



The County of San Diego

Planning Commission Hearing Report

Date:	July 20, 2018	Case/File No.:	Rancho Sierra Tentative Map; PDS2015-TM-5601; PDS2015-ER-15-14-004
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Residential Subdivision; Tentative Map
Time:	9:00 a.m.	Location:	South of Alpine Boulevard along South Grade Road
Agenda Item:	#3	General Plan:	Village Residential (VR-2.9)
Appeal Status:	Appealable to the Board of Supervisors	Zoning:	Limited Agricultural (A70)
Applicant/Owner:	Brad Bailey	Community:	Alpine Community Plan Area
Environmental:	CEQA §15183 Exemption	APN:	404-430-45

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate the proposed project, which is a Tentative Map (TM) for a ten lot single-family residential development, determine if the required findings can be made and, if so, take the following actions:

- a. Adopt the Environmental Findings, which include a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment D).
- b. Adopt the TM Resolution PDS2015-TM-5601, 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 B).

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 Alpine Community Plan?
- c. Is the proposed project consistent with the County's Zoning Ordinance?
- d. Is the project consistent with the County's Subdivision Ordinance?
- e. Does the project comply with the CEQA?

B. REPORT SUMMARY

The purpose of this staff report is to provide the Planning Commission with the information necessary to consider the proposed TM Resolution of Approval 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 TM with the conditions noted in the attached Resolution of Approval (Attachment B).

C. BACKGROUND

The applicant proposes a TM for a residential development. The development consists of ten lots on an 11.52-acre site, which would range from 1.02 to 1.50 acres. The project site is currently undeveloped.

D. DEVELOPMENT PROPOSAL

1. Project Description

The applicant requests a TM to subdivide an 11.52-acre site into ten residential lots in the Alpine Community Plan area (see Figure 1). The proposed lots range in size from 1.02 acres to 1.50 acres (see Figure 2). Individual septic systems are proposed and water service is to be provided by the Padre Dam Municipal Water District. Earthwork will consist of 7,500 cubic yards of balanced cut and fill. Access to the site will be provided by a new private road (Rancho Sierra) connecting to South Grade Road.

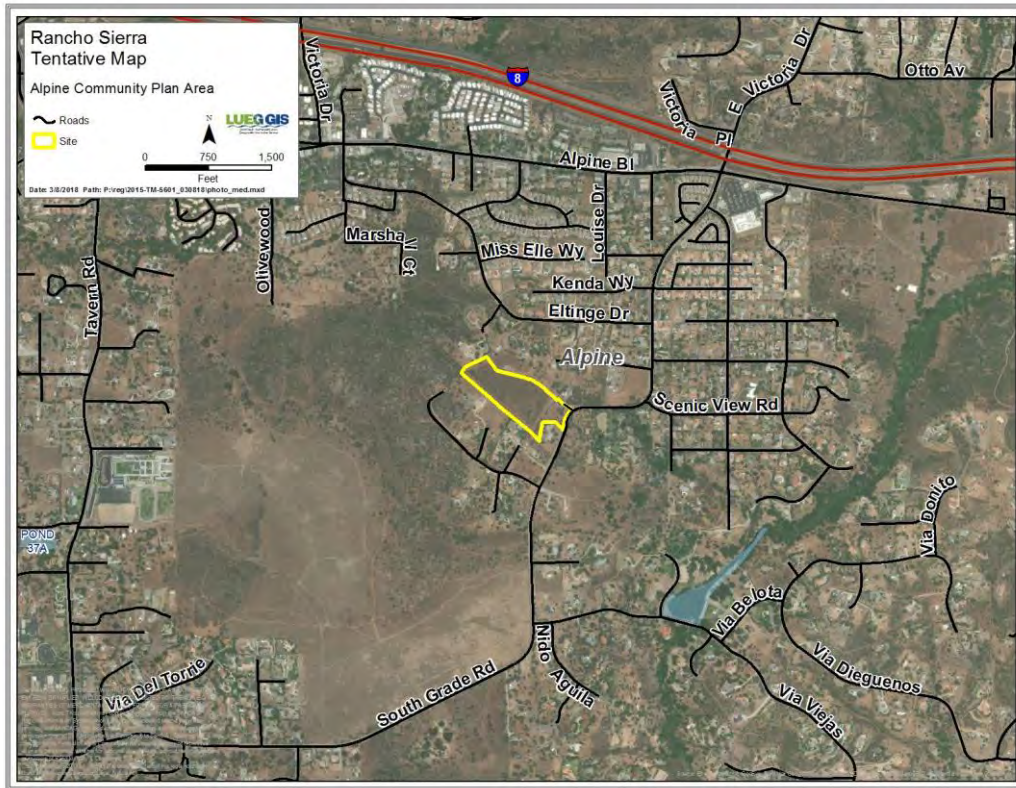


Figure 1: Vicinity Map

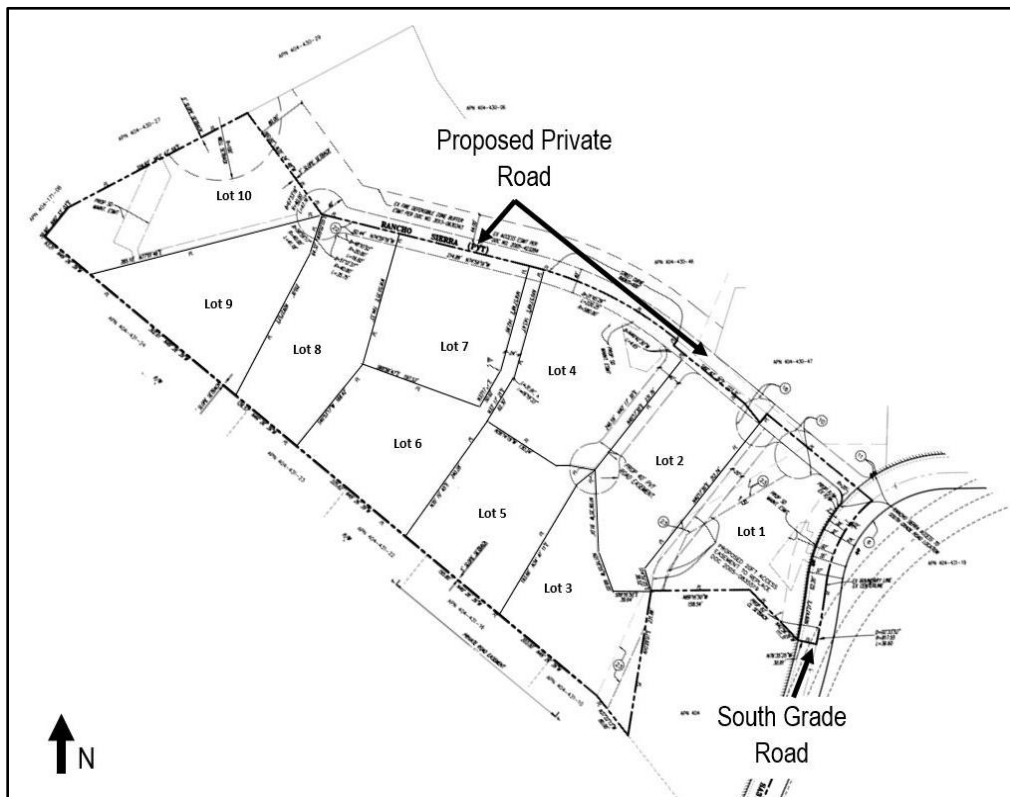


Figure 2: Tentative Map

2. Subject Property and Surrounding Land Uses

The project site is located along South Grade Road in the Alpine Community Plan Area. The site is relatively flat and is currently vacant (see Figure 3). The site is located south of Interstate 8 and Alpine Boulevard (see Figure 1).

Surrounding land uses consist primarily of single-family residential uses. To the north, east, and south are single-family residential uses. To the west of the site is the approximately 230-acre Wrights Field Preserve. Table C-1 provides a summary of the surrounding land uses. The surrounding residential development is similar in density and lot sizes to the proposed project.



Figure 3: Project Site

Table C-1: Surrounding Zoning and Land Uses

Location	General Plan	Zoning	Adjacent Streets	Description
North	Village Residential 2.9	A70	Eltinge Drive	Residential
East	Village Residential 2, Village Residential 2.9	A70, RR	South Grade Road	Residential
South	Village Residential 2.9	A70	South Grade Road, Boulder Oaks Lane	Residential
West	Semi-Rural Residential 1	A70, S80	N/A	Residential, Preserve Lands

E. 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 Alpine Community Plan, 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 on the following pages.

1. **Project Analysis**

Project Density

The site is subject to the Village Residential (VR-2.9) General Plan Land Use Designation which authorizes a maximum density of 2.9 dwelling units per acre (du/ac), and the Zoning Ordinance Use Regulation of Limited Agricultural (A70), with a building type development regulation that authorizes single-family detached residential structures. The project will develop residential units at an overall density of 0.87 du/ac or 1 dwelling unit per 1.15 acres. Therefore, the proposed project complies with the density requirements of the General Plan and the Use Regulations of the Zoning Ordinance.

Cultural and Archaeological Resources

The project site was surveyed by a County approved archeologist. No paleontological or historic resources were identified on site. One archaeological resource was identified within the project area. A testing program was conducted on the resource to evaluate the resource for significance. It was determined that the resource is not significant under CEQA nor the Resource Protection Ordinance (RPO). Because the resource was determined to be not significant, impacts to the resource are less than significant. Potential impacts to buried, undiscovered archeological resources will be mitigated through compliance with the County's Grading Ordinance which includes grading monitoring under the supervision of a County-approved archaeologist and a Native American monitor.

Biological Resources

The project site was surveyed for biological resources and found to contain 0.54 acre of open Engelmann oak woodland, 8.54 acres of coastal sage-chaparral scrub, and 2.62 acres of developed and disturbed lands. The project site is located in a Pre-Approved Mitigation Area (PAMA) of the Multiple Species Conservation Program (MSCP). The project has been found to conform to the MSCP and the Biological Mitigation Ordinance (BMO) as detailed in the prepared MSCP findings for the project (Attachment C). The project is conditioned to preserve in perpetuity 14.2 acres of Tier II habitat, 0.2 acre of Tier II habitat containing potential Hermes Copper habitat, and 0.95 acre of Tier I habitat offsite to mitigate for impacts to the onsite coastal sage-chaparral scrub and open Engelmann oak woodland. With the implementation of the conditions to provide offsite mitigation, the project has been found to result in less than significant impacts to biological resources.

Drainage (Infiltration Basins)

A Storm Water Quality Management Plan (SWQMP) and Preliminary Drainage Study for the project have been prepared and concluded that the project will adequately retain and treat stormwater, and will not alter or increase drainage flows. The increase in storm water runoff caused by the development will be mitigated to pre-project levels by the use of infiltration basins and other stormwater Best Management Practices (BMPs) identified in the SWQMP. It was determined that with the implementation of the detention facilities, the project will not substantially alter the existing drainage pattern of the project site or surrounding area. In addition, the project will not cause flooding or erosion. The project has been found to result in less than significant impacts to hydrology.

Greenhouse Gas (GHG) Emissions

The County of San Diego Board of Supervisors adopted a Climate Action Plan (CAP) on February 14, 2018. A project is considered to have a less than significant cumulatively considerable contribution to climate change impacts if it is found to be consistent with the CAP. The CAP Consistency Review Checklist (Checklist) provides a streamlined CEQA review process for discretionary development projects that are consistent with the General Plan density/intensity to determine consistency with the CAP.

The project is consistent with the existing General Plan regional category, land use designation, and zoning and, therefore, will not result in an increase in density or intensity that would require additional GHG analysis. In addition, the project will be required to comply with the most recent California Building Code regulations at the time of building permits and has demonstrated compliance with the Checklist. Therefore, the project has been found to result in less than significant impacts to GHG emissions.

2. General Plan Consistency

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

Table D-1: General Plan Conformance

General Plan Policy	Explanation of Project Conformance
<p>LU-1.9: Achievement of Planned Densities. Recognizing that the General Plan was created with the concept that subdivisions will be able to achieve densities shown on the Land Use Map, planned densities are intended to be achieved through the subdivision process except in cases where regulations or site specific characteristics render such densities infeasible.</p>	<p>The site is subject to Village Residential (VR-2.9) General Plan Land Use Designation which authorizes a maximum density of 2.9 du/ac. To accommodate individual septic leach fields on each lot as sewer service is unavailable to the site, lot sizes range from 1.02 acres to 1.50 acres, thereby achieving an overall density of 0.87 du/ac or 1 dwelling unit per 1.15 acres. The proposed residential lots conform to the authorized General Plan density for the site.</p>
<p>LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>The project is designed to minimize significant impacts to surrounding areas. The project will not introduce new uses that will create or cause excessive noise or vibrations. The project will not result in odors or ongoing dust impacts.</p>
<p>LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>A SWQMP has been prepared and identifies how stormwater will be adequately captured and treated on-site. The project will utilize storm water detention basins to capture runoff.</p>
<p>LU-6.9: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>The project does not contain steep slopes as defined by the RPO. The applicant has designed the residential pad locations to maintain the natural topography to the extent feasible and to minimize the grading required for the project. The Drainage Study prepared for this project concludes that the natural drainage pattern and conveyance of stormwater will not be substantially altered. The project will construct a storm drain system that will utilize natural drainage patterns.</p>

General Plan Policy	Explanation of Project Conformance
<p>LU-6.10: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.</p>	<p>The project site was analyzed for hazardous conditions by County staff and no environmental concerns were identified on the site. The County Fire Authority and the Alpine Fire Protection District reviewed the project and the associated Fire Protection Plan (FPP) for fire hazards. The subdivision design, proposed access and FPP have been found to be acceptable to the County Fire Authority and Alpine Fire Protection District.</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 Padre Dam Municipal Water District issued a Project Facility Service Availability Form for this development. The project will be required to obtain a commitment letter prior to approval of the Final Map.</p>
<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 expected demands.</p>	<p>The project's wastewater disposal will be handled via individual septic systems. The County Department of Environmental Health (DEH) has reviewed and approved the percolation tests and septic layouts for the project. The project will be required to obtain approval from DEH for the installation of the individual systems.</p>
<p>COS-4.1: Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>The project will be required to comply with the County Water Conservation in Landscaping Ordinance and the County Water Efficient Landscape Design Manual, which includes water conservation requirements and water efficient landscaping. These policies are enforced at building permit.</p>
<p>COS-14.3: Sustainable Development. Require design of residential subdivisions and nonresidential development through "green" and sustainable land development practices to conserve energy, water, open space, and natural resources.</p>	<p>The project has been designed using sustainable land development practices, including the installation of stormwater detention basins to treat stormwater runoff and maintaining the existing natural drainage patterns.</p>
<p>S-3.6: Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	<p>The project has been reviewed and approved by the County Fire Authority and the Alpine Fire Protection District. The project meets the County Consolidated Fire Code by appropriate means of access to the site, compliance with the Exterior Ignition-Resistance Standards of the County Building Code, defensible space and vegetation management, and residential sprinklers pursuant to County Code Requirements.</p>
<p>S-6.4: Fire Protection Services for Development. Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	<p>The maximum travel time based on the Village Residential Regional Category is 5 minutes. The project complies with the travel time requirement.</p>

3. Alpine Community Plan Consistency

The proposed project is consistent with the following relevant Alpine Community Plan goals, policies, and actions as described in Table D-2.

