LIEB NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH RATES TO BE LEVIED FOR THE FISCAL YEAR 2013-2014.

ITEM 2 REFERS TO SUPPLEMENTAL TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH RATES, ASSESSED PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, ARE AS FOLLOWS:

TAX IDENTIFICATION NO.: 186-270-01-03
FISCAL YEAR: 2014-2015
1st INSTALLMENT: \$2,442.27, PMD
2nd INSTALLMENT: \$2,442.27, PMD
CODE AREA: 14075
SUPPLEMENTAL BILL NO.: 839-689-01-73

ITEM 3 REFERS TO THE LIEB OF SUPPLEMENTAL OR ESCROWED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA, AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

ITEM 4 REFERS TO THE HEREIN DESCRIBED LAND IS WITHIN THE BOUNDARIES OF THE MIRA-BORIS COMMUNITY FACILITIES DISTRICTS. THE ANNUAL ASSESSMENTS, IF ANY, ARE COLLECTED WITH THE COUNTY PROPERTY TAXES. FAILURE TO PAY SAID TAXES PRIOR TO THE DELINQUENCY DATE MAY RESULT IN THE HEREIN ASSESSMENT BEING REMOVED FROM THE COUNTY TAX ROLL AND SUBMITTED TO ACCELERATED JUDICIAL SENS FORFEITURE. WORK SHOULD BE MADE WITH SENS AND DISTRICT FOR POSSIBLE STRIPPED ASSESSMENTS AND PRIOR DELINQUENCIES.

ITEM 5 REFERS TO PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH RATES, ARE PAID FOR PROMOTION PURPOSES THE AMOUNTS WERE:

TAX IDENTIFICATION NO.: 186-270-01-03
FISCAL YEAR: 2014-2015
1st INSTALLMENT: \$8,879.79
2nd INSTALLMENT: \$8,879.79
CODE AREA: 14075

ITEM 6 REFERS TO EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 3, 1943
RECORDING NO.: 80-13486 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAN LAND AND IS MORE FULLY DESCRIBED IN SHAD DOCUMENT.

ITEM 7 REFERS TO EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT:

GRANTED TO: SAN DIEGO GAS & ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES AND INCIDENTAL PURPOSES
RECORDING DATE: APRIL 24, 1980
RECORDING NO.: 80-13486 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAN LAND AND IS MORE FULLY DESCRIBED IN SHAD DOCUMENT.

ITEM 8 REFERS TO EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDING DATE: APRIL 11, 2002
RECORDING NO.: 2002-036001 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAN LAND AND IS MORE FULLY DESCRIBED IN SHAD DOCUMENT.

ITEM 9 REFERS TO EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THEREIN, AS GRANTED IN A DOCUMENT:

GRANTED TO: COUNTY OF SAN DIEGO
PURPOSE: COUNTY HIGHWAY
RECORDING DATE: APRIL 11, 2002
RECORDING NO.: 2002-036001 OFFICIAL RECORDS
AFFECTS: THE ROUTE THEREOF AFFECTS A PORTION OF SAN LAND AND IS MORE FULLY DESCRIBED IN SHAD DOCUMENT.

ITEM 10 PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE AN OPEN DEEDS OF TRUST OR RECORDS, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.

ITEM 11 REFERS TO ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

ITEM 12 REFERS TO ANY RIGHTS, INTERESTS, OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR WHICH MAY BE ASCERTAINED BY PERSONS IN POSSESSION THEREOF.

LEGEND

— INDICATES PROPERTY BOUNDARY.

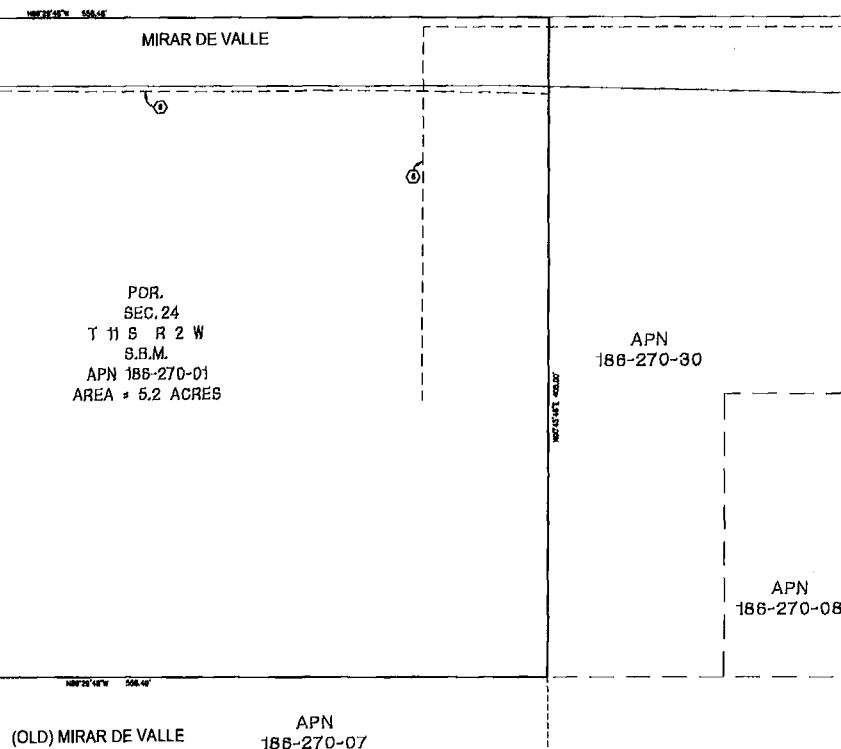
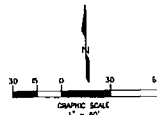
② INDICATES ITEM NO. OF PRELIMINARY TITLE REPORT NO. 73714007433-BOM PLATTED HEREIN.

PREPARED BY:
TSAC
ENGINEERING

16045 Van Del Cumbre Ct, Suite 204, San Diego, CA 92127
PHONE: 619.792.0111 FAX: 619.792.0112

SHADY OAK ENCUMBRANCE MAP

COUNTY OF SAN DIEGO TRACT NO 5814
VALLEY CENTER, CA



NO.	BY	DATE	REMARKS

SHEET 5 OF 5

**Attachment C – Resolution Approving
PDS2016-TM-5614**

RESOLUTION OF SAN DIEGO COUNTY)
 BOARD OF SUPERVISORS)
 CONDITIONALLY APPROVING)
 TENTATIVE MAP NO. PDS2016-TM-5614)

WHEREAS, Tentative Map No. PDS2016-TM-5614 proposing the division of property located at the southwestern corner of the intersection of Valley Center Road and Mirar De Valle Road and generally described as:

The north 405 feet of the west 17 ½ acres of the east 35 acres of the north half of the northeast quarter in Section 24, Township 11 south, Range 2 west, San Bernardino base and meridian, in the County of San Diego, State of California, according to the official plat thereof.

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on September 6, 2016; and

WHEREAS, on _____, 2017, the Board of Supervisors of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

The approval of this Tentative Map shall become effective 30 days after the adoption of this Resolution, provided that on the effective date Rezone Ordinance PDS2016-REZ-16-005 has also become effective. This approval Expires Thirty-Six (36) Months from said effective date at 4:00 P.M. unless, prior to that date, an application for a Time Extension has been filed as provided by Section 81.313 of the County Subdivision Ordinance.

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

- (1) Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification allows the use of Light-Emitting Diode (LED) vapor light sources at the project site unless within a 15 mile radius of Palomar or Mount Laguna observatories pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (2) Standard Condition 11: Said condition pertains to construction of condominium units or a planned development area. The project proposed construction of detached residential lots.
- (3) Standard Condition 22: Said condition pertains to construction of septic sewer system. The project is serviced by public sewer system.
- (4) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this Tentative Map shall include the entire area on the Tentative Map and shall not be filled as units ore groups of units.

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

1. GEN#1-COST RECOVERY

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

2. GEN#2–GRADING PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required grading plan and improvement plans shall conform to the approved Conceptual Grading and Development Plan. **DESCRIPTION OF REQUIREMENT:** The grading and/or improvement plans shall conform to the approved Conceptual Grading Plan, which includes all of the following mitigation measures: cultural resources and noise. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the preliminary grading plan for the project. **TIMING:** Prior to the approval of the final map the notes and items shall be placed on the plans as required. **MONITORING:** The *[DPW, ESU, or PDS, BD for PDS Minor Grading, DPR, TC for trails and PP for park improvements]* shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

3. **NOISE#3–NOISE RESTRICTION EASEMENT: [PDS, BPPR] [PDS, PCC] [MA] [PDS, FEE X 1]** **Intent:** In order to reduce the exposure to noise levels in excess of standards established by the County of San Diego General Plan Noise Element, and the County of San Diego CEQA Noise Guidelines for Determining Significance, a noise restriction easement shall be placed on the parcel to reduce the noise exposure of land uses for sensitive receptors below levels of significance. **Description of requirement:** A Noise Restriction Easement as indicated on the approved Tentative Map shall be granted on the map. The said easement shall include the entire property and shall comply with the following:

- a. Prior to the approval of any Building Plan and issuance of any Building Permit, a County Approved Acoustical Consultant, shall perform an acoustical analysis, which demonstrates that the proposed **residential dwelling** unit(s) will not be exposed to present and anticipated future noise levels exceeding the allowable sound level limit of the General Plan community noise equivalent levels (CNEL) of 45 dBA for interior noise, and a (CNEL) of 60 dBA for exterior noise levels. Exterior noise sensitive land uses include all Group or Private Usable Open Space as defined by the General Plan Noise Element.

Future traffic noise level estimates must utilize a Level of Service “C” traffic flow for the respective County roadway classifications for Mirar de Valle Road, Valley Center Road, New Road 19, and Woods Valley Road.

- b. The acoustical analysis shall make recommendations that shall be implemented in the project design and building plans, so the proposed structures and project site can comply with the noise standards referenced above.

- c. The unauthorized removal of documented noise control measures at a future date after the initial condition is satisfied shall make the affected noise sensitive land use still subject to this building restriction for protection of these uses before any future building permits can be approved and issued.
- d. Prior to the approval of any Building Plan and issuance of any Building Permit, the applicant shall prepare the acoustic analysis and incorporate the proposed project design recommendations and mitigation measures, into the Building Plans. The applicant shall submit the acoustical analysis along with the building plans to the [PDS, BD] for review and approval before the building permits can be issued. To the satisfaction of the [PDS, PCC], the applicant shall revise the building plans or site design to incorporate any additional proposed mitigation measures.
- e. If new information is provided to prove and certify that the sound wall mitigation used is different than what was proposed in the noise report, then a new Noise Element noise analysis may be reviewed to the satisfaction of the [PDS, PCC]. The supplemental noise analysis shall be prepared by a County Approved Noise Consultant and the report shall comply with the Noise Report Format and Content Requirements. Any proposed alternative methods, or the reduction and/or addition of the noise barrier(s) may be approved if Noise Element conformance can be demonstrated while no new impacts are a result of the updated noise barrier design.

Documentation: The applicant shall show the easement on the Final map with the appropriate granting language on the title sheet concurrent with Final Map Review.

Timing: Prior to the approval of the map, the requirements of this condition shall be completed. **Monitoring:** The [DPW, LDR] shall verify that the easement is indicated on the map, and that the map details the language above.

4. **LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE**

INTENT: In order to provide adequate landscaping that provides screening, and to comply with the Valley Center Design Guidelines, a landscape plan shall be prepared. **DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the COSD Water Efficient Landscape Design Manual and the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading Ordinance, the Valley Center Design Guidelines, and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements and any proposed plant materials to be installed or planted therein. The applicant shall also obtain

a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.

- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.
- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the County's Light Pollution Code.
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the Parking Design Manual and the County Zoning Ordinance Section 6793.b

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

5. **BIO#1-OFFSITE MITIGATION [PDS, FEE X2]**

INTENT: In order to mitigate for the impacts to non-native grassland habitat, which is a sensitive biological resource pursuant to the Biological Mitigation Ordinance, offsite mitigation shall be acquired. **DESCRIPTION OF**

REQUIREMENT: The applicant shall purchase habitat credit, or provide for the conservation of habitat of 2.07 acres of non-native grassland habitat, located in the same ecoregion as the proposed project as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish and Wildlife. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation of habitat of the same amount and type of land located in San Diego County as indicated below:
 1. The type of habitat and the location of the proposed mitigation, should be pre-approved by [PDS, PCC] before purchase or entering into any agreement for purchase.
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite mitigation is proposed to be owned and/or managed by DPR, the RMP shall also be approved by the Director of DPR.
 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 4. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS: The land shall

be purchased, the easements shall be dedicated, a Resource Manager shall be selected, and the RMP funding mechanism shall be in place.

5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land. Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS, PCC] that [DPR, GPM] agrees to this proposal. It is recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is submitted in-lieu of purchasing credits (option 1), then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING].

TIMING: Prior to the approval of the final map, the mitigation shall be completed.