Table D-2: Alpine Community Plan Conformance

Alpine Community Plan Policy	Explanation of Project Conformance
Site designs should: <ul style="list-style-type: none"> a. Be in harmony with existing topography. b. Grading shall not unduly disrupt the natural terrain, or cause problems associated with runoff, drainage, erosion, or siltation. Landscape disturbed by grading shall be revegetated. c. Have grading plans that maximize retention of sensitive native vegetation, existing tree stands, and rock outcroppings, and natural topography. 	The applicant has designed the residential pad locations to maintain the natural topography to the extent feasible and to minimize the grading required for the project. The natural drainage pattern and conveyance of stormwater will not be substantially altered. Sensitive vegetation that will be impacted by grading activities will be mitigated by providing offsite mitigation. Existing topography and vegetation will be maintained between residential pads and graded roadways.
Higher density development in the existing sanitation district area is encouraged over that in areas requiring major extension of sewer lines, with the exception of the Willows Road area east of the Viejas casino where mixed use development is also encouraged.	There are no existing sewer connections to the project site, and major extensions of sewer lines are not proposed. The project will use individual septic systems. DEH has reviewed and approved the use of septic systems for the project.
Road design within the community shall minimize grading and also be compatible with the topography and landscape of the Alpine Area.	The project includes a new private road that will connect to South Grade Road. The project site is relatively flat, and the road is designed to minimize grading by conforming to the existing topography. The road design is consistent with other private roads in the Alpine Area that are compatible with the existing topography and landscape.
Direct the appropriate County agency to require an acceptable level of fire protection for all approved development through appropriate discretionary permit processes.	The County Fire Authority and the Alpine Fire Protection District reviewed the project and the associated FPP. The subdivision design, proposed access and FPP have been found to be acceptable to the County Fire Authority and Alpine Fire Protection District.

4. Zoning Ordinance Consistency

The proposed project complies with all applicable zoning requirements of the A70 Use Regulation with the incorporation of conditions of approval. The Planning Commission should consider whether the included conditions of approval contained in the Resolution of Approval (Attachment B) ensure the project is compatible with the surrounding properties and overall community character.

Table D-3: Zoning Ordinance Development Regulations

CURRENT ZONING REGULATIONS		CONSISTENT?
Use Regulation:	A70	Yes
Animal Regulation:	L	N/A
Density:	-	N/A
Lot Size:	15,000	Yes
Building Type:	C	Yes
Height:	G	Yes
Lot Coverage:	-	N/A
Setback:	C	Yes
Open Space:	--	N/A
Special Area Regulations:	--	N/A

Table D-4: Zoning Ordinance Development Regulations Compliance Analysis

Development Standard	Proposed/Provided	Complies?
Section 2700 of the Zoning Ordinance describes the permitted uses in the A70 Use Regulations.	The project complies with the A70 Use Regulations.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4200 of the Zoning Ordinance describes the required minimum lot size.	The proposed project complies with the minimum lot size.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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.	The project is a residential subdivision. No structures are proposed. All future residential structures are required to comply with the height requirements of the Zoning Ordinance during the Building Permit phase.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Section 4800 of the Zoning Ordinance requires that the project meet the "C" setback requirements of a 60-foot front yard setback, 15-foot side yard setback, and a 25-foot rear yard setback.	The proposed project complies with the setback 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 subdivisions including, dedication and access (Section 81.402). 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. The project site does not contain any wetlands, floodways, steep slopes, sensitive habitats, or significant prehistoric or historic sites.
2. Noise Ordinance	The project will not generate potentially significant noise levels which exceed the allowable limits of the County Noise Element or Noise Ordinance.
3. County Consolidated Fire Code	The project has been reviewed by the County Fire Authority and the Alpine Fire Protection District and has been found to comply with the County Consolidated Fire Code.
4. Watershed Protection Ordinance (WPO)	A SWQMP was prepared for the project in compliance with the WPO.
5. Multiple Species Conservation Program (MSCP) and Biological Mitigation Ordinance (BMO)	The project has been reviewed in accordance with the BMO which implements the MSCP. Findings have been prepared demonstrating conformance with the BMO and are included in Attachment C.

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 related to the project or its site. The project will not cause any significant effects on the environment with mitigation measures identified in the General Plan EIR as applied to this project. Details of these mitigation measures can be found in the Resolution of Approval (Attachment B).

F. COMMUNITY PLANNING GROUP

On April 23, 2015, the Alpine Community Planning Group (CPG) recommended approval of the project by a vote of 12-0-0-3-0 (Ayes – 12; Noes – 0; Abstain – 0; Absent – 3; Vacant – 0). The Alpine CPG meeting minutes are found in Public Documentation (Attachment E).

G. PUBLIC INPUT

During the public disclosure period from March 8, 2018 to April 9, 2018, 35 public comments were received from neighboring property owners, the San Diego Archaeological Society, the Endangered Habitats League, and the Concerned Citizens of Alpine. The San Diego Archaeological Society noted agreement with the grading monitoring conditions, and the Endangered Habitats League noted agreement with the biological mitigation. The Concerned Citizens of Alpine submitted a petition signed by 24 individuals that requested infiltration basins not be used for the following reasons: potential health hazards related to vector borne diseases, stagnant water collection, contamination of well water, and increased erosion.

Comments were received from neighboring property owners that also raised concerns regarding stormwater management, drainage for the project, increased erosion and flooding due to failure of infiltration basins, the effects of using septic versus sewer for wastewater management, and health issues related to stagnant water and vector borne diseases.

A Drainage Study and SWQMP have been prepared for the project in accordance with County standards. The increase in storm water runoff caused by the development will be mitigated to pre-project levels by the proposed storm water hydromodification management and detention basins. It was determined that the proposed detention basins are not at a high risk of becoming saturated during storms, and therefore, there will be no flooding or increased erosion due to the development. Any BMP which is not designed to discharge standing water adequately will be required to develop and implement a VCP in accordance with the County Department of DEH guidance. Therefore, the proposed project will not cause a health risk related to mosquito-borne illness.

There are no existing sewer connections to the project site, and the use of sewer would require major sewer line extensions. Therefore, the project will use individual septic systems. The County DEH has reviewed and approved the use of septic systems for the project. The proposed septic systems will be located in accordance with setback requirements for wells, watercourses and drainage courses and are subject to review and approval by DEH.

With the implementation of project conditions and the identified SWQMP, the project has been found to result in less than significant impacts to hydrology. It has also been determined that the project will not expose people to vectors that are capable of transmitting significant public health diseases or nuisances, and that the use of individual septic systems is appropriate for the project site. Copies of the comments received as well as responses to each comment are included in Attachment E.

H. RECOMMENDATIONS

Staff recommends that the Planning Commission take the following actions:

1. Adopt the Environmental Findings, which include a finding that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines (Attachment D).
2. Adopt the TM Resolution PDS2015-TM-5601, which includes those requirements and conditions necessary to ensure that the project is implemented in a manner consistent with State law and County regulations as set forth in the Resolution of Approval (Attachment B).

Report Prepared By:

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Report Approved By:

Mark Wardlaw, Director

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Mark.Wardlaw@sdcounty.ca.gov

AUTHORIZED REPRESENTATIVE:



MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A – Planning Documentation

Attachment B – Resolution Approving PDS2015-TM-5601

Attachment C – Environmental Documentation

Attachment D – Environmental Findings

Attachment E – Public Documentation

Attachment F – Ownership Disclosure

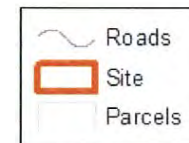
Attachment A – Planning Documentation

Rancho Sierra Tentative Map Vicinity Map

Alpine
Community Plan Area

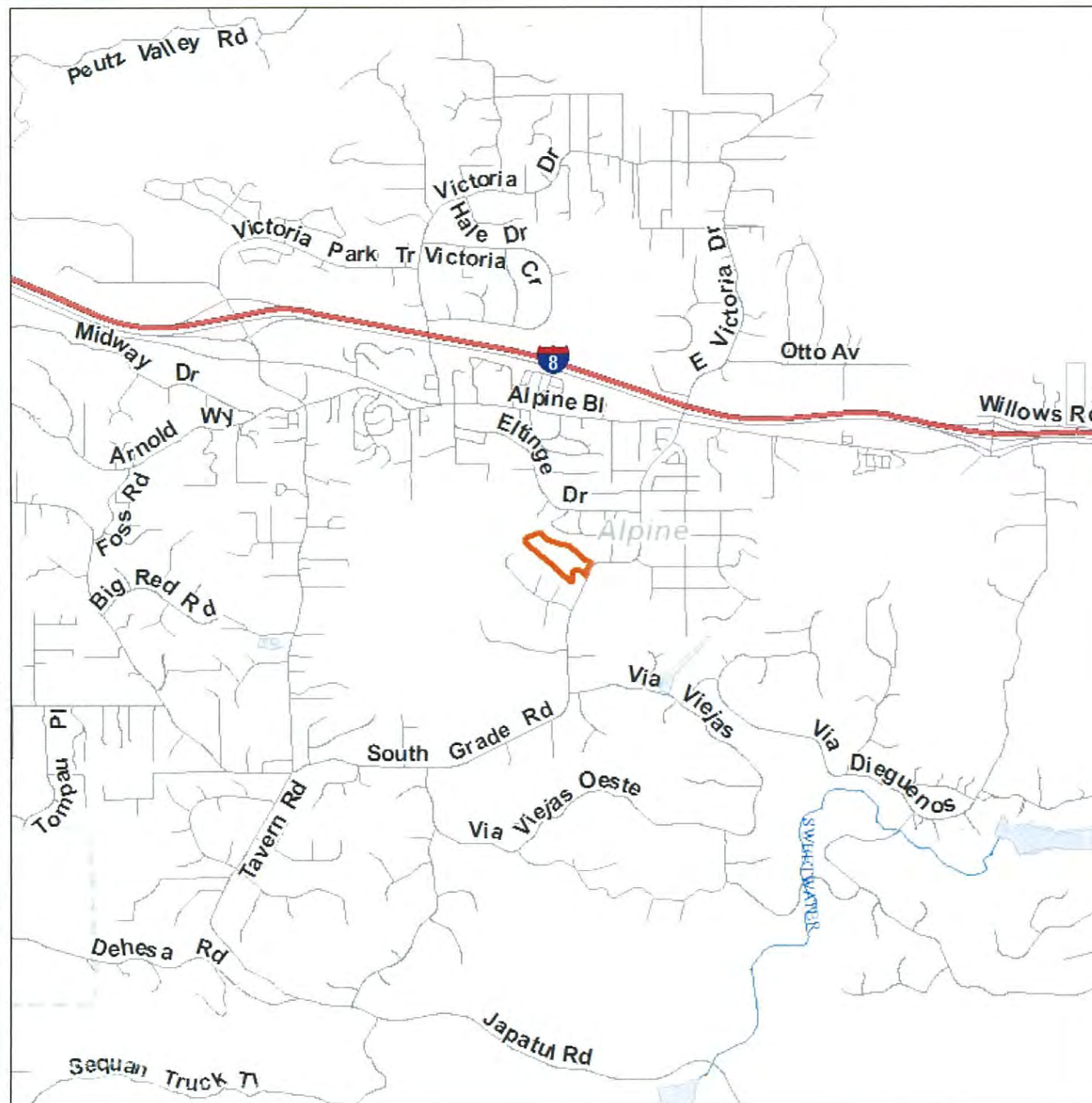


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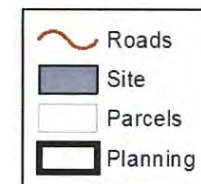
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Rancho Sierra Tentative Map General Plan