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

6. **ROADS#1–PUBLIC ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and the Community Trails Master Plan, the below-listed road shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for **Mirar De Valle Road**, along the project frontage in accordance with Public Road Standards, to a minimum graded width of thirty-one and one-half feet (31.5') and to a minimum improved width of twenty-one feet (21'), from the existing centerline, with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and a ten and one-half foot wide (10.5') sidewalk. Face of curb at twenty-one feet (21') from the existing centerline on the project side. Provide transitions for all widening's, tapers, and traffic striping to match existing pavement, to the satisfaction of the Director of Public Works and the Director of PDS.
- b. Asphalt concrete surfacing material shall be hand-raked and compacted to

form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

DOCUMENTATION: The applicant shall complete the following:

- c. Process and obtain approval of Improvement Plans to improve ***Mirar De Valle Road***.
- d. Provide Secured Agreement and post security in accordance with Subdivision Ordinance Sec. 81.407 and Sec. 81.408 respectively.
- e. Upon approval of the plans, pay all applicable inspection fees/deposits with [DPW, PDCI].
- f. If the applicant is a representative, then a one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- g. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Valley Center Fire Protection District and the [PDS, LDR].

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

7. **ROADS#2-PRIVATE ROAD IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404, below-listed private road easements shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the onsite private easement road, ***Street "A"***, from Old Mirar De Valle Road northerly to Mirar De Valle Road, to a minimum graded width of forty-one feet (41') and minimum improved width of twenty-four feet (24') with asphalt

concrete pavement over approved base with face of the curb at twelve feet (12') from centerline (twenty-seven feet from easterly project site boundary). The improvement and design standards of Section 3.1(B) of the San Diego County Standards for Private Roads for seven hundred fifty (750) or less trips per day shall apply.

- b. Improve or agree to improve and provide security for the onsite private easement road, **Street "B"** from Alley "A" easterly to Street "A", to a graded width of forty-two feet (42') and improved width of thirty-two feet (32') with asphalt concrete pavement over approved base with the face of the curb at twelve feet (12') from centerline and five feet (5') wide DG pathways along both sides of the private road. To accommodate on-street vehicle parking along the north side of the Street "B", the required graded and improved width should be increased by a minimum eight feet (8') for the side of the road in which on-street parking is to be provided as shown on the tentative maps. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads one hundred one (101) to seven hundred fifty (750) average trips per day shall apply.
- c. Improve or agree to improve and provide security for the onsite private **Alley "A", "B", "C", "D" and "E"**, a minimum graded width of twenty-six feet (26') and a minimum improved width of twenty-six feet (26') with Portland cement concrete pavement over approved base. The alley shall meet the improvement and design standards of Section 4.5.K of the County of San Diego, Public Road Standards to the satisfaction of the Director of Planning and Development Services and Director of Public Works.
- d. Improve or agree to improve and provide security for the offsite private easement road, **Old Mirar De Valle;** from Street "A" easterly to Valley Center Road, graded width of thirty-two feet (32') and improved width of twenty-four feet (24') with asphalt concrete pavement over approved base. The applicant shall provide recorded number and date for the proposed off-site private road easement; or provide an agreement to convey said easement on APN 186-270-07-00. Additionally the applicant shall provide permission to grade letters from the underlying property owners of APN 186-270-07-00, and 186-270-05-00 for any off-site proposed improvements related to construction of private off-site road **Old Mirar De Valle;**

OR

Provide evidence of completion of the public road improvements for Street "A" and Street "A-1" of Tentative Map No. 5603 (Park Circle Subdivision) from Mirar De Valle to Valley Center Road, providing secondary fire access to Valley Center Road from the northerly project site boundary.

- e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

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

- f. Process and obtain approval of Improvement Plans to construct the proposed on-site private roads **Street "A"** and **Street B**", and **"Alley "A", "B", "C", "D" and "E"**.
- g. Process and obtain approval of Improvement Plans to construct the proposed off-site private road **Old Mirar De Valle**;

OR

Provide evidence of completion for the public road improvements for Street "A" and Street "A-1" of Tentative Map No. 5603 (Park Circle Subdivision) to comply with secondary fire access requirements.

- h. Provide Secured Agreement and post security for the proposed on-site private roads **Street "A"** and **Street B**", and **"alley "A", "B", "C", "D" and "E"**, in accordance with Subdivision Ordinance Sec. 81.407 and 81.408 respectively.
- i. If secondary fire access is provided by **Old Mirar De Valle** Road, provide Secured Agreement and post security for the proposed off-site private road **Old Mirar De Valle**, in accordance with Subdivision Ordinance Sec. 81.407 and 81.408 respectively.
- j. Upon approval of the plans, pay all applicable inspection deposits/fees with [DPW, PDCI].
- k. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

TIMING: Prior to the recordation of the Final Map, the required improvement plans, agreements, and securities shall be approved. **MONITORING:** The

[PDS, LDR] shall review the plans for consistency with the resolution conditions and County Standards. Upon approval of the plans [PDS, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of PDS.

8. **ROADS#3—PRIVATE ROAD EASEMENT**

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:**

- a. The Final Map shall show a minimum forty-two feet (42') wide proposed on-site private road easement, for **Street "B"**; from Alley "A" easterly to Street "A".
- b. The Final Map shall show a minimum forty-one feet (41') wide proposed on-site private road easement, for **Street "A"**; from Old Mirar De Valle Road northerly to Mirar De Valle Road.
- c. The Final Map shall show a minimum twenty-six feet (26') wide easement for all **proposed on-site private Alleys A, B, C, D and E**.
- d. If the secondary fire access is provided by the construction of offsite private road **Old Mirar De Valle**, the applicant shall provide recorded number and date for the proposed off-site private road easement a minimum forty foot (40') wide; or provide an agreement to convey a minimum of forty foot (40') wide easement on APN 186-270-07-00.

DOCUMENTATION: The applicant shall show the easements on the Final Map.

TIMING: Prior to approval of the Final Map, the easements shall be shown.

MONITORING: The [PDS, LDR] shall review the Final Map to ensure that the easements are indicated pursuant to this condition.

9. **ROADS#4—PRIVATE ROAD MAINTENANCE AGREEMENT**

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

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of PDS.
- b. Access to each lot shall be provided by a private road easement not less than forty feet (40') wide and a minimum of twenty-six feet (26') easement for any proposed on-site alleys.

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

10. **ROADS#5–PAVEMENT CUT POLICY**

INTENT: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **DESCRIPTION OF REQUIREMENT:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface.

DOCUMENTATION: The applicant shall sign a statement that they are aware of the County of San Diego Pavement Cut Policy and submit it to the [PDS, LDR] for review. **TIMING:** Prior to the approval improvement plans and the approval of the Final Map the letters shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed letters.

11. **ROADS#6–SIGHT DISTANCE**

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

- a. A registered civil engineer or a licensed land surveyor provide a certified signed statement that: "There is _____feet of unobstructed intersectional sight distance in both directions along **Mirar De Valle Road** from the proposed on-site private road easement, Street "A" in accordance with the methodology described in Table 5 of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of _____as described in Table 5 based on a speed of _____, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."

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

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

12. ROADS#7–ROAD DEDICATION (ONSITE ONLY)

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, road right of way shall be dedicated to the County. **DESCRIPTION OF REQUIREMENT:** Dedicate on the Final Map to the County of San Diego easements for road purposes that provides right-of-way along the project frontage in accordance with County of San Diego Public Road Standards and Community Trails Master Plan to the Satisfaction of the Director of Planning and Development Services and Director of Public Works.

- a. Dedicate onsite right-of-way for **Mirar De Valle Road**, along the project frontage, in accordance with Public Road Standards to a half-width of thirty-one and one-half feet (31.5'), together with the right to construct and maintain slopes and drainage facilities, to the satisfaction of the Director of PDS and the director of DPW.

The dedication shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted for public use.

DOCUMENTATION: The applicant shall dedicate the easement on the Final Map and show it as Accepted. **TIMING:** Prior to the approval of the Final Map, the onsite dedication shall be provided. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the Final Map and Accepted by the County.

13. ROADS#8–GRANT BY SEPARATE DOCUMENT AN ONSITE IRREVOCABLE OFFER OF DEDICATION

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.402, an irrevocable offer of dedication (IOD) shall be granted by separate document prior to map recordation. **DESCRIPTION OF REQUIREMENT:** Grant an IOD for real property for public highway as indicated below:

- a. Grant onsite right-of-way for Private **Street "A"**, to the County of San Diego for road purposes along the project's easterly boundary in accordance with Section 3.1(B) of the San Diego County Standards for Private Roads to a one-half width of forty-one feet (41'), together with the right to construct and maintain slopes and drainage improvements as

required beyond the forty-one foot (41') limit to the satisfaction of Director of PDS and Director of DPW.

- b. Any dedication, offer of dedication, or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the granting, dedication or offer of dedication is required, per Subdivision Ordinance Sec. 81.402, at the time of recordation of the Final Map. All easements of any type must be plotted on the Final Map. Any affected utility company/district shall enter into a joint use agreement with the County of San Diego, to the satisfaction of the Director of PDS and Director of DPW. Subordination of utility easements will be required.

DOCUMENTATION: The applicant shall prepare a separate document for the IOD as indicated above and submit to the [DGS, RP] for review and preparation. The applicant shall pay all applicable fees associated with review and preparation of the documents. **TIMING:** Prior to the recordation of the Final Map, the IOD shall be granted. **MONITORING:** The [DGS, RP] shall prepare, approve the easement documents for recordation, and forward the recorded copies to [PDS, LDR] for review and approval. The [PDS, LDR] shall review the onsite granting for compliance with this condition.

14. **ROADS#9-ROAD VACATION**

INTENT: In order to improve the quality of the roads, promote orderly development, and to comply with the Subdivision Map Act Sec. 66434 (g) (TMs), road right of way shall be vacated/abandoned. **DESCRIPTION OF REQUIREMENT:**

- a. Vacate with the Final Map ten and one-half feet (10.5') of existing right-of-way for road purposes for **Mirar De Valle Road**, along the project frontage, to establish a new right-of-way located at thirty-one and one-half feet (31.5') from the existing centerline.

DOCUMENTATION: The applicant shall vacate/abandon the easement on the map and show it as accepted. **TIMING:** Prior to the recordation of the Final Map, the easement vacation shall be provided for the road. **MONITORING:** The [PDS, LDR] shall verify that the vacation/abandonment is indicated on the map and accepted by the County.

15. **ROADS#10-ONE FOOT ACCESS DEDICATION**

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

- a. Lots 1 through 8, 10, 11, 14, 16, 17, 20, 22, 23, 26, 28, 29, 32, 35, 38, 39 and 40: Show one foot access restriction easement along the boundary of project which fronting the private road easement, Street "B".

- b. Lot 33 & 34: Show one foot access restriction easement along the easterly boundary of project which fronting the private alley "E".
- c. Lot 43 through 48: Show one foot access restriction easement along the easterly boundary of project which fronting the private road easement, Street "A".

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

16. **ROADS#11–RELINQUISH ACCESS**

INTENT: In order to promote orderly development and to comply with the Mobility Element of the General Plan and County Subdivision Ordinance Section 81.401 (g), access shall be relinquished. **DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto ***Mirar De Valle Road*** along the project frontage, except for the opening of the proposed on-site private road easement, Street "A".
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required.

DOCUMENTATION: The applicant shall prepare the Final Map and present it to [PDS, LDR] for review. **TIMING:** With the approval of the Final Map, the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall prepare and process the relinquishment of access with the Final Map.

17. **FIRE#1–FIRE TURNOUT EASEMENT**

INTENT: In order to provide the appropriate fire turnarounds pursuant to the Valley Center Fire Protection District Standards and to comply with the County Subdivision Ordinance Section 81.402 the easement(s) shall be provided. **DESCRIPTION OF REQUIREMENT:** The Final Map shall a minimum hammerhead turnaround located at the southerly terminus of proposed ***Alley "E"***, to the satisfaction of the Valley Center Fire Protection District and the Director of PDS. **DOCUMENTATION:** The applicant shall show the easement on the Final Map. **TIMING:** Prior to recordation of the Final Map, the easement shall be indicated on the Final Map. **MONITORING:** The [PDS, LDR] shall review the Final Map to ensure that the fire turnout easement is indicated pursuant to this condition.

18. **DRNG#1–ONSITE DRAINAGE IMPROVEMENTS**

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.404 and to comply with the County Flood

Damage Prevention Ordinance No. 10091 (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for:

- a. All proposed private storm drains and on-site detention basins as shown on the approved Preliminary Grading Plan.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and current standards: San Diego County Drainage Design Manual, San Diego County Hydrology Manual, County of San Diego Grading Ordinance, Zoning Ordinance Sections 5300 through 5500, County Resource Protection Ordinance (RPO) No. 9842, Community Trails Master Plan and Parkland Dedication Ordinance and County Flood Damage Protection Ordinance No. 10091 (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual. **DOCUMENTATION:** The applicant shall complete the following:

- b. Process and obtain approval of Improvement Plans to improve all proposed public and private storm drains as shown on the approved Preliminary Grading Plan
- c. Provide Secured Agreements in accordance with Subdivision Ordinance Sec. 81.404 (a)(2).
- d. Pay all applicable inspection fees with [DPW, PDCI].
- e. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

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

19. STRMWTR#1–STORMWATER MAINTENANCE DOCUMENTATION

INTENT: In order to promote orderly development and to comply with the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., the maintenance agreements shall be completed.

DESCRIPTION OF REQUIREMENT: To the satisfaction of the Director of PDS, complete the following:

Process a Stormwater Facilities Maintenance Agreement (SWMA) to assure maintenance of the Category 2 Structural BMPs and provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of DPW and/or PDS. The SWMA shall be signed and notarized by the applicant and recorded by the County.