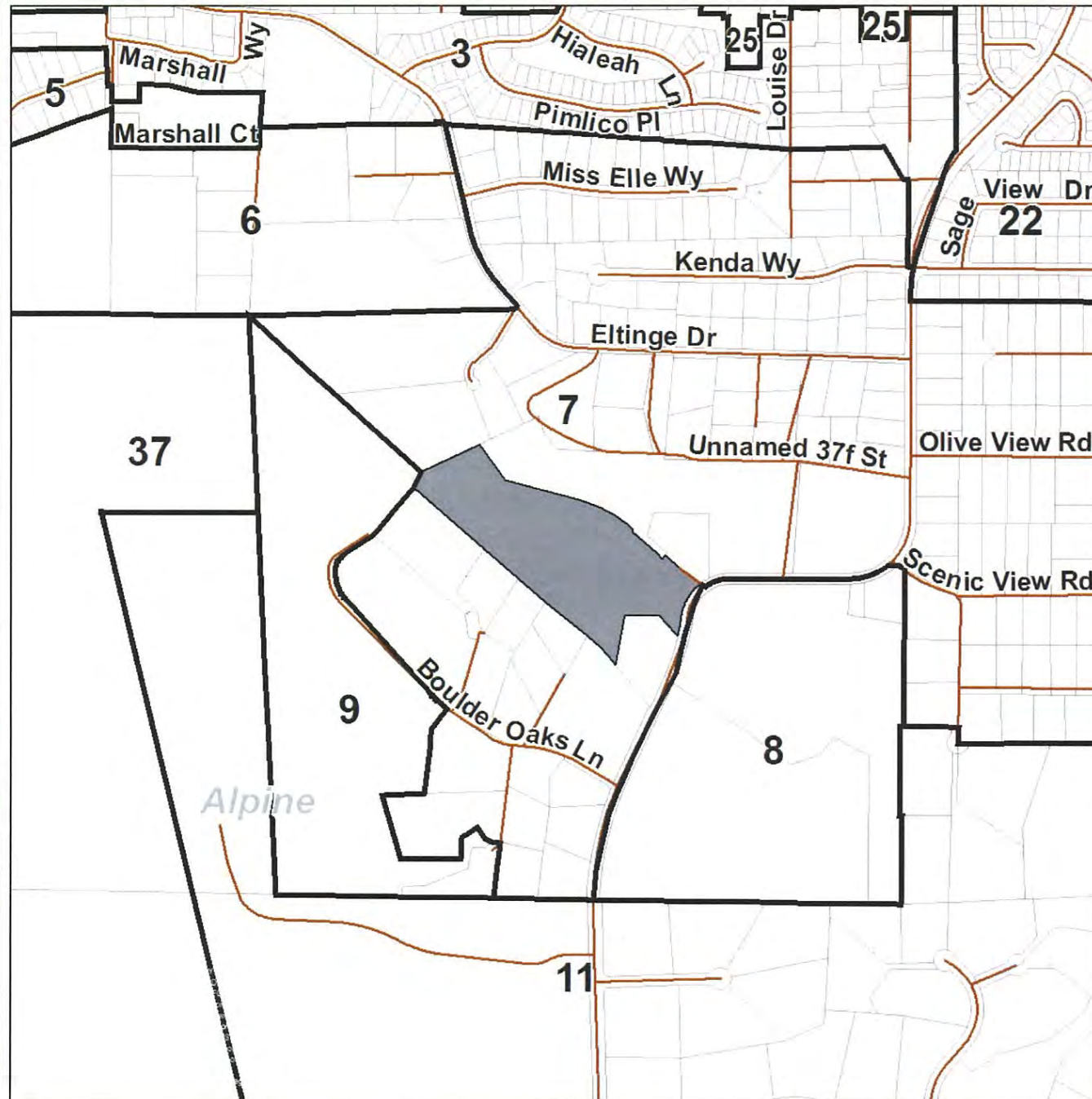
Alpine
Community Plan Area

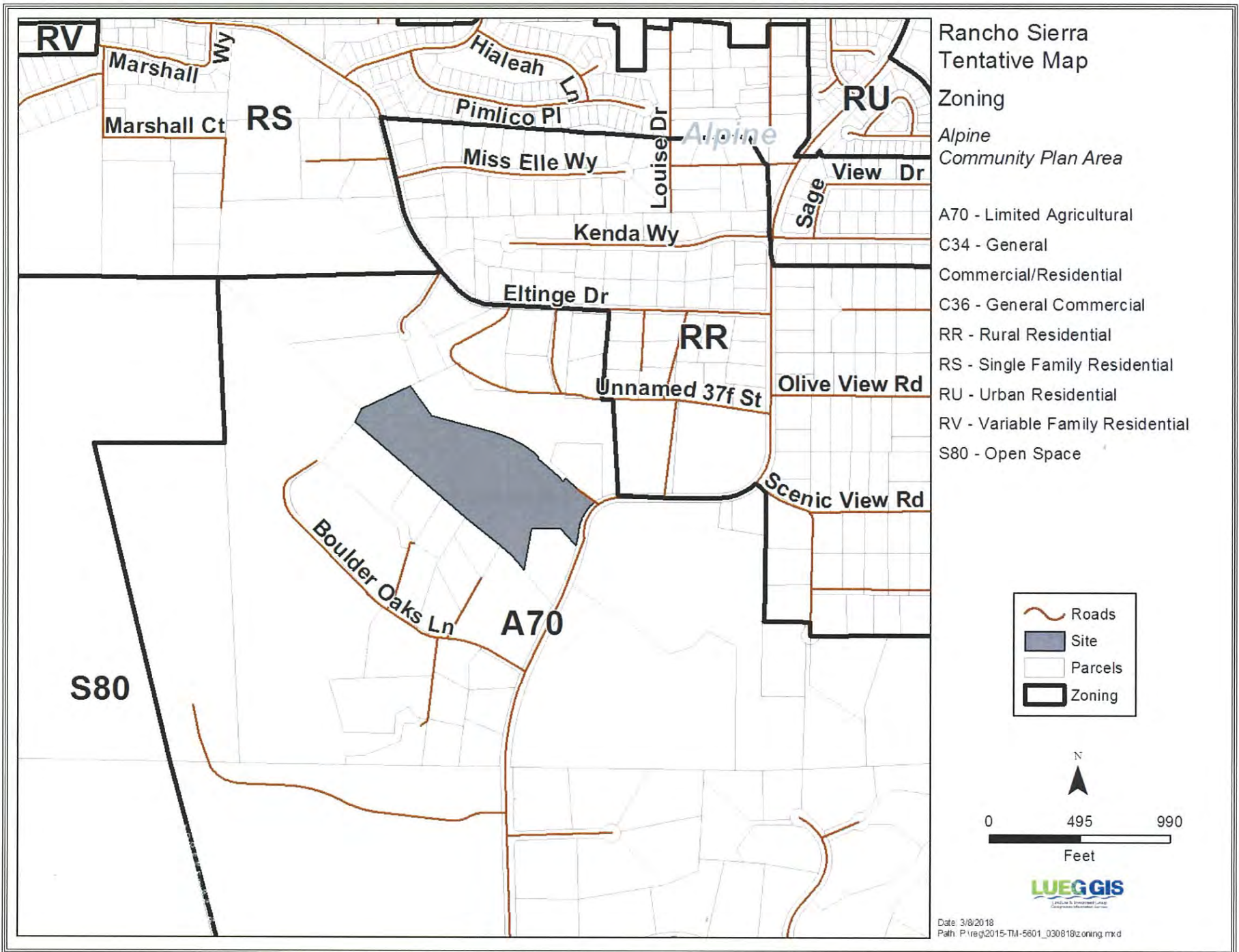
- (3) Village Residential (VR-15)
- (5) Village Residential (VR-7.3)
- (6) Village Residential (VR-4.3)
- (7) Village Residential (VR-2.9)
- (8) Village Residential (VR-2)
- (9) Semi-Rural Residential (SR-1)
- (11) Semi-Rural Residential (SR-2)
- (22) Specific Plan Area
- (25) General Commercial
- (37) Open Space (Conservation)



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Rancho Sierra Tentative Map

Alpine Community Plan Area

~ Roads

□ Site

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Unnamed 37f St

Alpine

Boulder Oaks Ln

Boulder Oaks Cr

Angela Wy

South Grade Rd

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Rancho Sierra Tentative Map

Alpine Community Plan Area

~ Roads

Site

0 750 1,500



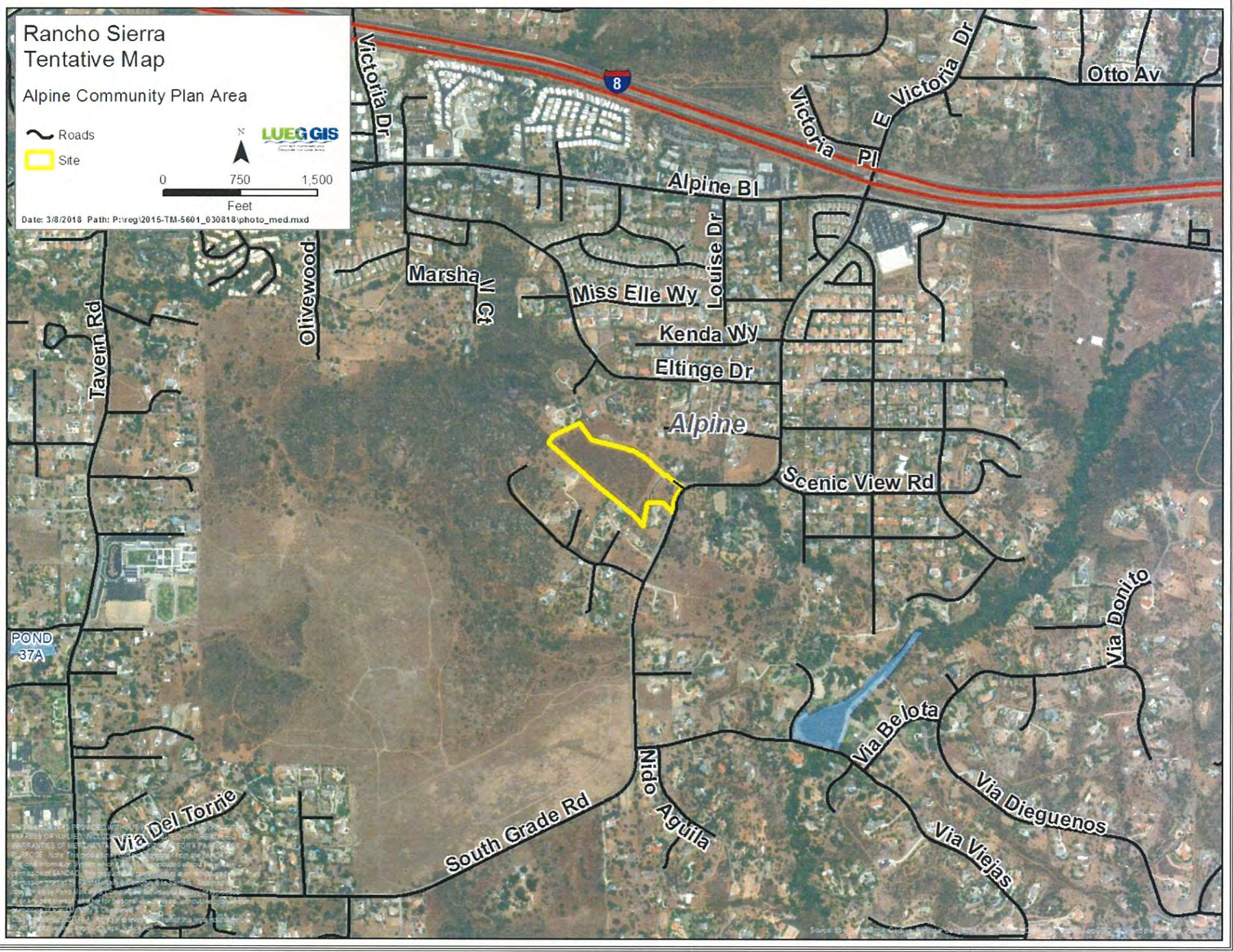
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OWNER/APPLICANT:

GRAD BUILT
1000 PROSPECT AVENUE
SAN DIEGO, CA 92107
619-244-4070

TOPOGRAPHY:

EXISTING SITE BOUNDARY AND TOPOGRAPHIC
SURVEY BY WILSON ALMA PHOTO SURVEYS
DATED 4-5-1999

PREVIOUS TM

TM 5407 (ABANDONED)

SITE SUMMARY:

TOTAL NUMBER OF LOTS: 10
GROSS AREA OF SITE: 34.00 AC (11.5 ACRES)
OFF-STREET COMMON AREA PARKING: N/A
OPEN SPACE REQUIRED: N/A
COMMON LOT OPEN SPACE PROVIDED: N/A
AREA COVERED BY STRUCTURES: N/A
GENERAL PLAN AREA: RELAXED RESIDENTIAL
EXISTING ZONING AREA: A-70
COMMUNITY PLAN: N/A
NATIONAL CATEGORY: N/A
GENERAL PLAN DESIGNATION: RELAXED RESIDENTIAL (R-2.5)
PROPOSED USE: RESIDENTIAL
STATUS OF LEGAL ACCESS: SOUTH GRADE ROAD
FLOOD HAZARDS: NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP DATED 10/20/00
NO EXISTING BUILDINGS ON SITE
NO EXISTING STRUCTURES ON SITE
N/A

SERVICE PROVIDERS:

SEWER DISTRICT: ALPINE SANITATION DISTRICT
WATER DISTRICT: PUEBLO DAM MUNICIPAL WATER DISTRICT
FIRE DEPT: ALPINE FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER: S D G E
TELEPHONE PROVIDER: A T & T
CABLE PROVIDER: COX COMMUNICATIONS
SCHOOL DISTRICT: ALPINE UNION SCHOOL (K-8)
CHOCOMA UNION HIGH SCHOOL (9-12)
STREET LIGHT: COUNTY OF SAN DIEGO (PUBLIC STREET ONLY)

LEGAL DESCRIPTION

THE LAND HEREIN TO BE DESCRIBED IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A-1 (APN 404-430-45-00)

ALL THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 10555 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ON APRIL 2, 1998, SAID PARCELS ALSO DESCRIBED AS PARCEL B OF A CERTIFICATE OF COMPLETION RECORDED MAY 15, 2005 AS DOCUMENT NUMBER 2005-063588 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHWEST CORNER OF AFORESAID PARCEL 2, SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE ALONG THE FOLLOWING MARKED COURSES:
N 40° 35' 00" E, 30.00' ALONG A METEORIC LINE OF PARCEL 2, THENCE N 85° 47' 30" E, 30.00' TO A POINT ON THE WESTERLY LINE OF PARCEL 2, THENCE S 85° 24' 40" E, 30.00' THENCE, S 74° 30' 00" E, 30.00' THENCE, TO THE END OF A 600' RADII CIRCULAR ARC CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID POINT BEING S 15° 00' 00" E, THENCE ALONG SAID ARC A DISTANCE OF 204.72' THROUGH A CENTRAL ANGLE OF 25° 15' 40" THENCE, S 40° 17' 30" E, 30.00' FEET, THENCE, S 40° 42' 30" E, 30.00' FEET, THENCE, S 37° 55' 10" E, 30.00' FEET TO THE CORNER OF A 30' RADII CIRCULAR ARC CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID POINT BEING S 15° 00' 00" E, THENCE ALONG SAID ARC A DISTANCE OF 153.15' THROUGH A CENTRAL ANGLE OF 43° 44' 42" S 08° 55' 30" E, THENCE, TO THE BEGINNING OF A 100' RADII CIRCULAR ARC CONCAVE SOUTHWESTERLY, A RADIAL BEARING TO SAID POINT BEING S 15° 00' 00" E, THENCE ALONG SAID ARC A DISTANCE OF 70.00' THROUGH A CENTRAL ANGLE OF 64° 32' 20" S 12° 35' 43" E, 30.00' TO THE WESTERLY CORNER OF SOUTH GRADE ROAD, N 42° 56' 30" E, 111.32' N 08° 16' 00" E, 108.33' S 10° 28' 07" E, 23.00' N 37° 12' 00" E, 30.00' N 47° 50' 30" E, THENCE TO THE TRUE POINT OF BEGINNING.

PARCEL A-2

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THESE PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 10555 DESCRIBED IN EXHIBIT DOCUMENT TO PUEBLO DAM MUNICIPAL WATER DISTRICT RECORDED NOVEMBER 4, 2002 AS DOC NO. 2002-100191.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL A-1 ABOVE, APN 404-430-45-00

EXISTING EASEMENTS:

- EASEMENT TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PURPOSES PER RECORDING DOCUMENT 2004-054, PAGE 430 OF THE OFFICIAL RECORDS DATED JANUARY 15, 1998
- NON-PLATABLE EASEMENT TO SUGAR FOR PUBLIC UTILITIES, WINDSTRESS AND FORESS PER BOOK 3062, PAGE 437 OF OFFICIAL RECORDS DATED NOVEMBER 20, 1990
- 40 FEET PRIVATE RESIDENTIAL EASEMENT FOR WINDSTRESS PURPOSES AS SHOWN ON SAID MAP PARCEL MAP 10555 OF OFFICIAL RECORDS AS FILE NO. 08-100652, DATED APRIL 1, 1988 TO BE REMOVED
- ROADWAY EASEMENT AS SHOWN ON SAID MAP PARCEL MAP 10555
- NON-PLATABLE EASEMENT TO SUGAR FOR PUBLIC UTILITIES, WINDSTRESS AND FORESS PER DOCUMENT NO. 08-100652 OF OFFICIAL RECORDS DATED APRIL 1, 1988
- PUBLIC UTILITY EASEMENT TO PUEBLO DAM MUNICIPAL WATER DISTRICT, A STATE AGENCY PER DOCUMENT NO. 2002-100191 OF OFFICIAL RECORDS DATED NOVEMBER 4, 2002 TO BE REMOVED
- NON-PLATABLE RIGHT OF ENTRY TO CONSTRUCT OR IMPROVE A PRIVATE ROAD PER DOCUMENT NO. 2003-063588 OF OFFICIAL RECORDS DATED DECEMBER 5, 2003
- NON-PLATABLE EASEMENT TO SUGAR FOR PUBLIC UTILITIES, WINDSTRESS AND FORESS PER DOCUMENT NO. 2002-063588 OF OFFICIAL RECORDS DATED AUGUST 2, 2000
- NON-PLATABLE EASEMENT TO CONSTRUCT AND IMPROVE COX COMMUNICATIONS SAN DIEGO FOR PUBLIC UTILITIES, WINDSTRESS AND FORESS PER DOCUMENT NO. 2005-063588 OF OFFICIAL RECORDS DATED SEPTEMBER 22, 2005
- ROADWAY ACCESS AND UTILITY EASEMENT AND INDUSTRIAL PURPOSES TO ALPINE INVESTORS, LLC PER DOCUMENT NO. 2003-063588 OF OFFICIAL RECORDS DATED OCTOBER 22, 2003
- ACCESS EASEMENT TO PARCEL 1 OF PARCEL MAP 10555 PER DOCUMENT NO. 2002-063588 OF OFFICIAL RECORDS DATED SEPTEMBER 22, 2005 TO BE REMOVED AND REPLACED

ZONING:

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

GRADING STATEMENT:

CUT = 1,470 CY
FILL = 2,470 CY
IMPORT/EXPORT = 0 CY

RETAINING WALL STATEMENT:

THIS PROJECT PROPOSES TWO RETAINING WALLS. THE MAXIMUM LENGTH OF THE WALLS IS 145 FEET. THE MAXIMUM HEIGHT OF THE WALLS IS 2.5 FEET.

STORM DRAIN STATEMENT

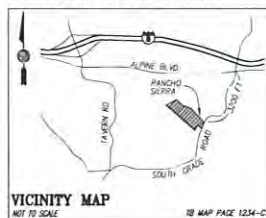
THIS PROJECT DOES NOT PROPOSE ANY CHANGES TO EXISTING DRAINAGE PATTERNS.

HILLSIDE STATEMENT:

THIS PROJECT IS NOT SUBJECT TO BOARD OF SUPERVISORS POLICY 1-73.

ZONE		A-70
USE REGULATIONS		E
ANNUAL REGULATIONS		E
DENSITY	---	---
LOT SIZE	12,000 SF	---
BUILDING TYPE	E	---
MAXIMUM FLOOR AREA	---	---
FLOOR AREA RATIO	---	---
HEIGHT	E	---
LOT COVERAGE	E	---
SETBACK	E	---
OPEN SPACE	---	---
SPECIAL AREA REGULATIONS		---

RANCHO SIERRA TENTATIVE MAP



STREET LIGHT STATEMENT:

THIS PROJECT DOES NOT PROPOSE TO CONSTRUCT STREET LIGHTS ON THE PRIVATE STREET.

PARK LAND DEDICATION STATEMENT:

THE DEVELOPER INTENDS TO PAY THE REQUIRED PARK FEES IN LIEU OF DEDICATION.

SPECIAL ASSESSMENT ACT STATEMENT:

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

NET LOT AREA NOTE:

CALCULATED NET LOT AREA IS THE GROSS LOT AREA MINUS THE FOLLOWING ITEMS: ROAD EASEMENTS, STORMWATER EASEMENTS & ACCESS EASEMENTS.

LAND DIVISION STATEMENT OWNER'S CERTIFICATE

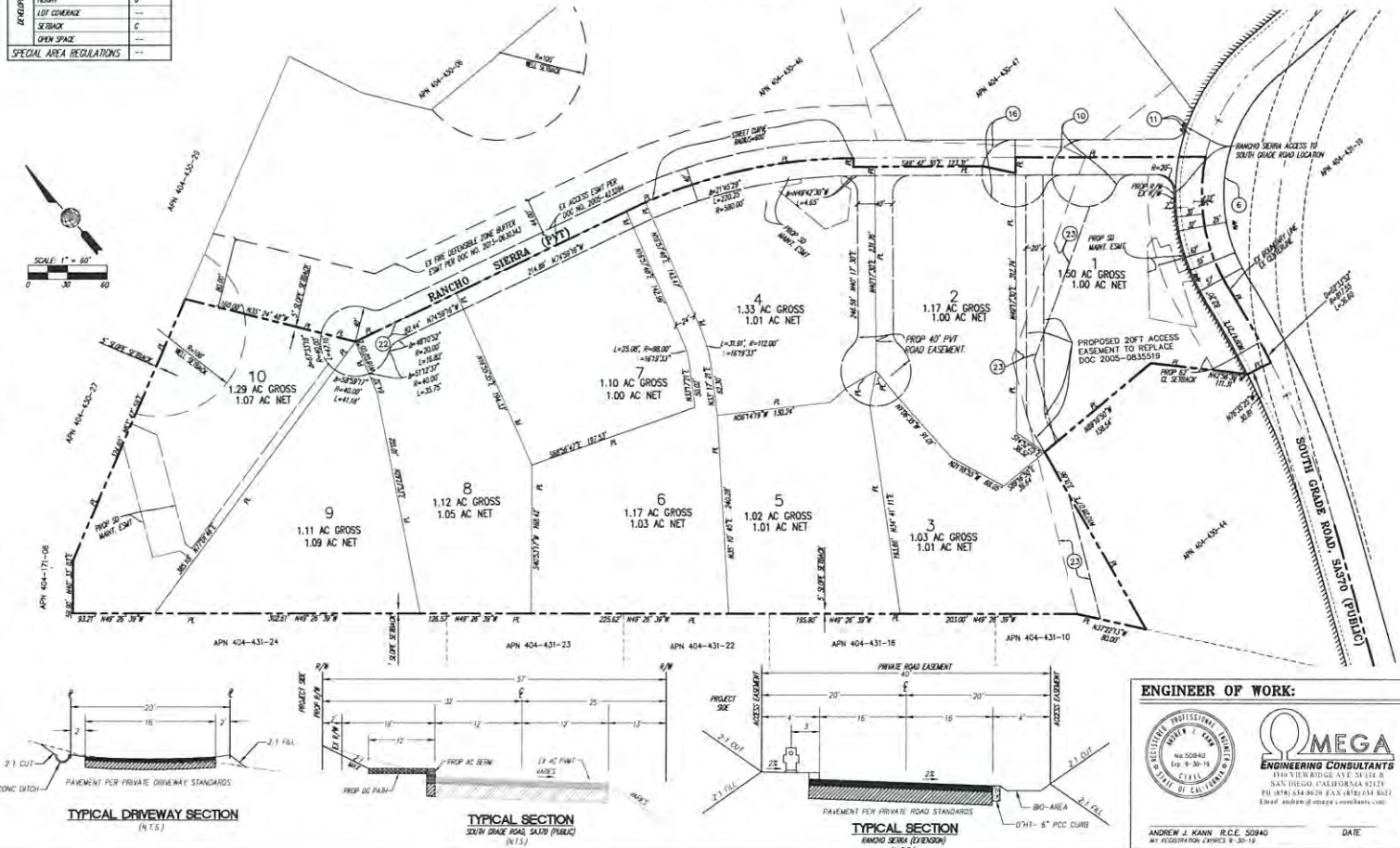
WE HEREBY CERTIFY THAT WE ARE THE RECORD OWNERS OF THE PROPERTY SHOWN ON THIS TENTATIVE MAP AND THAT SAID MAP SHOWS OUR CONTIGUOUS OWNERSHIP (EXCLUDING SUBDIVISION LOTS). WE UNDERSTAND THAT PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY.