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

20. STRMWTR#2–EROSION CONTROL

INTENT: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the State Construction General Permit, Order No. 2009-00090-DWQ, or subsequent order and the County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq. and all other applicable ordinances and standards for this priority project. **DESCRIPTION OF**

REQUIREMENT: The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Erosion Control Plan including, but not limited to the erosion control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

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

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

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

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

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

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to the approval of the Final Map for PDS2016-TM-5614 and prior to the approval of any plan and issuance of any permit. **MONITORING:** [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, PPD] for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

GRADING PLAN NOTES

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

(CULTURAL RESOURCES)

1. **CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2] INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseno Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

(AIR QUALITY)

2. **AQ#1 – CONSTRUCTION EXHAUST EMISSIONS**
INTENT: In order to mitigate for exhaust emissions during construction activities.
DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality measure:

- a. The project will require the construction contractor to provide a construction fleet that uses any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or ARB certified Tier III or IV equipment.

DOCUMENTATION: The applicant shall show compliance with this measure by providing the construction bid/estimate from the construction contractor that meets these requirements. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall make sure that the construction contractor complies with the Air Quality requirement of this condition. The [DPW, PDCI] shall contact the [PDS, PCC] if the applicant fails to comply with this condition.

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

(CULTURAL RESOURCES)

3. **CULT#GR-3 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2] INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered:
 1. The Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.

2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field.
 6. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
 7. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources.
 8. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
 9. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods.
- c. If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.

3. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- d. The Project Archaeologist and Luiseno Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
 - e. The Project Archaeologist shall submit monthly status reports to the Director of Planning and Development Services starting from the date of the Notice to Proceed to termination of implementation of the archaeological monitoring program. The report shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.

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

(PALEONTOLOGICAL RESOURCES)

7. **PALEO#GR-1 PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PCC] [PC] [PDS, FEE X2] INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to PDS2016-TM-5614, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** This project site has low levels of sensitive Paleontological resources. All grading activities are subject to the County of San Diego Grading Ordinance Section 87.430, if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the San Diego County Guidelines for Determining Significance for Paleontological Resources.

TIMING: The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

(AIR QUALITY)

8. **AQ#GR-1 CONSTRUCTION MONITORING: [DPW, PDCI] [PDS, PCC]**

INTENT: In order to mitigate for fugitive dust during construction activities.

DESCRIPTION OF REQUIREMENT: The project shall comply with the following Air Quality measures:

- a. All haul/dump trucks entering or leaving the site with soil or fill material must maintain at least 2 feet of freeboard or cover loads of all haul/dump trucks securely (unnumbered design measure).
- b. Dust control measures of the Grading Ordinance will be enhanced with a minimum of three (3) daily applications of water to the construction areas, between dozer/scrapper passes and on any unpaved roads within the project limits.
- c. Grading is to be terminated in winds exceeding 25 miles per hour (mph).
- d. Sweepers and water trucks shall be used to control dust and debris at public street access points.
- e. Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other suppression measures.
- f. Internal construction-roadways will be stabilized by paving, chip sealing or chemicals after rough grading.
- g. A minimum of five (5) - 15 mph sign shall be posted and enforced on unpaved areas during construction.

DOCUMENTATION: The applicant shall comply with the Air Quality requirements of this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor complies with the Air Quality requirements of this condition. The [DPW, PDCI] shall contact the [Department of Planning and Land Use (DPLU), Permit Compliance Coordinator (PCC)] if the applicant fails to comply with this condition.

9. **AQ#GR-2 CONSTRUCTION ARCHITECTURAL COATINGS: [DPW, PDCI] [PDS, PCC] INTENT:** In order to reduce emissions of Volatile Organic Compounds (VOC) **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following Air Quality measure:

- a. Use architectural coatings with a VOC content of 150 grams per liter (g/l) or less for interior and exterior coatings.

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

10. **NOISE#GR1-TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI]. INTENT:** In order to minimize temporary construction noise for grading operations associated with the project subdivision and to comply with County Noise Ordinance 36.409. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures:

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

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

PDCI] shall make sure that the grading contractor complies with the construction noise control measures of this condition. The [*DPW, PDCI*] shall contact the [*PDS, PCC*] if the applicant fails to comply with this condition.

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

(CULTURAL RESOURCES)

11. **CULT#GR-4 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE] INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luiseno Native American Monitor must be included in the Negative Monitoring Report.
- b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

(PALEONTOLOGICAL RESOURCES)

- 12. PALEO#GR-2 PALEONTOLOGICAL MONITORING: [PDS, PCC] [RG, BP] [PDS, FEE] INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2016-TM-5614, and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Paleontological Resources, a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the County of San Diego Guidelines for Determining Significance for Paleontological Resources.
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the letter report to PDS for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

(CULTURAL RESOURCES)

- 13. CULT#GR-5 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS, FEE] INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that all cultural materials have been curated and/or repatriated as follows:
 - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to *[PPD]* for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the

Pechanga Band of Temecula Luiseno Indians, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

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

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

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

Section 21081(b) further states:

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

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

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

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

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

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

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

The conditions of approval required to mitigate or avoid significant impacts on the environment constitute the MMRP for this project.

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Core Mixed Use General Plan Land Use Designation because it proposes Rural Residential (RR) use types at a density of 15 dwelling units an acre and complies with the provisions of the State Subdivision Map Act and the Subdivision Ordinance of the San Diego County Code;
2. The Tentative Map is consistent with The Zoning Ordinance because it proposes a Site Plan to set setback regulations for the project site;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Valley Center Community Plan, and comply with the provisions of the State Subdivision Act and the Subdivision Ordinance of the San Diego County Code;
4. The site is physically suitable for the residential and commercial use types of development because the site is mainly disturbed from residential and agricultural activities, large enough to accommodate the proposed development, and is located near existing infrastructure and development;
5. The site is physically suitable for the proposed density of development because water and sewer services are available from the Valley Center Municipal Water District;
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon CEQA Section 15183 Statement of Reasons dated December 15, 2017;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

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

9. The discharge of sewage waste from the subdivision into the Valley Center Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code, as specified by Government Code Section 66474.6;
10. Because adequate facilities and services have been assured and adequate environmental review and documentation have been prepared, the regional housing opportunities afforded by the subdivision outweigh the impacts upon the public service needs of County residents and fiscal and environmental resources; and
11. Determinations and findings pursuant to the California Environmental Quality Act, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Board of Supervisors.

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

County Subdivision Ordinance design requirements:

- 1) Subdivision Ordinance Section 81.401(d) states: A lot shall have at least 50 feet of frontage, exclusive of side yard setbacks required in the zone in which the lot is located, measured at the right-of-way line, but shall also have at least 60 feet of frontage measured at the right-of-way line. This waiver/modification allows for lot frontage measured at the right-of-way line to be a minimum as shown on the approved tentative map.

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

- ☐ The Final map shall show an accurate and detailed vicinity map.
- ☐ The Basis of Bearings for the Final Map shall comply with Section 81.507 of the Subdivision Ordinance.

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

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

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

LOW IMPACT DEVELOPMENT NOTICE: On June 27, 2013, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning February 26, 2016. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact

Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/2013-0523_Order_No._R9-2013-0001_COMPLETE.pdf.

<http://www.sdcountry.ca.gov/PDS/docs/LID-Handbook.pdf>.

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

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

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

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

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

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

LIGHTING ORDINANCE COMPLIANCE: In order to comply with the County Lighting Ordinance 59.101 et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the County Lighting Ordinance

59.101 et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

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

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

Notice : The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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

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

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

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

ON MOTION of Supervisor , seconded by Supervisor , this Resolution is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this 25th day of October 2017 by the following vote:

AYES:

NOES:

ABSENT:

cc: Kerry Garza, President, Touchstone Communities, 9909 Mira Mesa Blvd., Suite 150, San Diego, CA 92131

email cc:

Ken Brazell, Land Development, Planning & Development Services
Valley Center Community Planning Group

**Attachment D – Form of Decision Approving
PDS2016-STP-16-019**

FORM OF DECISION
SITE PLAN PERMIT PDS2016-STP-16-019

December 15, 2017

PERMITEE:	TOUCHSTONE COMMUNITIES
MAJOR USE PERMIT:	PDS2016-STP-16-019
E.R. NUMBER:	PDS2016-ER-16-08-008
PROPERTY:	27522 VALLEY CENTER ROAD
APN:	186-270-01

DECISION OF THE BOARD OF SUPERVISORS

GRANT, this Site Plan Permit for a residential development consists of 18 sheets including plot plan, floor plans, landscape plans, and elevations, dated December 15, 2017. This permit authorizes a residential development consisting of 47 residential units.

This Site Plan Permit has been reviewed and approved for the "B" Designator requirements for community design review pursuant to the Valley Center Design Review Guidelines.

The granting of this use permit also approves the Preliminary Grading and Improvement Plan dated December 15, 2017 consisting of one sheet. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

SITE PLAN PERMIT EXPIRATION: This Site Plan Permit shall expire concurrently with Tentative Map PDS2016-TM-5614, except where construction and/or use of the property in reliance on this permit has commenced. Recordation of a Final Map pursuant to Tentative Map PDS2016-TM-5614 and completion of (or entry into agreements to construct where permitted) all required improvements shall be deemed to establish such construction and/or use in reliance; provided however, that the period within which such construction and/or use must be commenced may be extended as provided by Section 7376 and provided further, that construction complies with zoning regulations in effect at the time of construction.

This Decision to Grant this Major Use Permit is based upon an accompanying legislative action PDS2016-REZ-16-005 has also become effective.

.....

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

Shady Oak
STP-16-019

October 25, 2017

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

1. GEN#1–FINAL MAP RECORDATION

INTENT: In order to comply with the approved project requirements. **DESCRIPTION OF REQUIREMENT:** The applicant shall record the Final Map for TM-5614. **DOCUMENTATION:** The applicant shall provide evidence to [PDS, PPD] that the Final Map for TM-5614 has been recorded prior to use of the unit in reliance of this permit. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit, the Final Map for TM-5614 shall be recorded. **MONITORING:** The [PDS, PPD] shall verify that Final Map for TM-5614 has been recorded.

2. GEN#2–COST RECOVERY

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

3. GEN#3–RECORDATION OF DECISION

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

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

4. PLN#1–PLAN CONFORMANCE

INTENT: In order to implement the required mitigation measures for the project, the required Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to Section 87.207 of the County Grading Ordinance. **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Preliminary Grading Plan, which includes but is not limited to, all of the following mitigation measures: cultural notes, air quality and emissions notes. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

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

5. GEN#4–INSPECTION FEE

Intent: In order to comply with Zoning Ordinance Section 7362.e the inspection fee shall be paid. **DESCRIPTION OF REQUIREMENT:** Pay the inspection fee at the [PDS, ZC] to cover the cost of inspection(s) of the property to monitor ongoing conditions associated with this permit. In addition, submit a letter indicating who should be contacted to schedule the inspection. **DOCUMENTATION:** The applicant shall provide a receipt showing that the inspection fee has been paid along with updated contact information [PDS, PCC]. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit. **MONITORING:** The [PDS, ZC] shall process an invoice and collect the fee. PDS will schedule an inspection within one year from the date that occupancy or use of the site was established.

6. FIRE#1–FIRE PROTECTION PLAN [PDS, FEE X2]

INTENT: In order to assure fire safety in compliance with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall be maintained in conformance with the approved Fire Protection Plan. **DESCRIPTION OF REQUIREMENT:** The following measures approved in the Fire Protection Plan (FPP) shall be implemented and maintained:

- a. All vegetated areas on the project site shall be maintained.
- b. Automatic sprinkler systems, shall be installed as specified in the approved FPP.
- c. Fire hydrants shall be installed in the locations identified on the approved Preliminary Grading Plan as required by the Valley Center Fire Protection District for occupancy.

DOCUMENTATION: The applicant shall provide documentation (inspection report or photographs) that demonstrates compliance with the FPP. **TIMING:** Prior to occupancy of the first structure built in association with this permit, the FPP requirements shall be implemented. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been initially implemented pursuant to the approved building plans and the fire protection plan.

7. **LNDSCP#2—CERTIFICATION OF INSTALLATION**

INTENT: In order to provide adequate Landscaping that provides erosion control, screening, addresses community character, and to comply with the COSD Water Efficient Landscape Design Manual, the COSD Water Conservation in Landscaping Ordinance, the COSD Parking Design Manual, the COSD Grading ordinance, the Valley Center Design Guidelines, and the requirements of the B Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to Section 87.417 and 87.418 of the County Grading Ordinance. These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP]. **DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

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

8. FIRE#2—ON-GOING FIRE PROTECTION

INTENT: In order to comply with the County of San Diego Fire Code Sections 96.1.4703 and 96.1.4707, the site shall comply with the approved Fire Protection Plan (FPP).

DESCRIPTION OF REQUIREMENT: The following measures approved in the FPP shall be implemented and maintained:

- a. Vegetation management zones as indicated in the approved FPP shall be maintained at all times.
- b. All vegetated areas on the project site shall be maintained.

DOCUMENTATION: The applicant shall comply with the requirements of the FPP and this condition for the life of this permit. **TIMING:** Upon establishment of the use, the conditions of the FPP shall be complied with for the term of this permit. **MONITORING:** The [PDS, PCC] shall verify that the mitigation measures have been implemented pursuant to the approved building plans and the FPP. The [PDS, Code Enforcement Division] is responsible for enforcement of this permit. The [fire agency] shall be responsible for long-term implementation of fire clearing requirements.