GRAD BUILT
1000 PROSPECT AVENUE
SAN DIEGO, CA 92107

TM

LEGEND:

EXISTING	SYMBOL
LINEAR	---
RIGHT OF WAY LINE	---
PROPERTY/ADJACENT LINE	---
EXISTING LOT LINE	---
EXISTING EASEMENT	---
ROW SETBACK	---
WORK TO BE DONE	
PROPOSED LOT LINE	---
PROPOSED EASEMENT	---
ACCESS RIGHTS REINFORCED	---



ENGINEER OF WORK:

OMEGA
ENGINEERING CONSULTANTS
3140 VICTORY AVENUE SUITE B
SAN DIEGO, CALIFORNIA 92108
PH (619) 534-0020 FAX (619) 534-0021
Email: andrew.j.kann@omegaengineers.com

ANDREW J. KANN, R.C.E. 50940
MY REGISTRATION EXPIRES 9-30-19

DATE

TOTAL NUMBER OF LOTS	10
GROSS AREA OF SITE	32,040 SF (1.5 ACRES)
OFF-STREET CARPOOL AREA PARKING	N/A
OPEN SPACE REQUIRED	N/A
MINIMUM LOT OPEN SPACE PROVIDED	N/A
AREA COVERED BY STRUCTURES	N/A
CONCRETE	10-12% (RELATIVE REDEMPTION)
EXISTING ZONING AREA	A-PD
COMMUNITY PLAN	ALINE
RESIDING CLASSIFICATION	
GENERAL FLOOR OCCUPATION	RESIDENTIAL
PROPOSED USE	RESIDENTIAL
STATUS OF LOCAL ACTION	SOUTH COUNTY ROAD
FLOOD HAZARD	NO, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD
INFLUENCE OF MAP OR ZONING	
REMARKS	NO EXISTING STRUCTURES ON SITE
STRUCTURES	NO EXISTING STRUCTURES ON SITE
COMMENTS	

SCHOOL DISTRICT:	ALPINE SANITATION DISTRICT
WATER DISTRICT:	PIEDMONT MUNICIPAL WATER DISTRICT
FIRE DEPT:	ALPINE FIRE PROTECTION DISTRICT
GAS/ELECTRIC PROVIDER:	S D G & E
TELEPHONE PROVIDER:	A T & T
CABLE PROVIDER:	CDR COMMUNICATIONS
SCHOOL DISTRICT:	ALPINE UNION SCHOOL (K-12) & CROSS
STREET LIGHT:	CITY OF SAN DIEGO STREET LIGHT

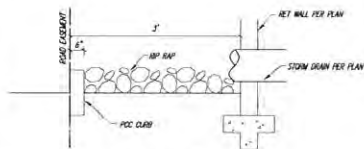
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15915 FILED IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ON APRIL 7, 1980, SAID PARCEL ALSO DESCRIBED AS PARCEL B OF A CERTIFICATE OF COMPLIANCE RECORDED MAY 18, 2005 AS DOCUMENT NUMBER 2005-061204 DESCRIBED AS FOLLOWS:

[illegible]

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THOSE PORTIONS OF PARCELS 1, 2, 3 AND 4 OF PARCEL MAP 15305 DESCRIBED IN EASEMENT DOCUMENT TO PUBLIC DAW MUNICIPAL WATER DISTRICT, INSTRUMENT NUMBER A 3003 AS GOV. AN

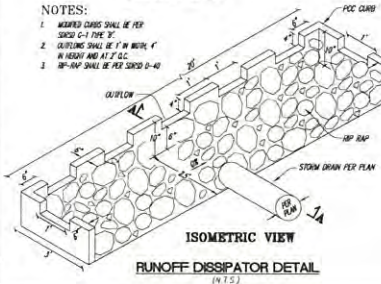
EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCELS A-I ABOVE, APR 404-430-45-00



SECTION A-A

NOTES:

1. MOUNTED CHAIRS SHALL BE PER SPEC'D C-1 TYPE "B".
2. OUTLETS SHALL BE 1" IN DIAM. 4" IN HEIGHT AND AT 2' O.C.
3. RP-RAP SHALL BE PER SPEC'D 0-40



RUNOFF DISSIPATOR DETAIL
(975)

[illegible]

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

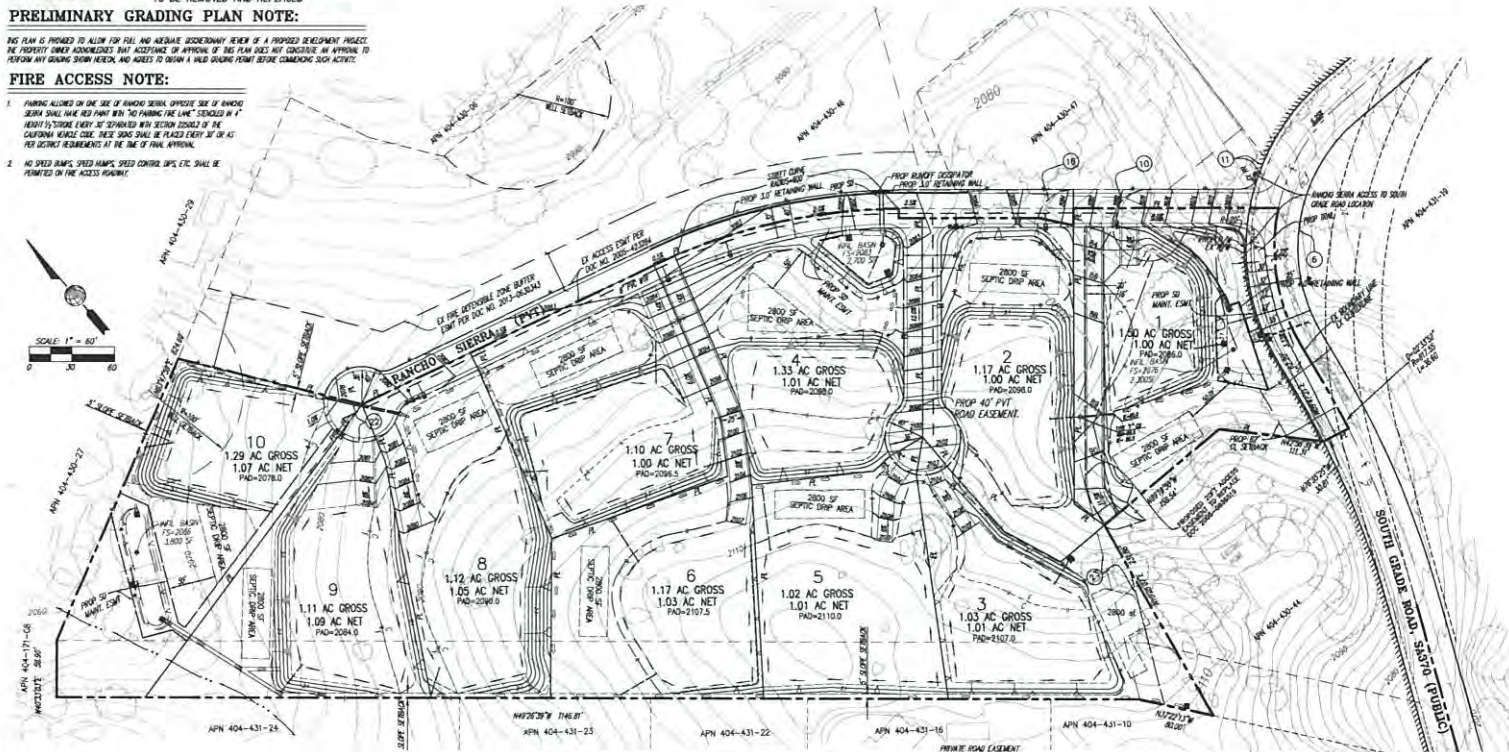
1. PARKING ALLOWED ON ONE SIDE OF RANCHO SEJIMA. OPPOSITE SIDE OF RANCHO SEJIMA SHALL HAVE RED PAINT WITH TWO PARKING FIRE LINES, STENCILLED IN A MEDIUM 1/2 STORIES EVERY 30' SEPARATED WITH SECTION 40000 OF THE CALIFORNIA HIGHWAY CODE. THESE SIGNS SHALL BE PLACED EVERY 30' OR 45' PER DISTRICT REQUIREMENTS AT THE TIME OF FINAL APPROVAL.
2. NO SPEED RAMP, SPEED HUMP, SPEED CONTROL DEVS, ETC. SHALL BE PERMITTED ON FIRE ACCESS/ROADWAY.

CUT = 7,470 CY
FILL = 7,470 CY
IMPORT/EXPORT = 0 CY

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

ITEM
EXISTING SPOT ELEVATIONS
EXISTING CONTOUR
EXISTING WATER LINE
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING ELECTRIC OVERHEAD
EXISTING PAVEMENT
EXISTING DRAINAGE PATTERN
CENTERLINE
RIGHT OF WAY LINE
ACCESS RIGHTS RELINQUISHED
PROPERTY/BOUNDARY LINE
EXISTING EASEMENT
ROW SETBACK
EXISTING LOT LINE

PROPOSED LOT LINE
PROPOSED EASEMENT
PROPOSED LEACH FIELD
PROPOSED HOME PT
PROPOSED CUT / FILL LIMITS
PROPOSED CUT / FILL
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED WATER METER
PROPOSED 8" WATER MAIN
PROPOSED STORM DRAIN INLET
PROPOSED STORM DRAIN
PROPOSED RCP RAMP
PROPOSED EARTH SLOPE
PROPOSED DRAINAGE SWALE
PROPOSED BROWN CRITCH
PROPOSED EXISTING WALL



TYPICAL DRIVEWAY SECTION
(N.T.S.)

TYPICAL SECTION
 DOUBLE CHARGE ROAD CASES (INCHES)

TYPICAL SECTION



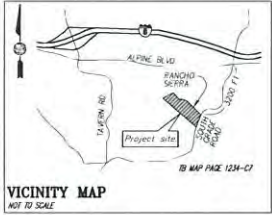
OMEGA
ENGINEERING CONSULTANTS
4340 VIEWRIDGE AVE. SUITE B
SAN DIEGO, CALIFORNIA 92121
PH (619) 651-3620 FAX (619) 651-3827
Email: andrew@omega-consultants.com

ANDREW J. KANN R.G.E. 50940

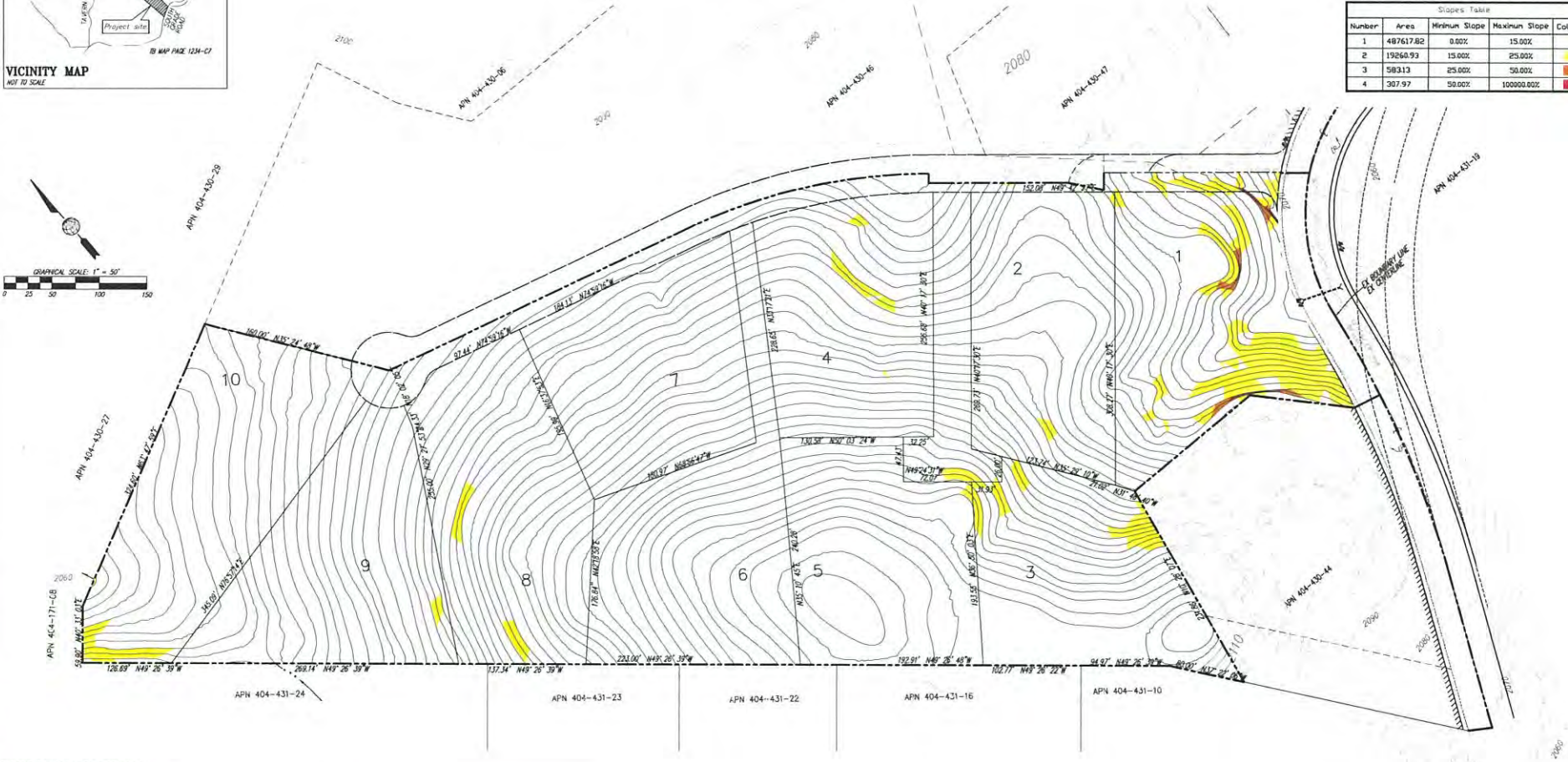
DA

RANCHO SIERRA

SLOPE ANALYSIS



Slopes Table				
Number	Area	Minimum Slope	Maximum Slope	Color
1	487617.82	0.00%	15.00%	
2	192640.93	15.00%	25.00%	
3	58313	25.00%	50.00%	
4	307.97	50.00%	100000.00%	



TOPOGRAPHY SOURCE:
 LANDING 7' CONTOUR TOPOGRAPHIC (AERIAL PHOTOGRAMMETRIC) SURVEY
 DATA COMPILED BY MARKING AERIAL PHOTO SURVEYS DATED 4-3-1998

DENSITY FORMULA FOR SLOPE DEPENDENT LANDS			
LAND USE DESCRIPTION	SLOPE < 15% SLOPE < 15% SLOPE < 15%	SLOPE 15% TO < 25% SLOPE 15% TO < 25% SLOPE 15% TO < 25%	SLOPE > 25% SLOPE > 25% SLOPE > 25%
SWAMP	1 DU / GROSS ACRE	1 DU / 3 GROSS ACRES	1 DU / 4 GROSS ACRES
WATER	1 DU / GROSS ACRE	0 DU / GROSS ACRE	0 DU / GROSS ACRE
TOTAL DU	11 DU	0 DU	0 DU

ENGINEER OF WORK:

OMEGA
ENGINEERING CONSULTANTS
 2820 VIEW RIDGE AVE. SUITE B
 SAN DIEGO, CALIFORNIA 92123
 PH: (619) 444-8820 FAX: (619) 444-8291
 Email: andrew@omega-engineers.com

ANDREW J. KANN R.C.E. 50940
 MY REGISTRATION EXPIRES 9-30-16

DATE

**Attachment B – Resolution
Approving PDS2015-TM-5601**

July 20, 2018

RESOLUTION OF SAN DIEGO COUNTY)
 CONDITIONALLY APPROVING)
 TENTATIVE MAP NO. 5601)

WHEREAS, Tentative Map No. 5601 proposing the division of property located south of Alpine Boulevard at South Grade Road and generally described as:

Boundary Adjustment BC 04-0240
 recorded on May 19, 2005 as Document No. 2005-0423284

was filed with the County of San Diego pursuant to the Subdivision Map Act and San Diego County Subdivision Ordinance on March 27, 2015; and

WHEREAS, on July 20, 2018, the Planning Commission of the County of San Diego pursuant to Section 81.306 of the San Diego County Subdivision Ordinance held a duly advertised public hearing on said Tentative Map and received for its consideration, documentation, written and oral testimony, recommendations from all affected public agencies, and heard from all interested parties present at said hearing; and

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

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

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

WAIVERS AND EXCEPTIONS: 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 the County San Diego. The sole exceptions to the aforementioned are:

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 requires use of Light-Emitting Diode (LED) light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].
- (2) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (3) 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 project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

PRELIMINARY GRADING PLAN: The approval of this Tentative Map here by adopts the Preliminary Grading Plan dated February 15, 2018 (Attached Herein as Exhibit B) pursuant to Section 81.305 of the County Subdivision Ordinance. In accordance with the Section 87.207 of the County Grading Ordinance, Environmental Mitigation Measures or other conditions of approval required and identified on this plan, shall be completed or implemented on the final engineering plan before any improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to County of San Diego Grading Ordinance (Sec 87.701 et. al.)