9. PLN#5—SITE CONFORMANCE

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

10. PLN#6—ACCESSORY USES

INTENT: A Minor Deviation or Modification to a Major Use Permit is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building,

structure, or projection or use meets the specific accessory use setbacks in the Plot Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

11. **PLN#7-PLOT PLAN IMPLEMENTATION**

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

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

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

Section 21081(b) further states:

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

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

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

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

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

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

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

SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Sections 5750 to 5799 of the Zoning Ordinance because the development is compatible with adjacent land uses and meets the intent of the Valley Center Design Guidelines.
- b. That any applicable standards or criteria waived by the Director pursuant to Section 7158d. have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standards or criteria have been waived.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10385 and all other applicable ordinances and standards for the life of this permit.

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The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), BMP Design Manual, Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

LOW IMPACT DEVELOPMENT NOTICE: On June 27, 2013, the San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning February 26, 2016. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link on Page 19, Section D.1.d (4), subsections (a) and (b):

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/2013-0523_Order_No._R9-2013-0001_COMPLETE.pdf.

<http://www.sdcountry.ca.gov/PDS/docs/LID-Handbook.pdf>.

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

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

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

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

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

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

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

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

COMPLIANCE INSPECTION: In order to comply with Zoning Ordinance Section 7362.e the County shall inspect the Use Permit property for compliance with the terms of this Use Permit. The County Permit Compliance Officer will perform a site inspection and review the on-going conditions associated with this permit. The inspection shall be scheduled no later than the six months subsequent to establishing the intended use of the permit. If the County determines the applicant is not complying with the Major Use Permit terms and conditions the applicant shall allow the County to conduct follow up inspections more frequently than once every twelve months until the County determines the applicant is in compliance. The Property Owner/Permittee shall allow the County to inspect the property for which the Major Use Permit has been granted, at least once every twelve months, to determine if the Property Owner/Permittee is complying with all terms and conditions of the Use Permit. This requirement shall apply during the term of this permit.

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

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

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

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

Notice : The subject property contains habitat which may be used for nesting by migratory birds. Any grading, brushing or clearing conducted during the migratory bird breeding season, February 1 – August 31, has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, <http://www.dfg.ca.gov/>; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, <http://www.fws.gov/>.

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

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

ON MOTION of Supervisor , seconded by Supervisor , this Decision is passed and approved by the Board of Supervisors of the County of San Diego, State of California, at a regular meeting held on this day of by the following vote:

AYES:

NOES:

ABSENT:

cc: Kerry Garza, President, Touchstone Communities, 9909 Mira Mesa Blvd., Suite 150, San Diego, CA 92131

email cc:
Ken Brazell, Land Development, Planning & Development Services
Valley Center Community Planning Group

Attachment E – Environmental Documentation



County of San Diego, Planning & Development Services
Project Planning Division

Memorandum

SUBJECT: Response to Comments; Shady Oak

DATE: October 3, 2017

The following are staff's responses to comments received during the public disclosure period for the 15183 Findings dated August 31, 2017. The draft 15183 Findings were circulated for public review from August 31, 2017 through September 29, 2017. Comments were received that do not require changes to the environmental document and/or the project.

Response to comments received from the San Luis Rey Band of Mission Indians:

1. The comment is introductory in nature and is not at variance with the environmental document. No changes were made to the environmental document as a result of this comment.
2. The commenter requests that a pre-excavation agreement be made a mitigation measure of the project. A cultural survey has been conducted for the project site and was negative for resources. Archaeological monitoring is a condition of approval due to the sensitive nature of the area. The Archaeological Monitoring conditions identify all steps that are to be implemented should cultural resources or human remains be identified. In addition, Federal, State and local regulation and laws that apply to cultural resources would be complied with. As such, a pre-excavation agreement is not required. No changes were made to CEQA documentation as a result of this comment.
3. The commenter requests that should human remains be identified that they remain on-site and *in situ* (in place) or in a secure location in close proximity to the discovery and that the forensic anthropologist perform their analysis on-site in the presence of a Luiseno monitor.

Should human remains be discovered, the project is conditioned to stop all work in the area and no further disturbance shall occur until the County Coroner makes the necessary findings as to origin. The decision to leave the human remains in place or transport to the Coroner's lab is up to the Coroner. As such, the project cannot be conditioned to require the Coroner to travel to the site of discovery to make their analysis. The analysis of human remains is under the auspices of the office of the County Coroner and it is up to them to decide whether a forensic anthropologist is required and whether coordination with the Most Likely Descendent (MLD) will be necessary. Human remains must be evaluated by the Coroner in order to determine whether the NAHC needs to be contacted to identify

a MLD. The project is conditioned to follow Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 that requires consultation between the property owner or their representative and the MLD to determine the appropriate treatment of human remains should they be discovered onsite and determined to be of Native American origin. No changes were made to the environmental documentation as a result of this comment.

4. The comment is conclusionary in nature and is not at variance with the environmental document. No changes were made to CEQA documentation as a result of this comment.

Response to comments received from the Endangered Habitat League (EHL):

- 1A. PDS acknowledges and appreciates this comment. The commenter acknowledges that the project is consistent with village density housing in the designated South Village of Valley Center. However, the commenter goes on to state that there is no community plan for the village, and there is no information in the project's CEQA documentation to show how the project does or does not fit into comprehensive Village planning. The County of San Diego (County) General Plan provides a framework for land use and development decisions consistent with an established community. Each established community has an adopted community plan specifically created to address the characteristics and vision of the community. Community Plans provide a framework for addressing local planning unique to the community. The goals and policies located within the community plan are designed to provide precise guidance regarding the character, land uses, and densities within each community planning area. Development proposals are evaluated for consistency with the County General Plan, the community plan the proposals are located within, and any other guiding documents such as adopted design guidelines. The General Plan identifies Valley Center as an established community with an adopted community plan. The Valley Center Community Plan is the adopted, guiding document for development proposals within the Valley Center Community, including the Valley Center Villages. The proposed Park Circle project is required to conform to the County General Plan and the Valley Center Community Plan, in addition to all other County, State, and Federal requirements. No moratorium is in place to postpone development proposals. PDS will review the proposed Park Circle project and present the Department's findings and recommendation to the Planning Commission and ultimately the Board of Supervisors for a determination. No changes were made to the CEQA documentation as a result of this comment.
- 2A. PDS acknowledges and appreciates this comment. The commenter concurs with the biological mitigation proposed for non-native grassland. However, they do not agree with the Greenhouse Gas Analysis (GHG) which concludes the project does not meet a threshold of significance. The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. The annual 900 metric ton carbon dioxide equivalent (MT CO₂e) screening level is referenced in the California Air Pollution Control Officers Association (CAPCOA)

white paper is used as a conservative screening criterion for determining which projects require further analysis and identification of project design features or potential mitigation measures with regard to GHG emissions. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis.

The project proposed the development of 47 dwelling units, and therefore would fall below the screening criteria of 50 units. As described in the Global Climate Change Evaluation prepared by Eilar Associates, Inc. dated March 27, 2017, the County PDS draft guidance recommends that the emissions be amortized over 20 years and added to operational emissions, as appropriate. Amortized over 20 years, construction would contribute 31 metric tons per year of CO₂e emissions. These emissions were added to the operational GHG emissions to evaluate their significance. Operational GHG emissions were calculated using the CalEEMod Model, with adjustments to account for site-specific conditions. Operational emissions are estimated to be 874 metric tons of CO₂e annually. Project design features include EnergyStar appliances, low-flow fixtures, water-efficient outdoor irrigation, and a 20% reduction in solid waste generation. Therefore, the project would not result in a significant impact due to greenhouse gas emissions.

- 3A. The comment is conclusionary in nature and is not at variance with the environmental document. No changes were made to CEQA documentation as a result of this comment.

SAN LUIS REY BAND OF MISSION INDIANS

***1889 Sunset Drive • Vista, California 92081
760-724-8505 • FAX 760-724-2172
www.slrmissionindians.org***

September 6, 2017

Benjamin Mills
Project Manager
Planning & Development Services
County of San Diego
5510 Overland Ave., Ste. 110
San Diego, CA 92123

VIA ELECTRONIC MAIL
Benjamin.Mills@sdcounty.ca.gov

**RE: COMMENTS ON THE NOTICE OF INTENT TO ADOPT FINDINGS
PURSUANT TO SECTION 15183 OF THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT REGARDING THE SHADY OAK PROJECT (PDS 2016-ER-16-
08-008, PDS 2016-TM-5614)**

Dear Mr. Mills:

1 We, the San Luis Rey Band of Mission Indians ("Tribe" or "SLR"), have received and reviewed the County of San Diego's ("County's") Notice of Intent to Adopt Findings Pursuant to Section 15183 of the California Environmental Quality Act ("Section 15183 Notice") and all of its supporting documentation as it pertains specifically to the protection and preservation of tribal cultural resources that are located within the parameters of the Shady Oak Project's ("Project's") property boundaries. The Tribe concluded AB 52 Consultation on this matter last month. After our review of the Section 15183 Notice, the Tribe is satisfied with a majority of the proposed Cultural Resource Mitigation Measures as contained within the Section 15183 environmental document; however, we respectfully request that two (2) additional mitigation measures be adopted in order to best protect and preserve our Native American tribal cultural resources as stated herein.

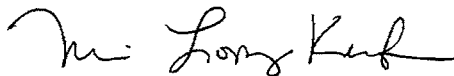
2 First, the Tribe strongly recommends that the County include an additional mitigation measure requiring the Project Applicant to enter into a pre-excavation agreement, otherwise known as a Tribal Cultural Resources Treatment and Monitoring Agreement. This agreement will contain provisions to address the proper treatment of any cultural resources or Native American human remains inadvertently uncovered during the course of the Project. Such an agreement is necessary to guarantee the proper treatment of cultural resources and Native American human remains displaced during a project development before such resources are impacted. Currently, the County Resource Guidelines do not state with any specificity how these sacred Luiseño resources should be treated. The Tribal Cultural Resource Treatment and Monitoring Agreement will provide the Project Applicant much needed guidance and a reasonable expectation of what is to occur if Native American human remains and/or associated burial goods are found during ground disturbing activities for their project. Therefore, SLR respectfully requests that in addition to the mitigation measures proposed within the Section 15183

notice, the Project Applicant should be required to enter into a Tribal Cultural Resource Treatment and Monitoring Agreement prior to being issued a grading permit.

3 Secondly, SLR respectfully requests that in regards to the potential discovery of Native American remains, that those ancestral remains be kept *in situ* (in place), or in a secure location in close proximity to their discovery and that a forensic anthropologist perform their analysis of the remains on-site in the presence of a Luiseño Native American monitor. Any transportation of the ancestral remains would be considered by the Tribe as disrespectful and undignified treatment. Therefore, SLR respectfully recommends that this measure be modified as follows: *If suspected Native American human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the San Diego County Coroner has made the necessary findings as to origin. Further, pursuant to California Public Resources Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. Suspected Native American remains shall be examined in the field by a forensic anthropologist and/or forensic osteologist and kept in a secure location at the site. A Luiseño Native American monitor shall be present during the examination of the remains. If the San Diego County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. The NAHC must then immediately notify the "Most Likely Descendant" of receiving notification of the discovery. The Most Likely Descendant shall then make recommendations within 48 hours upon being granted access to the site, and engage in consultation concerning treatment of remains as provided in Public Resources Code 5097.98.*

4 The San Luis Rey Band of Mission Indians appreciates this opportunity to provide the County of San Diego with our comments regarding the Shady Oak Project. As stated above, the Tribe is satisfied with the mitigation measures for Cultural Resources as proposed in the Section 15183 and respectfully requests that two (2) additional mitigation measures be adopted by the County for this Project. As always, we look forward to working with the County to guarantee that the requirements of the CEQA are rigorously applied to this Project and all projects. We thank you for your continuing assistance in protecting our invaluable Luiseño tribal cultural resources.

Sincerely,



Merri Lopez-Keifer
Chief Legal Counsel
San Luis Rey Band of Mission Indians

cc: Melvin Vernon, SLR Tribal Captain
Donna Beddow and Kassandra Nearn, Planning & Development Services, County of San Diego

Mills, Benjamin

From: Dan Silver <dsilverla@me.com>
Sent: Tuesday, September 05, 2017 9:55 AM
To: Mills, Benjamin
Cc: Wardlaw, Mark; Talleh, Rami; Kopaskie, Mary; Gordon, Lisa
Subject: SHADY OAK; PDS2016-REZ-16-005; PDS2016-TM-5614; PDS2016-STP-16-019. LOG NO. PDS2016-ER-16-08-008

Benjamin Mills
 Dept of Planning and Development Service
 5510 Overland Ave, Suite 310
 San Diego CA 92123

Dear Mr Mills:

- IA. [Endangered Habitats League appreciates the opportunity to review this project. It is Village density housing in the designated South Village of Valley Center. However, there is no Community Plan for the Village, and there is no information in the project's CEQA documentation to show how the project does or does not fit into comprehensive Village planning. The County appears, once again, to be piecemealing the buildout of a Village. It does not account for circulation, relationship to other uses, etc.
- IB. [Otherwise, we concur with the mitigation proposed for non-native grassland. Also, we do not necessarily accept the GHG analysis which concludes the project does not meet a threshold of significance, as the County does not have an approved Climate Action Plan, as required by the General Plan.
- IC. [Thank you for considering our views.

With best regards,
 Dan

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

213-804-2750
 dsilverla@me.com
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MARK WARDLAW
DIRECTOR

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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

Date: August 31, 2017
Project Title: Shady Oak
Record ID: PDS2016-REZ-16-005; PDS2016-TM-5614; PDS2016-STP-16-019
LOG NO. PDS2016-ER-16-08-008
Planning Area: Valley Center
GP Designation: Village Core Mixed Use
Density: 30 dwelling units per acre (du/ac)
Zoning: Holding Zone
Min. Lot Size: One Acre
Special Area Reg.: B-Designator (Site Plan Review)
Lot Size: 5.2 acres
Applicant: Kerry Garza, President, Touchstone Communities, (858) 248-4951
Staff Contact: Benjamin Mills, Project Manager, Planning & Development Services
(858) 495-5234, Benjamin.Mills@sdcounty.ca.gov

Project Description

Location

The proposed project is located in the unincorporated portion of northern San Diego County, in the South Village of the Valley Center community, west of Valley Center Road and south of Mirar De Valle Road. The site is one legal lot, with the following Assessor's Parcel Number (APN): 186-270-01.

Site Description

The 5.2-acre project site is located in the valley bottom in Valley Center. The site has an elevational range of approximately 17 feet. On-site elevations generally range from approximately 1,301 feet above mean sea level (amsl) running northeast to southwest and 1,318 feet amsl in the southwestern corner of the site. The project site has historically been used for agriculture and residential purposes.

Discretionary Actions

The project consists of the following discretionary actions: Rezone (REZ), Tentative Map (TM), and Site Plan (STP).

The REZ would amend the S-90 Holding Zone Use Regulation to Rural Residential (RR), the setback designator from the B-Designator to the V-Designator, and the minimum lot size from one acre to 2600 square feet. As described in Section 2900 of the County of San Diego Zoning Ordinance, it is intended that the Holding Area Use Regulations be replaced by other use regulations when the following occurs: adequate services and facilities are available, the proposed use regulation would not preclude any proposed or adopted projects and/or there is adequate geographic, economic and demographic data available. Adequate services are available to serve the proposed project. Service Availability Forms

have been provided indicating adequate service from the Valley Center Municipal Water District, Valley Center Fire Protection District, and the Valley Center-Pauma Unified School District; the proposed Variable Residential Use Regulation would not preclude any proposed or adopted projects; and adequate data is available to evaluate the proposed Zoning Amendment.

The TM would divide 5.2-acres into 47 single-family residential lots, pathways, trails, roadways, and retention basins.

The STP guides the project's architecture, landscaping, and design features to ensure consistency with the Valley Center Design Guidelines and defines the lot setbacks.

Project Description

A total of 47 single-family two-story homes would be constructed with multiple architectural treatment options and floor plans. Lot sizes would vary among the homes with a range between 2,620 square feet to 4,328 square feet. Landscaping will be planted along the perimeter of the project. Homes will be provided access from proposed private alley roads that would connect to a main proposed private road running east to west that bisects the site. Another private road running north to south would connect the project to Mirar De Valle, which is a public road. The project would improve Mirar De Valle Road to public road standards. The proposed project would also construct decomposed granite pathways, which would connect the private roads to Mirar De Valle Road.

Secondary access in accordance with the County Consolidated Fire Code will be provided by one of two options, which will be made conditions of project approval:

- 1) If the in-process Park Circle project, located to the north of the project site, is approved and Park Circle's proposed public road is constructed; the Shady Oak project would not need to construct a road for secondary access.
- 2) If Park Circle's proposed public road is not constructed, Shady Oak would be required to construct a road for secondary access connecting to Valley Center road. The secondary access roadway would be improved to public road standards.

Water and sewer would be provided by Valley Center Municipal Water District. Earthwork is anticipated to consist of 8,000 cubic yards of cut and fill. The project site is subject to the Village General Plan Regional Category, Land Use Designations Village Core Mixed Use. Existing zoning for the site is Holding Zone (S90).

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. CEQA Guidelines Section 15183 specifies that examination of environmental effects shall be limited to those effects that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

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

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

Summary of Findings

The Park Circle project is consistent with the analysis performed for the GPU Program EIR. Further, the GPU Program EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures. See [http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR 7.00 Mitigation Measures 2011.pdf](http://www.sdcounty.ca.gov/PDS/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_Mitigation_Measures_2011.pdf) for complete list of GPU Mitigation Measures.

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

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

1. **The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.**
The project would subdivide a 74-acre property into 332 residential lots, which is consistent with the Village Core, Village Residential and Rural Land development densities established by the General Plan and the certified GPU Program EIR.
2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU Program EIR failed to analyze as significant effects.**
The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located

in an area developed with similarly sized, residential and agricultural lots with associated accessory uses. The property does not support any peculiar environmental features, and the project would not result in any peculiar effects.

In addition, as explained further in the 15183 Exemption Checklist below, all project impacts were adequately analyzed by the GPU Program EIR. The project could result in potentially significant impacts to agricultural resources, biological resources, cultural resources, hydrology and water quality, public services, recreation, noise and traffic. However, applicable mitigation measures specified within the GPU Program EIR have been made conditions of approval for this project and are referenced within the attached Environmental Checklist, where appropriate.

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

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

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

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

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

As explained in the 15183 Exemption Checklist below, the project will undertake feasible mitigation measures specified in the GPU Program EIR. These GPU Program EIR mitigation measures will be implemented through project design, compliance with regulations and ordinances, or through the project's conditions of approval.

<hr/> Signature	<hr/> August 31, 2017 Date
<hr/> Benjamin Mills Printed Name	<hr/> Project Manager Title

CEQA Guidelines §15183 Exemption Checklist

Overview

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

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

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

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area. Attachment 1 contains a list of GPU Program EIR mitigation measures.

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

Discussion

- 1(a) Scenic vistas are available from public hiking trails within the Daley Ranch Conservation Area, located approximately 2.5 miles southwest of the project site. These views may encompass portions of the project site, as well as off-site elements such as surrounding hillsides, and neighboring and intervening development. However, open views from Daley Ranch would only be available from limited locations, with the majority of trail views toward the project site being screened by larger topographic forms. The proposed project will not have a substantial adverse effect on a scenic vista for the following reasons: the relatively small size of the proposed project, the project is consistent with existing visual and community character of the Valley Center Community Plan Area, and design of individual structures within the project would not be notably different from structural design seen elsewhere in the immediate vicinity; the relative distance of the project site from the trails; the location of the property downslope, which serves to foreshorten proposed built structures; and the extremely limited nature of views to the property from identified trails within Daley Ranch.
- 1(b) The project site cannot be seen within a State-designated scenic highway. The closest County-designated scenic highways to the project site are segments of Lilac Road and Valley Center Road where they intersect with State Route 76 (both approximately 0.27-mile north from the site at their closest proximity). The project site is not visible from either of these facilities due to the winding nature of the roads; as well as intervening landscaping structures and topography, therefore, the project would not significantly impact a scenic resource.
- 1(c) The project would be consistent with existing visual and community character of the Valley Center Community Plan Area. The project is located in the Valley Center South Village in an area generally characterized by residential, commercial and agricultural uses. The Village Core Area of the Valley Center South Village is anticipated to contain mixed-use residential and commercial development. The inclusion of residential lots from the proposed Shady Oak project would not substantially degrade the visual quality of the site or its surroundings. Although the visual character of the site would change from existing conditions, it would not change the relative scale of development planned in the area, as the project would be consistent with the Village designation applied to the site within the 2011 GPU. The project provides detailed site design and layout,

architecture criteria, and guidance related to lighting, walls, fences and landscape palettes; design of individual structures within the project would not be notably different from structural design seen elsewhere in the immediate vicinity. In addition, the project has incorporated a number of design measures to ensure that the off-site viewer's experience remains positive in terms of visual diversity and consistency with the existing and planned character of the area. These measures include varied (i.e., not repetitive and monotonous) structure styles that incorporate rural design elements, and incorporation of open space (park areas, landscape/greensward and retained. Further, the project would be consistent with applicable goals and policies related to aesthetics contained within the County General Plan, the Valley Center Community Plan and the Valley Center Design Guidelines. Based on the aforementioned, development of the proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings.

- 1(d) Residential lighting would be required to conform with the County's Light Pollution Code and Zoning Ordinance to prevent spillover onto adjacent properties and to minimize impacts to dark skies. Therefore, the proposed project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area.

Conclusion

With incorporation of mitigation measures, the GPU EIR concluded less than significant impacts associated with scenic vistas and scenic resources, but significant and unavoidable impacts associated with visual character and light and glare. As discussed above, the project would result in less than significant impacts to aesthetics; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

Discussion

- 2(a) As described in the Agricultural Resources Report prepared by Recon Environmental, INC., dated December 2016 (Appendix A), by 1967, the historical agricultural uses on-site were replaced with a single-family residence occupying a portion of the site and the remainder being periodically mowed. The biology report for the project states that the majority of the site is mapped as non-native grassland and disturbed. The site has not been used for any commercial agricultural use within the last 50 years; therefore, as defined by the County of San Diego's Guidelines for Determining Significance for Agricultural Resources, the project site does not meet any of the three criteria to be considered an agricultural resource. Due to the lack of agricultural resources on the project site, a Local Area Resources Assessment (LARA) model was not completed for the site. Since no resources are present, the project would have no direct impacts to agricultural resources and no mitigation would be required.
- 2(b) The project site is not located within or adjacent to a Williamson Act contract or agriculturally zoned land.
- 2(c) There are no timberland production zones on or near the property.
- 2(d) The project site is not located near any forest lands.
- 2(e) The conversion of the subject property to residential uses would be limited to the project footprint and would not result in conversion of off-site agricultural resources to non-agricultural resources.

Conclusion

The GPU EIR concluded less than significant impacts associated with land use conflicts but significant and unavoidable impacts associated with direct and indirect conversion of agricultural resources. As discussed above, the project would result in less than significant impacts to Agriculture and forestry resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
3. Air Quality – Would the Project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors to substantial pollutant concentrations?

☐☐☐

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

☐☐☐

Discussion

3(a) An Air Quality Assessment was prepared by Eliar Associates, Inc. Acoustical & Environmental Consulting on July 29, 2016 (Appendix B). The project proposes development that was anticipated and considered by the San Diego Association of Governments (SANDAG) growth projections used in development of the Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP). As such, the project would not conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below screening levels, and will not violate any ambient air quality standards.

3(b) Grading operations associated with the construction of the project would be subject to the County Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, temporary and localized, resulting in pollutant emissions below the screening level criteria established by County air quality guidelines for determining significance.

Operational emissions associated with the project are below the County's screening-level thresholds for all pollutants. Because vehicular emissions decrease over time with phase-out of older vehicles and implementation of increasingly stringent emission controls, future emissions would decrease. Projects involving traffic impacts may result in the formation of locally high concentrations of carbon monoxide (CO), known as CO "hot spots." To verify that the project would not cause or contribute to a violation of the CO standard, a screening evaluation of the potential for CO "hot spots" was conducted. The Traffic Impact Study (Darnell and Associates 2017) evaluated whether or not there would be a decrease in the level of service at the roadways and/or intersections affected by the project. The potential for CO "hot spots" was evaluated based on the results of the Traffic Impact Study. The project would not result in a degradation in level of service (LOS) to E or worse at any of the study intersections. The project would therefore not result in a CO "hot spot" due to its trip generation. Operational impacts would therefore be less than significant.

3(c) The project would contribute particulate pollution (PM₁₀), nitrogen oxide gases (NO_x), and volatile organic compounds (VOCs) emissions from construction/grading activities; however, the incremental increase would not exceed established screening thresholds (see question 3(b) above).

3(d) The project will introduce additional residential homes, which are considered new sensitive receptors; however, the project site is not located within a quarter-mile of any identified point source of significant emissions. Similarly, the project does not propose

uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near any CO hotspots.

- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would only be in trace amounts (less than 1 microgram per cubic meter ($\mu\text{g}/\text{m}^3$)). Therefore, the project would not create objectionable odors affecting a substantial number of people.

Conclusion

The GPU EIR concluded less than significant impacts related to consistency with air quality plans and objectionable odors. With incorporation of mitigation measures, the GPU EIR concluded significant and unavoidable impacts associated with air quality violations, non-attainment criteria pollutants and sensitive receptors. As discussed above, the project would result in less than significant impacts to air quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

Discussion

- 4(a) Biological resources on the project site were evaluated in a Biological Resources Report prepared by REC Consultants, dated April 2017 (Appendix C). No state- or federal-listed endangered or threatened species have been found on-site. In addition, no County Group A, B, C or D plant species, County Group 1 or 2 animal species, or state Species of Special Concern have been found on-site. The site contains the following habitats: 1.13 acres of disturbed/developed habitat, .03 field/pasture habitat, and 4.8 acres of non-native grassland habitat. Impacts to 4.8 acres of non-native grassland and 0.03 acres of field/pasture are considered significant and will require mitigation at a 0.5:1 ratio. Impacts to agriculture, developed and disturbed land are not considered significant and will not require mitigation.