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

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

30. GEN#1-COST RECOVERY

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

map can be issued if there are deficit accounts. **TIMING:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall review the evidence to verify compliance with this condition.

31. GEN#2–GRADING PLAN CONFORMANCE

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

32. ROADS#1–PRIVATE ROAD IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the San Diego County Subdivision Ordinance Section 81.404, proposed onsite private road easement shall be improved. **DESCRIPTION OF REQUIREMENT:**

- a. Improve or agree to improve and provide security for the on-and off-site private easement road, **Rancho Sierra** from South Grade Road northwesterly to the terminus of the proposed private road easement at **Lot 10**, to a minimum graded width of thirty-six feet (36') and improved to a width of thirty-two feet (32') with asphalt concrete (AC) pavement over approved base with face of AC dike on the south side at sixteen feet (16') from centerline. The improvement and design standards of Section 3.1(C) of the San Diego County Standards for Private Roads for one hundred one (101) to seven hundred fifty (750') trips shall apply.
- b. Improve or agree to improve and provide security for the on-site private road easement, serving **Lot 3** and **Lot 5** from Rancho Sierra southwesterly to the terminus of the proposed private road easement, to a minimum graded to a width of twenty feet (20') and improved to a width of sixteen feet (16') with asphalt concrete pavement over approved base. The improvement and design standards of Section 3.13(D) of the San Diego County Standards for Private Roads shall apply.

- c. Improve or agree to improve and provide security for the on- and off-site private road easement, **Rancho Sierra**, that shall terminate at **Lot 8, Lot 9** and **Lot 10** with a cul-de-sac graded to a radius of forty feet (40') and improved to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base.
- d. Improve or agree to improve and provide security for the proposed on-site private easement road serving **Lot 3** and **Lot 5**, that shall terminate with a cul-de-sac located at **Lot 3** and **Lot 5** graded to a radius of forty feet (40') and improved to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base.
- 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 County of San Diego Private Road Standards, and San Diego County Standards for Private Roads, and the Land Development Improvement Plan Checking Manual. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **DOCUMENTATION:** The applicant shall complete the following:

- f. Process and obtain approval of Improvement Plans to improve the on- and off-site, Rancho Sierra, and the private easement road serving **Lot 3** and **Lot 5**.
- g. Provide Secured agreements require posting security in accordance with Subdivision Ordinance Sec. 81.407 and 81.408., respectively.
- h. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- i. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements, to the satisfaction of the Alpine Fire Protection District and the [PDS, LDR].
- j. 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 approval of the Final Map, the improvement and grading 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.

33. **ROADS#2–SIGHT DISTANCE**

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

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: “There is _____ feet of unobstructed intersectional sight distance in both directions along ***South Grade Road*** from the existing private easement road, Rancho Sierra, in accordance with the methodology described in Section 6.1(E) 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.

34. **ROADS#3–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 in and onto ***South Grade Road (SA370)*** along the project frontage except for the existing private road easement, Rancho Sierra, opening.
- 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 depicting the relinquishment and present it for review to [PDS, LDR]. **TIMING:** With the approval of the Map, the access shall be relinquished. **MONITORING:** The [PDS, LDR] shall review and process the relinquishment of access with the Final Map.

35. ROADS#4—TRAFFIC CONTROL PLAN

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

36. 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 pavement treatment, 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 of improvement plans or the approval of the Final Map, whichever comes first, the Acknowledgement of Department of Public Works Pavement Cut Policy shall be submitted for approval. **MONITORING:** The [PDS, LDR] shall review the signed acknowledgement letter.

37. ROADS#6—ROAD DEDICATION

INTENT: In order to improve the quality of the roads, 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:**

- a. Dedicate on the map to the County of San Diego an easement for road purposes that provides a one-half right-of-way width of thirty-two feet (32') from the centerline of **South Grade Road (SA370)** together with the right to construct and maintain drainage facilities, along the project frontage in accordance with County of San Diego Public Road Standards for a Light

Collector (2.2C) with a minimum of twenty foot (20') radius corner rounding at South Grade Road and Rancho Sierra intersection, to the satisfaction of the Director of PDS and DPW.

- b. 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 depict and offer to dedicate the project side of the easement on the Final Map and show it as accepted. **TIMING:** With the recordation of the Final Map the onsite dedication shall be accepted. **MONITORING:** The [PDS, LDR] shall verify that the dedication is indicated on the Map and accepted by the County.

38. **ROADS#7-PRIVATE ROAD EASEMENT**

INTENT: In order to promote orderly development and to comply with the County Subdivision Ordinance Section 81.402 the easement shall be provided.

DESCRIPTION OF REQUIREMENT:

- a. The Final Map shall show a minimum forty-foot (40') wide proposed on- and off-site private road easement, **Rancho Sierra**, from South Grade Road northwesterly to the proposed cul-de-sac located at Lot 8, 9 and 10.
- b. The Final Map shall show a minimum forty foot (40') wide proposed on-site private road easement, serving Lot 3 and 5 from Ranch Sierra southwesterly to the proposed cul-de-sac located at Lot 3 and 5.
- c. The Final Map shall show a minimum twenty foot (20') wide on-site private road easement for the existing driveway serving APN 404-430-44 from Rancho Sierra.
- d. The Parcel Map shall show a forty foot (40') minimum radius cul-de-sac located at Lot 8, 9 and 10, to the satisfaction of the Alpine Fire Protection District and the Director of PDS.
- e. The Parcel Map shall show a forty foot (40') minimum radius private road easement for the cul-de-sac located at Lot 3 and 5, to the satisfaction of the Alpine Fire Protection District and the Director of PDS.

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.

39. ROADS#8—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 private road easement not less than forty feet (40') wide, and a minimum twenty foot (20') wide easement for the private road easement serving APN 404-430-44.

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 approval 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.

40. DRNG#1—ONSITE DRAINAGE IMPROVEMENTS

INTENT: In order to promote orderly development and to comply with the Subdivision Ordinance Sec. 81.403 and to comply with the County Flood Damage Prevention Ordinance (Title 8, Division 11), County Watershed Protection Ordinance (WPO) No.10410, County Code Section 67.801 et. seq., and the County Resource Protection Ordinance (RPO) No. 9842, drainage improvements shall be completed. **DESCRIPTION OF REQUIREMENT:** Improve or agree to improve and provide security for proposed on-site bioretention basins. 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 (Title 8, Division 11), Low Impact Development (LID) and Hydromodification requirements and the Land Development Improvement Plan Checking Manual.

DOCUMENTATION: The applicant shall complete the following:

- a. Process and obtain approval of Drainage Improvement plans to improve the proposed onsite bioretention basins.
- b. The improvements shall be completed and a secured agreement shall be executed pursuant to County Subdivision Ordinance Sec. 81.404 and 81.408, for the required improvements.

TIMING: Prior to the recordation of the Final Map the plans, agreements, and securities shall be approved. The improvements shall be completed within 24 months from the recordation of Final Map or Parcel Map pursuant to Subdivision Ordinance Sec. 81.403. The execution of the agreements and acceptance of the securities shall be completed before the approval of any subdivision map.

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

41. **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:

- a. Process a Maintenance Notification Agreement to assure maintenance of the Category 1 Structural BMPs to the satisfaction of the Director of DPW and/or PDS. The Maintenance Notification Agreement shall be signed, notarized and recorded by the applicant.
- b. 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.

42. **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 Quality Management Plan (SWQMP) 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. 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.

43. DEH#1–SEPTIC REVIEW

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

44. DEH#2-ONSITE WASTEWATER TREATMENT SYSTEM

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

- a. Each dwelling constructed within this subdivision shall be connected to an appropriately sized septic tank and a Supplemental Treatment System (STS) approved for use (NSF Standard 40) within the County of San Diego.
- b. The Supplemental Treatment System(s) must meet or exceed the level of nitrate reduction specified (49% reduction for three bedroom dwellings, 53% for four bedroom dwellings and 56% reduction for five bedroom dwellings) in Evaluation of Potential Nitrate Mass Loading Report (Matt Wiedlin, Certified Hydrogeologist, October 13, 2017) submitted to DEH to ensure that no further degradation of the groundwater supplies in the basin occurs as a result of the proposed onsite wastewater treatment systems.
- c. The accepted percolation rate for all lots within the subdivision is 20MPI. Adequate area shall be allocated for each lot to place a primary and reserve drip dispersal system based on this rate and the expected wastewater flow from up to a five bedroom home.
- d. All home owners will be required to obtain an Annual Operating Permit from the Department of Environmental Health for the onsite wastewater treatment system prior to occupancy of the home. The Annual Operating Permit must be renewed each year with the Department of Environmental Health.
- e. All home owners will be required to obtain and maintain an annual service contract, from a qualified service provider, for their onsite wastewater treatment system. This contract must include biannual inspections and reporting of all inspection results to DEH by the homeowner or their service provider.

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

45. DEH#3-WELL DESTRUCTION

INTENT: In order to ensure that any/all water wells located on the property are removed or abandoned, and to comply with the County Regulatory Code Section 67.431, any well shall be properly destroyed. **DESCRIPTION OF REQUIREMENT:** All water wells which would be abandoned shall be properly destroyed by a California C-57 licensed well driller. A Well Destruction Permit shall be obtained

from the [DEH, LWQ] and all applicable inspection fees shall be paid. **DOCUMENTATION:** The applicant shall provide copies of the Well Destruction Logs to [DEH, LWQ] upon completion of the well destruction. **TIMING:** Prior to the approval of the map and prior to the approval of any plan, issuance of any permit (Excluding Well Destruction Permit), the applicant shall destroy the existing well on Lot 10. **MONITORING:** Upon submittal of the well destruction logs, [DEH, LWQ] shall perform a field inspection to verify that the well has been properly destroyed. The destruction logs shall be stamped and returned to the applicant.

46. DEH#4—DRIP DISPERSAL SYSTEM CONSTRUCTION REQUIREMENTS

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

- a. Drip dispersal systems within the subdivision shall consist of shallow (12") drip tubing approved for use by the Department of Environmental Health. Drip tubing shall be installed per the manufacturer's requirements and in compliance with the County's Local Agency Management Plan (LAMP). All drip dispersal areas shall be undisturbed soil, with no fill material. These areas are to be protected from compaction/disturbance during grading activities to ensure their ability to receive and distribute the effluent according to the design parameters.
- b. Additional 100% expansion area shall be reserved in the event of a failure of the drip dispersal system.
- c. All lots shall have a layout of the onsite wastewater treatment system approved by the San Diego County Department of Environmental Health prior to the approval of a building permit and/or the issuance of a septic tank permit. Layout review fees will be required once the map records.
- d. All pad drainage devices are to be designed so that any rip-rap devices are to the side of or below the proposed drip dispersal areas. All rip-rap/infiltration devices are to be kept at least 25' from proposed drip dispersal areas.

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

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

INTENT: In order to mitigate for the impacts to coastal sage-chaparral scrub and open Engelmann oak woodland, which are sensitive biological resources pursuant to the Biological Mitigation Ordinance (BMO), offsite mitigation shall be acquired.

DESCRIPTION OF REQUIREMENT: The applicant shall purchase habitat credit, or provide for the conservation of habitat of 14.2 acres of Tier II habitat, 0.2 acre of Tier II habitat containing potential hermes copper habitat and 0.95 acre of Tier I habitat, located with the MSCP as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Game. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 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 within the adopted South County MSCP in an area qualifying as a BRCA 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.

c. **Option 3:** If habitat credit will be conserved on 15.47 acres of APN 404-170-04 located adjacent to Wrights Field, the following documentation shall be provided to PDS:

1. Evidence that the mitigation land has been adjusted into Wrights Field through the approval of a Boundary Adjustment.
2. Evidence that a biological open space easement has been dedicated over the 15.47 acres to be conserved.
3. Verification that the land to be conserved includes 0.95 acre of Tier I habitat and 14.4 acres of Tier II habitat.
4. Evidence that the Land Management Plan for Wrights Field (owned and managed by Back Country Land Trust) has been updated to include this mitigation land.
5. Evidence that a non-wasting endowment has been funded for perpetual management of the mitigation land. The endowment amount shall be based on a PAR deemed acceptable to the County and Back Country Land Trust.