Mitigation is proposed to be achieved off-site using one of the following options: 1) Brook Forest Conservation/Mitigation Bank, this bank includes approximately 224 acres of conserved land in Valley Center, west of the proposed project. The bank has approximately 55.5 acres of non-native grassland credits which would allow the project to obtain the 2.06 acres of credits needed; 2) Mitigation Credit Services LLC, this group also has non-native grassland credits in North County which could be purchased for mitigating the project's impacts or; Mitigation Land Specialists, this organization has non-native grassland credits within the North County Multiple Species Conservation Program (MSCP) Boundary which could also accommodate the project's mitigation needs. All of these options would include an endowment for the long-term management of conserved lands; one would be selected with the approval of the County of San Diego, the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife. Proof of purchase of the necessary credits would be required to be submitted to the County prior to issuance of the project's grading permit. Impacts to biological habitat are considered less than significant with the inclusion of mitigation.

- 4(b) Based on the Biological Resources Report, jurisdictional wetlands, waters, and/or riparian habitats as defined by the Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), and the County of San Diego would not be impacted. The non-native grassland includes a mesic area that contains western ragweed (*Ambrosia psilostachya*) and curly dock (*Rumex crispus*) and can be clearly seen in Google Earth images as a green band running northwest-southeast across the Site. However, no bed and bank, evidence of surface water or nexus to the intermittent/ephemeral blue line drainages east and west of the site were found during the survey or in a review of historic aerials. Therefore, no jurisdictional wetlands or waterways occur on-site.
- 4(c) As discussed in 4(a) and 4(b) the project would not have any direct impacts to any federal protected wetlands, therefore, no impacts to federally protected wetlands will occur.
- 4(d) The Site's usage as a wildlife corridor or linkage is limited due to its open and exposed nature. The site is surrounded by developed land and agriculture. While the nearest Pre-Approved Mitigation Area (PAMA) is approximately 1600 feet to the north along Moosa Creek, the quality of the creek has been degraded by long-term agricultural uses (e.g., the former Konyon Dairy Farm). In addition, consistent with GPU EIR mitigation measure 1.7, the project would be required to comply with the County's "Dark Skies" ordinance to minimize edge effects, including light trespass, from the project.

Consistent with GPU EIR mitigation measure Bio-1.6, the project will comply with the Resource Protection Ordinance (RPO) which require protection of sensitive habitats and species and include preservation measures such as breeding season avoidance during construction to prevent brushing, clearing, and/or grading between January 15 and August 31.

- 4(e) The site is located within the Draft North County Multiple Species Conservation Program (MSCP). The site is not designated as PAMA. The project is consistent with the MSCP, BMO, and RPO because no sensitive habitat, animal species or plant species would be impacted.

Conclusion

The GPU EIR concluded less than significant impacts related to consistency with local policies and habitat conservation plans. With incorporation of mitigation measures, the GPU EIR concluded less than significant impacts to federally protected wetlands; significant and unavoidable impacts were identified for impacts associated with special status species, riparian habitat, and wildlife movement corridors. The project could result in potentially significant impacts to biological resources; however, all impacts would be mitigated to a less than significant level. Further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR identified as Bio-1.6 and 1.7 will be applied to the project.

5. Cultural Resources – Would the Project:

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

Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 5(a) Based on an analysis of records and a survey of the property by County of San Diego approved historian, Richard Carrico, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Negative Archaeological Inventory Report for APN 186-270-01-00, Located in Valley Center, California", prepared by Richard Carrico, dated January 3, 2017, Appendix D.
- 5(b) Based on an analysis of records and a survey of the property by County of San Diego approved archaeologist, Richard Carrico, it has been determined that there are no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in an historical resources report titled, "Negative Archaeological Inventory Report for APN 186-270-01-00, Located in Valley Center, California", prepared by Richard Carrico, dated January 3, 2017, Appendix D.

As considered by the GPU EIR, potential impacts to cultural resources will be mitigated through compliance with the Grading Ordinance and through conformance with the County's Cultural Resource Guidelines if resources are encountered. In addition, the project will be conditioned with archaeological monitoring (Cul-2.5) that includes the following:

Pre-Construction

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

Construction Monitoring

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

If cultural resources are identified:

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

Human Remains

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

Rough Grading

Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.

Final Grading

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

Disposition of Cultural Material

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

- 5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.
- 5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations (sensitivity rating of low) that have a limited probability for the presence of paleontological resources.

As considered by the GPU EIR, potential impacts to paleontological resources will be mitigated through monitoring during grading, ordinance compliance and through conformance with the County's Paleontological Resource Guidelines if resources are encountered. The GPU EIR identified these mitigation measures as Cul-3.1.

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

Conclusion

With implementation of mitigation measures, the GPU EIR concluded less than significant impacts to cultural resources. The project could result in potentially significant impacts to cultural resources; however, all impacts will be reduced to a less than significant level. Further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR (Cul-1.1, 1.6, 2.2, 2.4, 2.5, 2.6, 3.1 and 3.2) will be applied to the project.

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

Discussion

6(a)(i) A Preliminary Geotechnical Site Assessment dated August 5, 2017 was prepared by Christian Wheeler Engineering (Appendix E). The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault.

- 6(a)(ii) To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. Compliance with the California Building Code and the County Building Code will ensure that the project will not result in a significant impact.
- 6(a)(iii) The near-surface soils encountered at the site are not considered susceptible to liquefaction due to such factors as depth to the groundwater table, soil density and grain-size distribution. Therefore, the liquefaction hazard at the subject site is less than significant and no specific mitigation is required.
- 6(a)(iv) The site is located in landslide susceptibility Area 2. Land within Area 2 is considered to be "marginally susceptible" to land sliding. However, based on the absence of significant slopes on or within the vicinity of the subject site, the potential for slope failures can be considered negligible.
- 6(b) The project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.
- 6(c) The project is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project.
- 6(d) The project will not result in a significant impact because compliance with the Building Code and implementation of standard engineering techniques will ensure structural safety.
- 6(e) The project will rely on public water and sewer for the disposal of wastewater. No septic tanks or alternative wastewater disposal systems are proposed.

Conclusion

The GPU EIR concluded less than significant impacts to geology and soil resources. As discussed above, the project would result in less than significant impacts to/from geology/soils; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
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7. Greenhouse Gas Emissions – Would the Project:

- a) Generate greenhouse gas (GHG) emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐☐☐☐☐☐

Discussion

The project would produce GHG emissions through construction activities, vehicle trips, and residential fuel combustion. The annual 900 metric ton carbon dioxide equivalent (MT CO₂e) screening level is referenced in the California Air Pollution Control Officers Association (CAPCOA) white paper is used as a conservative screening criterion for determining which projects require further analysis and identification of project design features or potential mitigation measures with regard to GHG emissions. However, the project falls below the screening criteria that were developed to identify project types and sizes that would have less than cumulatively considerable GHG emissions (i.e., the project would result in less than 50 single-family residential units).

Screening thresholds are recommended based on various land use densities and project types. Projects that meet or fall below the screening thresholds are expected to result in 900 MT/year of GHG emissions or less and would not require additional analysis.

The project proposed the development of 47 dwelling units, and therefore would fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact.

As described in the Global Climate Change Evaluation prepared by Eilar Associates, Inc. dated March 27, 2017 (Appendix F), the County PDS draft guidance recommends that the emissions be amortized over 20 years and added to operational emissions, as appropriate. Amortized over 20 years, construction would contribute 31 metric tons per year of CO₂e emissions. These emissions were added to the operational GHG emissions to evaluate their significance. Operational GHG emissions were calculated using the CalEEMod Model, with adjustments to account for site-specific conditions. Operational emissions are estimated to be 874 metric tons of CO₂e annually. Project design features include EnergyStar appliances, low-flow fixtures, water-efficient outdoor irrigation, and a 20% reduction in solid waste generation. Therefore, the project would not result in a significant impact due to greenhouse gas emissions.

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

Conclusion

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

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
8. Hazards and Hazardous Materials – Would the Project:			
a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 8(a) A Phase I Environmental Site Assessment dated September 1, 2016 was prepared by Christian Wheeler Engineering (Appendix G). As discussed in these reports, the project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity.
- 8(b) The project is not located within one-quarter mile of an existing or proposed school.
- 8(c) Based on a site visit and a comprehensive review of regulatory databases, the project site has not been subject to a release of hazardous substances. Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), and is not on or within 1,000 feet of a Formerly Used Defense Site.
- 8(d) The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport.
- 8(e) The proposed project is not within one mile of a private airstrip.
- 8(f)(i) Operational Area Emergency Plan and Multi-Jurisdictional Hazard Mitigation Plan: The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.
- 8(f)(ii) SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN: The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) OIL SPILL CONTINGENCY ELEMENT: The project is not located along the coastal zone.
- 8(f)(iv) EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN: The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) DAM EVACUATION PLAN: The project is not located within a dam inundation zone.
- 6(g) The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code, as described in the approved Fire Protection Plan prepared for the project by Santa Margarita Consulting (Appendix M). Also, a Fire Service Availability Letter has been received from the Valley Center Fire Protection District which indicates the expected emergency travel time to the project site to be less

than 5 minutes which is within the maximum travel time allowed by the County Public Facilities Element.

- 6(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses.

Conclusion

The GPU EIR concluded less than significant impacts regarding the following: use, disposal and transportation of hazardous materials; accidental release of hazardous materials; hazards to schools; the presence of existing hazardous material sites; and hazards associated with vectors. In addition, with implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with public and private airports, and consistency with emergency response and evacuation plans. The GPU concluded significant and unavoidable impacts associated with wildfires. As discussed above, the project would result in less than significant impacts to/from hazards/hazardous materials; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

☒ ☐ ☐

h) Provide substantial additional sources of polluted runoff?

☒ ☐ ☐

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

☐ ☐ ☐

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

☐ ☐ ☐

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

☐ ☐ ☐

m) Inundation by seiche, tsunami, or mudflow?

☐ ☐ ☐

Discussion

9(a) A Preliminary Drainage Study (TSAC Engineering, July 2017; Appendix H) and a Priority Development Project Stormwater Quality Management Plan (SWQMP; TSAC Engineering June 2017; Appendix I), have been prepared for the project.

The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. The project applicant has provided a SWQMP which demonstrates that the project will comply with all requirements of the WPO. The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). These measures are consistent with GPU EIR mitigation measures Hyd-1.1 through Hyd-1.4.

9(b) The project lies in the San Luis Rey – Escondido Watershed. According to the Clean Water Act Section 303(d) list, a portion of this watershed is impaired with the following constituents of concern: coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however,

the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters. These measures are consistent with GPU EIR mitigation measures Hyd-1.1 through Hyd-1.4.

- 9(c) As stated in responses 9(a) and 9(b) above, implementation of GPU EIR mitigation measures Hyd-1.1 through Hyd-1.4., BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project will obtain potable water from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported sources.
- 9(e) As outlined in the project's SWQMP, the project will implement source control and/or treatment control BMP's to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures would be consistent with GPU mitigation measures Hyd-1.2 and Hyd-1.3.
- 9(f) The project will not significantly alter established drainage patterns or significantly increase the amount of runoff for the following reasons: based on a Drainage Study prepared by TSAC Engineering dated July 2017, drainage will be conveyed to either natural drainage channels or approved drainage facilities.
- 9(g) Drainage will be conveyed to either natural drainage channels or approved drainage facilities. The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Implementation of GPU EIR mitigation measures Hyd-1.1 through Hyd-1.4, BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(h) As described in question 9 a) above, the project has the potential to generate pollutants; however, GPU EIR mitigation measures Hyd-1.1 through Hyd-1.4, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site or off-site improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.
- 9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.
- 9(m)(i) SEICHE: The project site is not located along the shoreline of a lake or reservoir.

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

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

Conclusion

The GPU EIR concluded significant and unavoidable impacts associated with consistency with water quality standards and requirements. With implementation of mitigation measures, the GPU EIR concluded less than significant impacts for all other issues areas associated with hydrology and water quality. As discussed above, the project would result in less than significant impacts to/from hydrology/water quality; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

Discussion

10(a) The project does not propose the introduction of new infrastructure such as major roadways, water supply systems, or utilities to the area that would divide an established community. Build-out of this site was anticipated in the GPU EIR and GPU EIR mitigation measures Lan-1.1 through Lan-1.3 requiring coordination efforts to ensure that development of the site would not divide an established community.

10(b) The project would subdivide a 5.2-acre property into 47 residential lots, which is consistent with the Village Core, Village Residential and Rural Land development densities established by the General Plan. Existing zoning for the site is Holding Zone (S90). The proposed REZ would alter the S90 zone to Variable Residential (RV). Therefore, the project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including policies of the General Plan and Community Plan.

CEQA Guidelines Section 15183 allows for any rezoning action that is consistent with the GPU EIR. The project REZ would change the S90 zone to RV, which is consistent with the underlying land use designation of Village Core.

Conclusion

The GPU EIR concluded less than significant impacts associated with consistency of land use plans, policies, regulations, and habitat conservation plans. With implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with the physical division of established communities. As discussed above, the project would result in less than

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

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

Discussion

- 11(a) The project site has been classified by the California Department of Conservation – Division of Mines and Geology as inconclusive (MRZ-4). However, the project site is surrounded by existing and entitled residential development which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, the project will not result in the loss of a known mineral resource because the resource has already been lost due to incompatible land uses.
- 11(b) The project site is not located in an Extractive Use Zone (S-82), nor does it have an Impact Sensitive Land Use Designation (24) with an Extractive Land Use Overlay (25).

Conclusion

The GPU EIR concluded significant and unavoidable impacts to mineral resources. As discussed above, the project would result in less than significant impacts to mineral resources; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
12. Noise – Would the Project:			
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?



e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?



f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?



Discussion

- 12(a) An Acoustical Analysis Report was prepared by Eliar Associates, Inc. on January 2017 (Appendix J). The project is a subdivision of a 5-acre lot consisting of 47 single-family, two-story, detached residences area. Noise mitigation in the form of sound walls and a Noise Restriction Easement would be required to ensure the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive receptors at single-family residences to noise in excess of 60 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL) for exterior areas or 45 dBA CNEL for interior habitable rooms. Moreover, if the project is in excess of 60 dBA CNEL, modifications must be made to project to reduce noise levels.

The 60 dBA CNEL noise contour would extend into approximately the first two rows of homes from Mirar de Valle Road. Exterior noise levels would exceed thresholds for the first row of homes (Lots 7, 13, 19, 25, 31, 37, 42, and 48). To ensure any exterior areas of these homes are in conformance of the Noise Element, noise mitigation would be required that would require a six-foot sound wall spanning the north edges of Lots 7, 13, 19, 25, 31, 37, 42, and 48, with a return along the west sides of Lots 6 and 7 and along the east sides of Lots 46 through 48 (please see Figure 8 of the Acoustical Analysis Report for conceptual sound wall layout). Incorporation of the sound walls would reduce traffic noise to 60 dBA CNEL and below at the exterior areas. After implementation of the sound wall, second story habitable rooms at Lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 47, and 48 may still exceed the 45 dBA CNEL interior noise threshold. The project would be required to dedicate a Noise Restriction Easement to ensure the project will demonstrate interior noise levels of 45 dBA CNEL and exterior noise levels of 60 dBA CNEL are demonstrated prior to building permit approval. Additionally, the project related traffic contributions to nearby roadways would not create any off-site noise impacts. Therefore, with incorporation of mitigation and a Noise Restriction Easement, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

The project is subject to County Noise Ordinance limits for stationary sources, listed in Section 36.404. Based upon the Acoustical Analysis Report prepared by Eilar Associates, Inc., dated January 16, 2017, the project's heating, ventilation, and air conditioning (HVAC) units would not exceed the most restrictive nighttime noise limit of 45 dBA at the project property lines, and the project would be in compliance with Section 36.404. Impacts from project stationary sources would be less than significant.

Noise Ordinance – Section 36.409

The project is also subject to temporary construction noise requirements. The County Noise Ordinance, Section 36.409, allows an eight-hour average 75 dBA sound level limit at the boundary of an occupied structure for the operations of construction equipment. Grading is expected to take place over three to four weeks. No materials processing and no blasting would occur. The construction equipment hours would be limited pursuant to Section 36.408. Construction equipment operations would be conditioned to comply with the County Noise Ordinance not to exceed the 75 dBA eight-hour average sound level requirement. Based on the aforementioned reasons, staff does not anticipate noise levels to exceed the 75 dBA eight-hour average construction noise limit and impacts from construction noise would be less than significant. 12(b) The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, consistent with GPU EIR mitigation measure Noi-3.2, facilities are typically setback more than 50 feet from any County Mobility Element roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 vibration decibels (VdB) or less; any property line for parcels zoned industrial or extractive use; and/or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would ensure that these proposed uses or operations would not be impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995, Rudy Hendriks, Transportation Related Earthborne Vibrations 2002). This setback ensures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

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

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

- 12(c) The project proposes residences where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Mobility Element (ME) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller Miller and Hanson Inc., Transit Noise and Vibration Impact Assessment 1995,

Rudy Hendriks, Transportation Related Earthborne Vibrations 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways.

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

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

- 12(d) The project involves the following permanent noise sources that may increase the ambient noise level: Vehicular traffic on nearby roadways and heating, ventilation and air conditioning (HVAC) equipment. The project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Impacts would be less than significant.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Also, consistent with GPU EIR mitigation measure Noi-4.1, the project must comply with the Noise Ordinance; general construction noise is not expected to exceed the construction noise limits of the Noise Ordinance. Construction operations will occur only during permitted hours of operation. Also, the project will not operate construction equipment in excess of 75 dB for more than eight hours during a 24 hour period.
- 12(e) The project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within two miles of a public airport or public use airport.
- 12(f) The project is not located within a one-mile vicinity of a private airstrip.

Conclusion

The GPU EIR concluded significant and unavoidable impacts associated with the permanent increase in ambient noise levels. With implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with all other resource topics for noise. The project could result in potentially significant impacts related to noise; however, impacts would be reduced to a less than significant level. Further environmental analysis is not required because:

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

4. Feasible mitigation measures contained within the GPU EIR as Noi-1.2, 3.2 and 4.1 will be applied to the project.

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

Discussion

13(a) The project proposes 47 residential units. Based on SANDAG population data for North County East, there would be 3.04 residents per household for a total population of 1,012 residents. However, the project will not induce substantial population growth in an area, because the extension of infrastructure and public facilities such as water, sewer or roadways into previously unserved areas is consistent with the County General Plan and the project will be consistent County planning goals. Furthermore, the project is consistent with the development density analyzed in the GPU EIR for this site.

13(b) The vacant site would be replaced by 47 residential units. Therefore, the project will not displace a significant amount existing housing.

13(c) The proposed project will not displace a substantial number of people because the site does not contain residences.

Conclusion

The GPU EIR concluded less than significant impacts associated with population and housing. As discussed above, the project would result in less than significant impacts to populations/housing; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

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

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

**Discussion**

14(a) The project does not include construction of new or altered governmental facilities. The proposed residential units are consistent with the General Plan projections, therefore, service ratios for public services associated with the project were analyzed within the GPU EIR and the project is generally not anticipated to require additional services.

The project's Service Availability Form from the Valley Center Fire Protection District (Appendix K) identifies that the department does not have adequate resources to accommodate for an increase in wildfire risks. The project is required to pay development fees for fire services to ensure adequate service ratios, consistent with GPU EIR mitigation measure 1.9.

Although, the project's residents were assumed in the GPU EIR, if required, the project would be subject to payment of public facilities development impact fees at the rate in effect at the time building permits are issued to ensure adequate police protection services are available.

The Service Availability Forms from Valley Center Elementary, Middle, and High Schools (Appendix K) identify that the project would result in overcrowding of the elementary school. However, consistent with GPU EIR mitigation measure 3.1, the project will pay development fees to the school.

Consistent with GPU EIR mitigation measure 1.5, to avoid substantial physical deterioration of local recreation facilities the project will be required to pay in-lieu fees pursuant to the Park Land Dedication Ordinance (PLDO).

Based on the aforementioned, the project will not result in substantial adverse physical impacts associated with fire and police protection, schools, parks or other public facilities.

Conclusion

The GPU EIR concluded significant and unavoidable impacts associated with school services. With implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with all other resource topics for public services. The project could result in potentially significant impacts related to public services; however, impacts would be reduced to a less than significant level. Further environmental analysis is not required because:

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR as Pub-1.5, 1.9 and 3.1 will be applied to the project.

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
15. Recreation – Would the Project:			
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 15(a) The project involves a 47-unit residential development that may increase the use of existing neighborhood and regional parks or other recreational facilities. Consistent with GPU EIR mitigation measure Rec-1.5, to avoid substantial physical deterioration of local recreation facilities the project will be required to pay in-lieu fees pursuant to the Park Land Dedication Ordinance (PLDO). The Park Land Dedication Ordinance (PLDO) is the mechanism that enables the funding or dedication of local parkland in the County.
- 15(b) As described above in 15(a), the project will pay in-lieu fees pursuant to the PLDO, therefore, the project will not have an adverse physical effect on the environmental through the construction of recreational facilities.

Conclusion

With implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with recreation. The project could result in potentially significant impacts related to recreation; however, impacts would be reduced to a less than significant level. Further environmental analysis is not required because:

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

4. Feasible mitigation measures contained within the GPU EIR as Rec- 1.5 will be applied to the project.

	Significant Project Impact	Impact not Identified by GPU EIR	Substantial New Information
6. Transportation and Traffic – Would the Project:			
a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

16(a) A Traffic Impact Study, dated April 2017 prepared by Darnell & Associates was completed for the proposed project (Appendix L). As discussed in the study, new project trips would be distributed onto County roads. The project will result in an additional 6,188 average daily trips (ADT) to roadways in the project area.

Level of Service (LOS) is a professional industry standard by which the operating conditions of a given roadway segment or intersection is measured. Level of Service is defined on a scale of A to F; where LOS A represents the best operating conditions and LOS F represents the worst operating conditions. LOS A facilities are characterized as having free flowing traffic conditions with no restrictions on maneuvering or operating speeds; traffic volumes are low and travel speeds are high. LOS F facilities are

characterized as having forced flow with many stoppages and low operating speeds. The LOS ranges are defined below:

Level of Service Ranges			
Level of Service	Roadway Segments – Average Daily Traffic (ADT) Volume ¹	Signalized Intersections – Delay (Seconds/Vehicle) ²	Unsignalized Intersections – Delay (Seconds/Vehicle) ²
A	Less Than 1,900	Less Than or Equal to 10.0	Less Than or Equal to
B	1,901 to 4,100	10.1 to 20.0	10.1 to 15.0
C	4,101 to 7,100	20.1 to 35.0	15.1 to 25.0
D	7,101 to 10,900	35.1 to 55.0	25.1 to 35.0
E	10,901 to 16,200	55.1 to 80.0	35.1 to 50.0
F	Greater Than 16,200	Greater than 80.0	Greater than 50.0

¹ The volume ranges are based on the County of San Diego Circulation Element of a Light Collector, the average d
vided in Appendix A.
² Highway Capacity Manual (HCM).

As described in the Traffic Impact Study, build out of the proposed project is estimated to generate a total of 376 average daily trips. The project does not have any direct impacts to roadway segments or intersections.

The project is considered to be part of cumulative impacts. To mitigate projects cumulative impacts the project will be required to participate in the County of San Diego Traffic Impact Fees (TIF) Program and will pay the current County TIF Fees at the time building permits are issued.

In March 15 of 2017, the Agricultural Promotion Program and associated Environmental Impact Report (EIR) were approved by the County Board of Supervisors. The program is anticipated to add 26,157 daily trips to roadways within the unincorporated County and the EIR identified new roadway segments with deficient LOS. Although the Agricultural Promotion Program is anticipated to introduce 280 trips to Lilac Road, 310 trips to Mirar De Valle, and 364 trips to Valley Center Road, these roads were previously accepted at LOS E/F. Therefore there are not any new cumulative impacts associated with the Agricultural Promotion Program when considered with the proposed project. Like the proposed project, all cumulative projects developed as part of the Agricultural Promotion Program will be required to pay TIF to reduce cumulative impacts. Furthermore, the TIF program is expected to be updated in September 2017 to account for increased traffic from GPAs including the Agricultural Promotion Ordinance. Therefore, the proposed project, in combination with other cumulative projects would not conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system.

- 16(b) The designated congestion management agency for the County is the San Diego Association of governments (SANDAG). SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of

2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation.

The project would not conflict with the SANDAG Congestion Management Process because it is consistent with the General Plan which is part of the Regional Plan. The Regional Plan meets the requirements of congestion management by incorporating the following process: (1) performance monitoring and measurement of the regional transportation system; (2) multimodal alternatives and non-single occupancy vehicles (SOV) analysis; (3) land use impact analysis; (4) the provision of congestion management tool; and (5) integration with the Regional Transportation Improvement Program (RTIP) process. Cumulative impacts will also be mitigated by payment of the County TIF.

- 16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport.
- 16(d) The proposed project will not substantially alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The Valley Center Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access. In addition, consistent with GPU EIR mitigation measure Tra-4.2, the project will implement the Building and Fire codes to ensure emergency access accessibility.
- 16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

The GPU EIR concluded significant and unavoidable impacts associated with local and adjacent jurisdiction LOS standards, and rural road safety. With implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with emergency access, parking and alternative transportation. The project could result in potentially significant cumulative impacts to traffic; however, all impacts would be reduced to a less than significant level. Further environmental analysis is not required because:

- 1. No peculiar impacts to the project or its site have been identified.
- 2. Although cumulative impacts associated with the Agricultural Promotion Program were not analyzed in the GPU EIR, impacts would be less than significant as described above in 16(a).
- 3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.

4. Feasible mitigation measures contained within the GPU EIR under Tra-1.7 will be applied to the project.

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

Discussion

- 17(a) The project would discharge domestic waste to a community sewer system that is permitted to operate by the Regional Water Quality Control Board (RWQCB). A project Service Availability Form has been received from the Valley Center Municipal Water District that indicates that there is adequate capacity to serve the project (Appendix K).
- 17(b) The project involves new water and wastewater pipeline extensions. A Service Availability Form from the Valley Center Municipal Water District has been provided, which indicates that there is adequate wastewater capacity to serve the project (Appendix K). In addition, the applicant is required to participate in, and contribute funding for, a future Valley Center Municipal Water District Phase 3 Sewer Expansion, which has already undergone environmental review by the Valley Center Municipal Water District.

- 17(c) The project involves new stormwater drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.
- 17(d) A Service Availability Form from the Valley Center Municipal Water District has been provided which indicates that there is adequate water to serve the project.
- 17(e) A Service Availability Form from the Valley Center Municipal Water District has been provided, which indicates that there is adequate wastewater capacity to serve the project.
- 17(f) Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.
- 17(g) The project will deposit all solid waste at a permitted solid waste facility.