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 map and prior to the approval of any plan and issuance of any permit, the mitigation shall be completed. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition. Upon request from the applicant [PDS, PCC] can preapprove the location and type of mitigation only. The credits shall be purchased

before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

48. **CULT#1- ARCHAEOLOGICAL MONITORING**

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 Kumeyaay Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Kumeyaay Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [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 map for PDS2015-TM-5601 and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds

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

49. CULT#2- CULTURAL RESOURCES MONITORING REPORT

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. DPR Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials collected during the survey, evaluation, and archaeological monitoring program have been completed as follows:
 1. All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, 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 Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

2. Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation

facility stating that the historic materials have been received and that all fees have been paid.

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

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC) and any culturally-affiliated tribe who requests a copy. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance 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.

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

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(BIOLOGICAL RESOURCES)

GP1. BIO#GR-1-RESOURCE AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to migratory birds, which are a sensitive biological resource pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing and/or grading such that none will be allowed during the breeding season of migratory birds. The breeding season is defined as occurring between February 15th and August 31st. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. Although, No Grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the

RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

(CULTURAL RESOURCES)

GP2. CULT#GR-1- ARCHAEOLOGICAL MONITORING– PRECONSTRUCTION MEETING

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

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

(NOISE)

GP3. NOISE#GR-1- TEMPORARY CONSTRUCTION NOISE: [DPW, PDCI].

INTENT: In order to minimize temporary construction noise for grading operations associated with TM-5601. **DESCRIPTION OF REQUIREMENT:** The project shall comply with the following temporary construction noise control measures and shall comply with the eight hour average sound level of 75 dBA pursuant to Noise Ordinance Section 36.408 & 36.409:

- a. Turn off equipment when not in use.
- b. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
- c. Use equipment with effective mufflers

- d. Minimize the use of back up alarm.
- e. Equipment staging areas should be placed at locations away farthest away from noise sensitive receivers as deemed feasible.

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

(CULTURAL RESOURCES)

GP4. CULT#GR-2- ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

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

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

3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Kumeyaay 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. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Kumeyaay Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.
6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Kumeyaay Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).

c. **Human Remains.** 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. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Kumeyaay Native American monitor.
3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
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. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or

preferences for treatment within 48 hours of being granted access to the site.

6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. **Fill Soils.** The Project Archaeologist and Kumeyaay Native American monitor shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Disagreements.** The County Archaeologist shall make a determination for any disagreements between the Project Archaeologist and the Kumeyaay Native American monitor related to archaeological monitoring.

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

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

(CULTURAL RESOURCES)

GP5. CULT#GR-3- ARCHAEOLOGICAL MONITORING – ROUGH GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring and communicate with local tribes as required below:

- a. **No Archaeological Resources Encountered.** 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 Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources

have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

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

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

(CULTURAL RESOURCES)

GP6. CULT#GR-4- ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented.

DESCRIPTION OF REQUIREMENT: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report and communications shall include the following, if applicable:

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

necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

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

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

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

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

1. The Tentative Map is consistent with all elements of the San Diego County General Plan and with the Village Residential (VR-2.9) Land Use Designation of the Alpine Community Plan because it proposes a residential use type at a density of 0.87 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 residential use type with a minimum net lot size of one acre in the Limited Agricultural (A70) Use Regulation;
3. The design and improvements of the proposed subdivision are consistent with all elements of the San Diego County General Plan and with the Alpine 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 type of development because the lots are appropriately sized for the proposed use type and individual septic systems; pad locations comply with setback requirements; grading has been minimized to the extent feasible and the project does not impact sensitive resources.
5. The site is physically suitable for the proposed density of development because water services will be provided by the Padre Dam Municipal Water District, fire services are within a 5 minute response time and individual septic systems are proposed.
6. The design of the subdivision and the type of improvements will not cause public health problems because adequate water supply and sewage disposal services have been found to be available or can be provided concurrent with need;
7. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat based upon the findings of the California Environmental Quality Act (CEQA) Guidelines Section 15183 checklist dated March 8, 2018;
8. The design of the subdivision or the type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision, as defined under Section 66474 of the Government Code, State of California; and

The division and development of the property in the manner set forth on the approved Tentative Map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement;
9. The discharge of sewage waste from the subdivision into the individual private subsurface sewer systems 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 CEQA, the Resource Protection Ordinance, and the Watershed Protection, Stormwater Management, and Discharge Control Ordinance have been made by the Planning Commission.

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

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

- ☐ Certification by the Department of Environmental Health with respect to water supply and sewage disposal shall be shown on the Final Map.

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

STORMWATER ORDINANCE COMPLIANCE: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Management Plan, all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that 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: 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 May 8, 2013. *Project design shall be in compliance with the new Municipal Permit regulations.* The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

http://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/docs/updates052313/2013-0523_Order_No._R9-2013-0001_COMPLETE.pdf

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

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

GRADING PERMIT: A grading permit is required prior to commencement of grading per criteria of Section 87.201 of the County Code.

CONSTRUCTION/IMPROVEMENT PERMIT: A Construction Permit is required for any and all work within the County road rights-of-way. Contact 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

rights-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

ENCROACHMENT PERMIT: An Encroachment Permit from the County of San Diego is required for any and all work and for any and all proposed/existing facilities within the County rights-of-way. Documentation of approval from the Director of Public Works shall be provided to the satisfaction of the Director of Planning & Development Services.

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, Land Development Counter] and provide a copy of the receipt to the [PDS, Building Division Technician] at time of permit issuance.

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.

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

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

and Wildlife Service, 6010 Hidden Valley Rd, Carlsbad, CA 92011-4219, (760) 431-9440, <http://www.fws.gov/>.

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

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

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

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

Department of General Service (DGS)			
Real Property Division	RP		

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

ON MOTION of Commissioner _____, seconded by Commissioner _____, this Resolution is passed and approved by the Planning Commission of the County of San Diego, State of California, at a regular meeting held on this 15th day of December 2017, in Planning & Development Services Conference Center Hearing Room, 5520 Overland Avenue, San Diego, California, by the following vote:

AYES:

NOES:

ABSENT:

DPLWP 001-TM (06/29/09)

cc: Brad Bailey, 10035 Prospect Ave, Santee, CA 92071
Omega Engineering Consultants, 4340 Viewridge Ave, Suite B, San Diego, CA 92123

email cc:

Ken Brazell, Project Manager, Planning & Development Services, Land Development
Mark Slovick, Group Program Manager, Planning & Development Services

Attachment C – Environmental Documentation



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 694-2962 • Fax (858) 694-2555
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

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

Date: March 8, 2018
Project Title: Rancho Sierra Tentative Map
Record ID: PDS2015-TM-5601, PDS2015-ER-15-14-004
Plan Area: Alpine Community Plan Area
GP Designation: Village Residential (VR-2.9)
Density: 2.9 dwelling units per acre
Zoning: A70 (Limited Agricultural)
Min. Lot Size: 15,000 square feet
Special Area Reg.: --
Lot Size: 11.52 acres
Applicant: Brad Bailey - (619) 449-8451
Staff Contact: Ashley Smith - (858) 495-5375
ashley.smith2@sdcounty.ca.gov

Project Description

The project is a Tentative Map to subdivide 11.52 acres into 10 residential lots. The project site is located south of Alpine Boulevard along South Grade Road in the Alpine Community Plan Area within unincorporated San Diego County. Access to the site would be provided by a new private road connecting to South Grade Road. Water service would be provided by Padre Dam Municipal Water District and individual on-site wastewater systems (supplemental treatment systems). Earthwork will consist of the 7,500 cubic yards of balanced cut and fill.

The project site is subject to the Village General Plan Regional Category and Village Residential (VR-2.9) Land Use Designation. Zoning for the site is A70, Limited Agricultural. The project is consistent with the requirements of the General Plan and Zoning Ordinance.

Overview

California Public Resources Code section 21083.3 and California Environmental Quality Act (CEQA) Guidelines Section 15183 provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects

15183 Statement of Reasons

that: (1) Are peculiar to the project or the parcel on which the project would be located, and were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent, (2) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or (3) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Section 15183(c) further specifies that if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for that project solely on the basis of that impact.

General Plan Update Program EIR

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

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

Summary of Findings

The Rancho Sierra Tentative Map is consistent with the analysis performed for the GPU EIR. Further, the GPU EIR adequately anticipated and described the impacts of the proposed project, identified applicable mitigation measures necessary to reduce project specific impacts, and the project implements these mitigation measures (see https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_7.00_-_Mitigation_Measures_2011.pdf for complete list of GPU Mitigation Measures).

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

15183 Statement of Reasons

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 an 11.52-acre property into 10 lots, which is consistent with the Village Residential (VR-2) development density established by the General Plan and the certified GPU EIR.

2. **There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.**

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

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

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

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

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

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

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

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

Signature

Ashley Smith

Printed Name

March 8, 2018

Date

Planning 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 EIR" indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR).
- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.

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

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

15183 Exemption Checklist

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

Discussion

- 1(a) The project would be visible from South Grade Road and surrounding public viewpoints; however, the site is not located within a viewshed of a scenic vista. Therefore, the proposed project would not have a substantial adverse effect on a scenic vista.
- 1(b) The property is not within the viewshed of a County or state scenic highway. The project site also does not support any significant scenic resources that would be lost or modified through development of the property.
- 1(c) The project would be consistent with existing community character. The project is located in an area characterized by residential uses on similar sized lots. Therefore, the addition of 10 new residential lots would not substantially degrade the visual quality of the site or its surroundings.
- 1(d) Residential lighting would be required to conform with the County's Light Pollution Code to prevent spillover onto adjacent properties and to minimize any new substantial sources of light. Therefore, the proposed project would not adversely affect day or nighttime views in the area.

Conclusion

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

15183 Exemption Checklist

	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, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- 2(a) The project site and surrounding properties do not support any Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The project site does not contain agricultural resources as defined by the County of San Diego's Guidelines for Determining Significance for Agricultural Resources. Thus, the proposed project would not convert agricultural resources to a non-agricultural use.
- 2(b) The project site is not located within or adjacent to a Williamson Act contract. The property is zoned A70, Limited Agricultural, which permits residential use types. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.
- 2(c) There are no timberland production zones on or near the proposed project site.
- 2(d) The project site is not located near any forest lands. Therefore, the proposed project would not result in the loss or conversion of forest lands.
- 2(e) The project site is located adjacent to existing residential properties. The project site is not located adjacent to any properties that are considered Important Farmland or other active agricultural production areas. Therefore, the proposed project would not result in changes to the existing environment which could result in the conversion of Important Farmland or other agricultural resources to non-agricultural uses.

15183 Exemption Checklist

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
3. Air Quality – Would the Project:			
a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

3(a) The project proposes development that was anticipated and considered by SANDAG growth projections used in development of the RAQS and SIP. As such, the project would not conflict with either the RAQS or the SIP. In addition, construction and operational emissions from the project are anticipated to be below established screening-level thresholds (SLTs), as addressed under Question 3(b), and would not violate any ambient air quality standards.

3(b) Emissions from the construction phase would be minimal, temporary and localized. Additionally, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance and the San Diego Air Pollution Control District (SDAPCD) Rule 55, which requires the implementation of dust control measures.

The County has established Guidelines for Determining Significance for Air Quality which incorporate the SDAPCD's established significance level thresholds for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These SLTs can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since SDAPCD does not have a SLT for emissions of VOCs, the screening level from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which is more appropriate for the San Diego Air Basin) is used.

15183 Exemption Checklist

Project construction and operational emissions associated with the development of the proposed 10-lot residential subdivision are not anticipated to exceed the County's construction and operational SLTs. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- 3(c) The project would contribute PM₁₀, PM_{2.5}, NO_x, and VOCs emissions from construction/grading activities; however, the incremental increase would not exceed established SLTs (see Question 3(b) above). Additionally, grading activities associated with construction of the project would be subject to the County of San Diego Grading Ordinance and the San Diego Air Pollution Control District (SDAPCD) Rule 55, which requires the implementation of dust control measures. In addition, project operational emissions would not be anticipated to exceed the County's SLTs.
- 3(d) The project would introduce 10 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 would not place sensitive receptors near any carbon monoxide hotspots.
- 3(e) The project could produce objectionable odors during construction and operation; however, these substances, if present at all, would be minimal and temporary. The project proposes single family homes that would not introduce any permanent odor sources. Therefore, the proposed project would not create objectionable odors that would affect a substantial number of people.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
4. Biological Resources – Would the Project:			
a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<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 or US Fish and Wildlife Service?	<input checked="" 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15183 Exemption Checklist

vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

☐☐☐**Discussion**

- 4(a) Biological resources on the project site were evaluated in a Biological Resources Report prepared by Cummings and Associates, dated December 28, 2016. The site contains 8.54 acres of coastal sage-chaparral scrub, 0.54 acres of open Engelmann oak woodland and 2.62 acres of disturbed and developed lands. Impacts will also occur to 0.92 acres of coastal sage-chaparral scrub and 0.04 acres of open Engelmann oak woodland. Sensitive wildlife species identified on-site include western whiptail, San Diego desert woodrat, cooper's hawk, costa's hummingbird, nuttall's woodpecker, western bluebird and Lawrence's goldfinch. Sensitive plant species identified on-site include Engelmann oak. The site is located within the MSCP, in an area designated as a Pre-approved Mitigation Area (PAMA) but is surrounded by existing development.