Conclusion

The GPU EIR concluded significant and unavoidable impacts associated with providing adequate water services and landfill capacity. With implementation of mitigation measures, the GPU EIR concluded less than significant impacts associated with wastewater requirements, providing adequate new water or wastewater facilities, stormwater drainage facilities, wastewater facilities and energy utilities. Impacts associated with solid waste regulations were identified as less than significant. As discussed above, the project would result in less than significant impacts to utilities and service systems; therefore, the project would not result in an impact which was not adequately evaluated by the GPU EIR.

Attachments:

Attachment 1 – Summary of Determinations and Mitigation within the Final Environmental Impact Report, County of San Diego General Plan Update, SCH # 2002111067

Appendices:

- A- Agricultural Report
- B- Air Quality Report
- C- Biological Resources Report
- D- Cultural Resources Inventory
- E- Geotechnical Site Assessment
- F- Global Climate Change Evaluation
- G- Phase I Site Assessment
- H- Drainage Study
- I- Priority Development Project Storm Water Quality Management Plan
- J- Acoustical Analysis
- K- Service Availability Forms
- L- Traffic Impact Study
- M- Fire Protection Plan

Attachment 1

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

[http://www.sdcounty.ca.gov/pds/gpupdate/GPU FEIR Summary 15183 Reference.pdf](http://www.sdcounty.ca.gov/pds/gpupdate/GPU_FEIR_Summary_15183_Reference.pdf)

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
SHADY OAK; PDS2016-REZ-16-005; PDS2016-TM-5614; PDS2016-STP-16-019;
PDS2016-ER-16-08-008

August 30, 2017

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

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

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

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

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

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The project will obtain potable water from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported sources.

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

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

Discussion:

Wetland and Wetland Buffers:

The project has been found to be consistent with Article IV of the Resource Protection Ordinance (RPO), due to the following reasons: a) the project would not result in the placement of any non-permitted uses within wetlands; b) the project would not result in grading, filling, construction, or placement of structures within identified wetlands; and c) the project would not result in any non-permitted uses within wetland buffer areas. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the RPO.

Floodways and Floodplain Fringe:

Federal Emergency Management Agency (FEMA) and County mapped floodplains are not identified on the project site.

Steep Slopes:

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

Sensitive Habitats:

Biological resources on the project site were evaluated in a Biological Resources Report prepared by REC Consultants. No state- or federal-listed endangered or threatened species have been found on-site. In addition, no County Group A, B, C or D plant species, County Group 1 or 2 animal species, or state Species of Special Concern have been found on-site.

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Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist and historian and it has been determined there is one (or more) archaeological/historical site(s). The cultural sites have been analyzed and determined not to be RPO significant. Therefore, the project complies with the RPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

The project Storm Water Quality Management Plan and Hydromodification Management Study has/have been reviewed and is/are found to be complete and in compliance with the WPO.

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

YES

☒

NO

☐

NOT APPLICABLE

☐

Discussion:

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

The project is subject to the County Noise Element exterior noise threshold of 60 dBA CNEL for proposed exterior sensitive outdoor areas. Some proposed outdoor useable areas would be exposed to future traffic noise exceeding the 60 dBA CNEL sound level requirements. Noise mitigation in the form of sound barriers along Mirar De Valle Road and the proposed private road would be required to ensure outdoor areas in proximity to this roadway would be exposed to traffic noise levels of 60 dBA CNEL or less. Additionally, the combination of the required noise barriers and the intervening proposed future residential homes are adequate to reduce noise levels at these outdoor sensitive areas. Exposure to 60 dBA CNEL at habitable structures would also require an interior noise study to ensure interior Noise Element requirement of 45 dBA is met. A Noise Restriction Easement will be dedicated to the Tentative Map to ensure interior (and exterior) sound levels are met requiring an interior noise assessment prior to issuance of building permits for selective units. Project traffic contributions on nearby roadways were determined to result in less than significant off-site direct and cumulative

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impacts. Traffic would not result in a substantial contribution to the existing noise levels along these nearby roadways.

The project is also subject to the County Noise Ordinance which regulates both permanent and temporary project related noise sources. Primary permanent sources include mechanical units such as air conditioning units at the residential, rental and amenity spaces. Noise measures in the form of a perimeter barrier or noise screen barriers would be needed to demonstrate Noise Ordinance compliance with the most restrictive nighttime one-hour average sound level limit at the project property lines

Temporary construction noise was assessed and would be subject to the County 75 dBA eight hour average requirement at the boundary of any occupied property, specifically an existing residence. Earth movement proposed would be a balance cut and fill with no import or export. Impulsive construction activities are not anticipated. Incorporation of construction equipment measures would help reduce the overall construction equipment noise as temporary construction operations are not anticipated to exceed county noise standards. As part of the grading plan approval associated with the Tentative Map, grading plan notes requiring noise reducing measures will be required. Therefore, incorporation of noise measures would ensure the project is in conformance with the County Noise Element and is in compliance with the County Noise Ordinance.

Attachment F – Environmental Findings

SHADY OAK

**PDS2016-REZ-16-005; PDS2016-TM-5614; PDS2016-STP-16-019;
PDS2016-ER-16-08-008**

ENVIRONMENTAL FINDINGS

DECEMBER 15, 2017

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

- 1) In accordance with State CEQA Guidelines section 15183, find the project is exempt from further environmental review as explained in the 15183 Statement of Reasons dated August 31, 2017, because the project is consistent with the General Plan Update (GPU) for which an environmental impact report (EIR) dated August 2011 on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001 was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated August 31, 2017.
- 2) Find that the proposed project is consistent with the Resource Protection Ordinance (RPO) (County Code, section 86.601 et seq.).
- 3) Find that plans and documentation have been prepared for the proposed project that demonstrate that the project complies with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance (County Code, section 67.801 et seq.).
- 4) Adopt the Mitigation and Monitoring Program as incorporated into the project conditions of approval pursuant to CEQA Guidelines Section 15091(d).

Attachment G – Public Documentation

Valley Center Design Review Board

Approved Minutes: March 6, 2017

DRB Members Present: Robertson, Moore, Mellor, Mahan, Herr

DRB Member Absent: none

Visitors: Eric Jockinson, Sue Janisich, Orrin Miller, Jon Vick, Kerry Watts, Sarah Smith, Kevin Smith, John OMalley, Steve Huthchinson, LaVonne Norwood, Dave B, Brian Nestoroff

Meeting Begin: Keith Robertson began Meeting at 5:00pm

Minutes Approval Motion

Moore motioned to approve with changes, Herr Second, All Approve

Open Forum

John Vick

South Village Bill Lewis Plan Round-About Plan. Article came out in regards to Bird Rock in La Jolla. They took a 5 lane road in similar to what we have in South Village and they reduced speed by 19 miles per hour, road noise, accidents, etc. Handout that Jon pass around lists the potential issues, which all projects have.

Keith spoke on living in Bird Rock for many years and how it was a business "death place" but this area was just a highway to get from one place to another. With the changes that were made, due to roundabout, this is a very bustling area for business.

Agenda

Touchstone Communities, Shady Oak

Tentative Map 5603

Location: 27634 Valley Center Rd.

Brian/Kerry on behalf of Touchstone explained on the secondary smaller windows the shutters were removed, the larger windows the shutters will remain to keep the theme of the design. Where such shutter are remaining the windows are set out from the rest of the house, in a "pop-out" type effect which flows well with the design.

Plans for Shady Oak were stamped and approved by the DRB.

Rite Aide

Rite Aid was removed from the agenda due to a sick family member.

Tractor Supply

PDS2015-STP-15-005 Location: 27444 Valley Center Road Property Owners: Bell Holdings, Steve Flynn

Ross began by explaining the extensive work they have been doing with the county and that the 62 page mitigated report is available online with County documentation. Ross stated the County required them to do the process with the County prior to continuing with the DRB and why they had not been back to see the DRB.

Bill Lewis started by presenting his interpretation of the Design changes that were requested from the DRB the last time we all met in March of 2016. The store footprint remains the same at 19,000sqft store with a display court to the right hand side. The DRB had requested a more Farm Style/Barn Style entrance to the building to fit the surrounding developments that have already received approval from the DRB. Last year examples were provided to Bill Lewis and team of other Tractor Supplies that meet the design aspects of what the DRB was looking for, specifically the Tractor Supply in Ripcon, CA.

Bill continues to explain aspects all of which the DRB has all agreed were wonderful and didn't have issues with, the fences, the landscaping coverage possibly looking at adding in a hitching post for horses and possibly putting out feed for horses.

Signage was explained as vinyl signage and down lite. Jeff asked about doing a wood grain vinyl as so it is not a smooth vinyl on the smooth white background as this does not meet with our guidelines. Keith explains that we need texture to the sign and not smooth on smooth which makes it a richer nicer looking sign. Bill stated that Tractor Supply will not do that as that is their logo and they will not change that. Keith explained we are not asking for them to change their logo we are asking for a change in materials used and this is our community character. Ashly pulled up examples and showed the team that they do it differently in other towns and they can fulfill our request. Bill stated that he will follow up with Tractor Supply and ask them about the changes the DRB is requesting on signage.

Bill continued to explain the newly design entry way of the building as a Spanish Romanesque shadow lines with elegance around the entryway. 15ft setback from start of doorway to actual wall to glass doors. With brass doorways and rough tile. 180ft long entryway from end to end with the segmented archways and red roof.

Keith asked Bill if there was the opportunity to do more of a traditional arch versus the segmented archway that is being shown similar to Mission San Luis Rey. Bill

stated that they rather do it the way that they are showing as if they were to do a traditional arch they would have to raise the roof 5 ft. Bill stated that they feel this look is good.

Keith asked to see the rendering from a year ago next to the rendering of changes, they were unable to find the previous rendering.

Susan stated that landscaping was all approved through her and changes that were requested a year ago were made to her satisfaction.

The building will be completely screened by tree coverage from the road.

Keith Robertson opened up to the public for questions:

Kevin Smith asked if any of the parking spots are pull through for farmers to pull through with trailers. The answer was yes there are 40ft long pull through area.

LaVonne asked if the front of the building going to be "red" like the accent color, bright red. The answer was yes it will be Ferrari red.

Unknown, what is the service court for? It is for a display area that for a sales area for merchandise area that they do not want to have in the interior of the store.

Steve Hutchinson -What is the status of the right away for road 19. Answer 41' ft wide strip left blank for the road left alone for road 19 easement. Jon states the subcommittee meets tomorrow.

The South Village did approve this project 2 years ago based on the aspects of what it was then, but they were going to as to resend it and vote again based on what it is now.

Keith calls for vote with a condition with the front to be redesigned for a farm style, Michael 2nd the motion. Discussion takes place. Ashly reads from the guidelines; Jeff reads from guidelines. Motion was pulled from the table.

Keith makes a new motion to deny project as the building does not meet community character Susan 2nds All approve 5-0-0

Meeting End: 6:36 pm



County of San Diego, Planning & Development Services
**COMMUNITY PLANNING OR SPONSOR
 GROUP PROJECT RECOMMENDATION**
 ZONING DIVISION

Record ID(s): PDS2016-TM-5614, PDS2016-REZ-16-005, PDS2016-STP-16-019

Project Name: Mirar De Valle *SHADY OAK*

Planning/Sponsor Group: Valley Center

Results of Planning/Sponsor Group Review

Meeting Date: SEP 11, 2017

A. Comments made by the group on the proposed project.

Shady Oak: Motion: Approve the project as presented, including architecture and site plan, subject to CEQA approval, with the recommendation that a lodge pole and rope fence be installed along the Mirar de Valle frontage to match the Heritage trail, and that vines be planted on the cable safety fencing along Mirar de Valle. Maker Vick, seconded by Garrison, approved 13/0/0.

B. Advisory Vote: The Group ☒ **Did** ☐ **Did Not** make a formal recommendation, approval or denial on the project at this time.

If a formal recommendation was made, please check the appropriate box below:

MOTION:

- ☐ Approve without conditions
- ☒ Approve with recommended conditions
- ☐ Deny
- ☐ Continue

VOTE: 13 Yes 0 No 0 Abstain 2 Vacant/Absent

C. Recommended conditions of approval:

- SUBJECT TO CEQA APPROVAL.
- ARCHITECTURE + SITE PLAN NOT TO CHANGE
- LODGE POLE + ROPE FENCING ALONG MIRAR DE VALLE
- VINES TO BE PLANTED ON CABLE SAFETY FENCING

Reported by: Jon Vick Position: MEMBER Date: 9/13/17

Please email recommendations to **BOTH EMAILS**;
 Project Manager listed in email (in this format): Firstname.Lastname@sdcounty.ca.gov and to
 CommunityGroups.LUEG@sdcounty.ca.gov

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<http://www.sdcounty.ca.gov/pds>

Attachment H – Ownership Disclosure



County of San Diego, Planning & Development Services

**APPLICANT'S DISCLOSURE OF
OWNERSHIP INTERESTS ON
APPLICATION FOR ZONING PERMITS/
APPROVALS**
ZONING DIVISION

Record ID(s) PDS2016-MPA16-001Assessor's Parcel Number(s) 186-270-01

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


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

Touchstone MDV, LLC.

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

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

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


Signature of Applicant

Addison Garza
Print Name

Date

8/26/16

SDC PDS RCVD 09-06-16

TM5614

REZ16-005

STP16-019

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