As considered by the GPU EIR, project impacts to sensitive habitat and/or species will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 14.2 acres of Tier II habitat, 0.2 acre of Tier II habitat containing potential Hermes Copper habitat, and 0.95 acre of Tier I habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.5 and Bio 1.6.

- 4(b) Based on the Biological Resources Report, no wetlands or jurisdictional waters were found on-site or off-site. The following sensitive habitats were identified on the site: coastal sage-chaparral scrub and open Engelmann oak woodland. As detailed in response a) above, direct and indirect impacts to sensitive natural communities identified in the RPO, NCCP, Fish and Wildlife Code, and Endangered Species Act are mitigated through implementation of off-site habitat purchases.

As considered by the GPU EIR, project impacts to sensitive habitats will be mitigated through ordinance compliance and through implementation of the following mitigation measures: preservation of 14.2 acres of tier II habitat, 0.2 acre of Tier II habitat containing potential Hermes Copper habitat, and 0.95 acres of Tier I habitat within a BRCA in the MSCP and breeding season avoidance to prevent brushing, clearing, and/or grading between February 15 and August 31. The GPU EIR identified these mitigation measures as Bio 1.5 and Bio 1.6.

- 4(c) The proposed project site does not contain any wetlands as defined by Section 404 of the Clean Water Act, therefore, no impacts will occur.

15183 Exemption Checklist

- 4(d) Based on a GIS analysis, the County's Comprehensive Matrix of Sensitive Species, site photos, a site visit by County staff, and a Biological Resources Report, it was determined that the site is not part of a regional linkage/corridor as identified on MSCP maps nor is it in an area considered regionally important for wildlife dispersal. While the site is designated as a Pre-Approved Mitigation Area (PAMA) in the MSCP, the site would not assist in local wildlife movement as it lacks connecting vegetation and visual continuity with other potential habitat areas in the general project vicinity due to existing development that surrounds the site. Therefore, the project would not substantially interfere with wildlife movement, an established wildlife corridor, or impede the use of native wildlife nursery sites.
- 4(e) The project is consistent with the MSCP, Biological Mitigation Ordinance, and Resource Protection Ordinance (RPO) because off-site mitigation will be required to compensate for the loss of significant habitat.

Conclusion

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

1. No peculiar impacts to the project or its site have been identified.
2. There are no potentially significant off-site and/or cumulative impacts which were not discussed by the GPU EIR.
3. No substantial new information has been identified which results in an impact which is more severe than anticipated by the GPU EIR.
4. Feasible mitigation measures contained within the GPU EIR, identified as Bio 1.5 and Bio 1.6, will be applied to the project.

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
5. Cultural Resources – Would the Project:			
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Directly or indirectly destroy a unique paleontological resource or site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

15183 Exemption Checklist

- 5(a) A cultural and historical resources study was completed for the proposed project titled "Rancho Sierra Project Cultural Resources Inventory and Evaluation Update: Rancho Sierra Alpine, San Diego County, California, (PDS2015-TM-5601)" dated November 2017 by Mary Robbins-Wade, Helix Environmental Planning. It has been determined that there are no historical resources within the proposed project area. The historical property known as the Eltinge site is located adjacent to the project property; however, no evidence of historical resources related to the Eltinge property were observed within the project site during fieldwork. Therefore, the proposed project will not cause a substantial change in the significance of a historical resource.
- 5(b) A cultural resources study was completed for the proposed project titled "Rancho Sierra Project Cultural Resources Inventory and Evaluation Update: Rancho Sierra Alpine, San Diego County, California, (PDS2015-TM-5601)" dated November 2017 by Mary Robbins-Wade, Helix Environmental Planning. One archaeological site, known as CA-SDI-13242, was identified within the project area. A testing program was conducted on the portion of the site within the proposed project area to evaluate the resource for significance. It was determined that the resource is not significant under CEQA nor the RPO. Because the resource was determined to be not significant, impacts to the resource cannot contribute to a significant impact.

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

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and Kumeyaay Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Kumeyaay Native American monitor are to be on-site during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Kumeyaay Native American monitor. Both the Project Archaeologist and Kumeyaay Native American monitor will evaluate fill soils to ensure that they are negative for cultural resources
 - If cultural resources are identified:
 - Both the Project Archaeologist and Kumeyaay 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 Kumeyaay Native American shall determine the significance of discovered resources.

15183 Exemption Checklist

- Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Kumeyaay 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 Kumeyaay Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- Rough Grading
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. A copy of the monitoring report shall be provided to the South coastal Information Center and any culturally-affiliated tribe who requests a copy.
- Final Grading
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. A copy of the final report shall be submitted to the South Coastal Information Center and any culturally-affiliated tribe who requests a copy.

15183 Exemption Checklist

- Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively have been repatriated to a culturally affiliated tribe.
 - The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.
- 5(c) The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.
- 5(d) A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on Cretaceous Plutonic formations that have no potential to contain unique paleontological resources. Therefore, the project will not directly or indirectly destroy a unique paleontological resource or site.
- 5(e) Based on an analysis of records and archaeological surveys of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains.

Conclusion

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

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

6. Geology and Soils – Would the Project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides?

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

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Significant
Project
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Impact not
identified by
GPU EIR

Substantial
New
Information

15183 Exemption Checklist

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?

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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?

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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?

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Discussion

6(a)(i) The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, the proposed project would not expose people or structures to potential adverse effects involving: rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, and/or landslides.

6(a)(ii) To ensure the structural integrity of all buildings and structures, the proposed 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 would not result in a significant impact.

6(a)(iii) The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. In addition, the site is not underlain by poor artificial fill or located within a floodplain.

6(a)(iv) The project site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards.

6(b) According to the Soil Survey of San Diego County, the soils on-site are identified as Fallbrook sandy loam and Fallbrook rocky sandy loam that have a severe soil erodibility rating. However, the project will not result in substantial soil erosion or the loss of topsoil because the project will be required to comply with the Watershed Protection Ordinance (WPO) and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils, will not alter existing drainage patterns, and will not develop steep slopes. Additionally, the project will be required to implement Best Management Practices (BMPs) to prevent fugitive sediment.

6(c) The project site is not located on or near geological formations that are unstable or would potentially become unstable as a result of the project. Furthermore, the project will be required to comply with the WPO and Grading Ordinance which will ensure that the project would not result in any unprotected erodible soils and will not develop steep slopes that could cause landslides, lateral spreading, subsidence, liquefaction, or collapse.

6(d) The project is underlain by an expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). However, the project will not result in substantial risks to life or

15183 Exemption Checklist

property because compliance with the Building Code and implementation of standard engineering techniques would ensure structural safety.

- 6(e) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), which will include individual, appropriately sized septic tanks and Supplemental Treatment Systems (STS) approved for use (NSF Standard 40) within the County of San Diego. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced constructed and maintained." The RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH approved the project's use of STS on December 8, 2017. Therefore, the project has soils capable of adequately supporting the STS as determined by the authorized local public agency.

Conclusion

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

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

Discussion

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

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 proposes the development of 10 single family residential homes and therefore would therefore fall below the screening criteria of 50 units. For projects of this size, it is presumed that the construction and operational GHG emissions would not exceed 900 MT CO₂e per year, and there would be a less-than cumulatively considerable impact. This

assumes that the project does not involve unusually extensive construction and does not involve operational characteristics that would generate unusually high GHG emissions.

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

Conclusion

As discussed above, the proposed 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"/>

15183 Exemption Checklist

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

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g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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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?

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Discussion

- 8(a) The proposed project would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures on-site which could produce a hazard related to the release of asbestos, lead based paint or other hazardous materials.
- 8(b) The proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project site is also 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. Therefore, the proposed project would not create a significant hazard to the public or the environment.
- 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. As such, the proposed project would not result in a safety hazard for people residing or working in the project area.
- 8(e) The proposed project is not within one mile of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area.
- 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.

15183 Exemption Checklist

- 8(f)(ii) **SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN:** The property is not within the San Onofre emergency planning zone.
- 8(f)(iii) **OIL SPILL CONTINGENCY ELEMENT:** The project is not located along the coastal zone.
- 8(f)(iv) **EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN:** The project would not alter major water or energy supply infrastructure which could interfere with the plan.
- 8f)(v) **DAM EVACUATION PLAN:** The project is not located within a dam inundation zone.
- 8(g) The project site is adjacent to wildlands that have the potential to support wildland fires. However, the project would 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 Omega Engineering Consultants, (January 2017). Also, a Fire Service Availability Letter dated February 12, 2018 has been received from the Alpine Fire Protection District which indicates the expected emergency travel time to the project site to be 4 minutes which is within the 5 minute maximum travel time allowed by the County Public Facilities Element.
- 8(h) The project does not involve or support uses that would allow water to stand for a period of 72 hours or more (e.g. artificial lakes, agricultural ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), a solid waste facility or other similar uses. Moreover, based on a site visit conducted by County staff, none of these uses are present on adjacent properties. Therefore, the proposed project would not substantially increase current or future resident's exposure to vectors which are capable of transmitting public health diseases or nuisances.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
9. Hydrology and Water Quality – Would the Project:			
a) Violate any waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15183 Exemption Checklist

- | | | | |
|---|--------------------------|--------------------------|--------------------------|
| d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k) Expose people or structures to a significant risk of loss, injury or death involving flooding? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion

- 9(a) The project will require a National Pollutant Discharge Elimination System (NPDES) General Permit for Discharges of Storm Water Associated with Construction Activities. A Priority Development Project Stormwater Quality Management Plan (SWQMP) was prepared for the project by Omega Engineering Consultants (October 18th, 2017). The SWQMP demonstrates that the project would comply with all requirements of the Watershed Protection Ordinance (WPO). The project will be required to implement site design measures, source control BMPs, and/or treatment control BMPs to reduce potential

15183 Exemption Checklist

pollutants to the maximum extent practicable. These measures will enable the project to meet waste discharge requirements as required by the San Diego Municipal Permit, as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

- 9(b) The project lies in the Alpine (907.33) hydrolic subarea within the San Diego River hydrolic unit, and the Loveland (909.31) hydrologic subarea within the Sweetwater hydrologic unit. According to the Clean Water Act Section 303(d) list, a portion of these watersheds are impaired. Constituents of concern in the Sweetwater and San Diego River watersheds include coliform bacteria, nutrients, sediment, lowered dissolve oxygen, and trace metals. The project could contribute to release of these pollutants; however, the project will comply with the WPO and implement site design measures, source control BMPs, and treatment control BMPs to prevent a significant increase of pollutants to receiving waters.
- 9(c) As stated in responses 9(a) and 9(b) above, implementation of BMPs and compliance with required ordinances will ensure that project impacts are less than significant.
- 9(d) The project would obtain its water supply from the Padre Dam Municipal Water District that obtains water from surface reservoirs or other imported sources. The project would not use any groundwater. In addition, the project does not involve operations that would interfere substantially with groundwater recharge.
- 9(e) A Drainage Study (October 2017) was prepared by Omega Engineering Consultants for the proposed project. It was determined that the proposed project would not substantially alter the existing drainage pattern of the project site or area. 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.
- 9(f) A Drainage Study (October 2017) was prepared by Omega Engineering Consultants for the proposed project. The proposed project would convey drainage to either natural drainage channels or approved drainage facilities. Therefore, the project would not significantly alter established drainage patterns or substantially increase the amount of runoff in a manner which would result in flooding on- or off-site.
- 9(g) The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.
- 9(h) The project has the potential to generate pollutants; however, site design measures, source control BMPs, and treatment control BMPs will be employed such that potential pollutants will be reduced to the maximum extent practicable.
- 9(i) No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site or off-site improvement locations.
- 9(j) No 100-year flood hazard areas were identified on the project site or off-site improvement locations.
- 9(k) The project site lies outside any identified special flood hazard area.

15183 Exemption Checklist

9(l) The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property.

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

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

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

Conclusion

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

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

Discussion

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

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

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
11. Mineral Resources – Would the Project:			
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15183 Exemption Checklist

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?

☐☐☐

11(a) The project site has been classified by the California Department of Conservation Division of Mines and Geology as "Resources Potentially Present" (MRZ-3). However, the project site is surrounded by residential development which is 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 would 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). Therefore, the proposed project would not result in the loss of a locally-important mineral resource recovery site.

Conclusion

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

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

15183 Exemption Checklist

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

☐☐☐**Discussion**

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

General Plan –The project is a 10-lot residential subdivision. Primary noise source to potentially impact the site would be from vehicular traffic from South Grade Road. Future traffic from SanDAG TFIC Series 12 was used to determine the future average daily trips (ADT) for the project segment of South Grade Road. The model shows 5,600 ADT which was used for staff's in-house noise calculations. This roadway was also classified as a Light Collector with a design speed of 40 mph. Based on in-house noise modeling, the worst-case sensitive receptor would be located on the proposed pad on Lot 1 which is 125 feet from the roadway centerline. Future traffic levels would be as high as 58 dBA CNEL, well below the County Noise Element threshold of 60 dBA CNEL. No noise mitigation and no noise restriction easement are required for this project. Additionally, project related traffic contributions would not result in direct and cumulative off-site noise impacts. Therefore, the project demonstrates conformance with the County Noise Element.

Noise Ordinance – Section 36-404: Non-transportation noise generated by the project is not expected to exceed the standards of the Noise Ordinance at or beyond the project's property line.

Noise Ordinance – Section 36-409: The project would not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Based on the Construction Noise Assessment, construction equipment operations would be comprised of roadway grading operations and residential lot grading. Both activities have been evaluated and determined that levels would be as high as 74.7 dBA at the property line. Additionally, no rock crushing or blasting is required during any of the grading operations. The project demonstrates Noise Ordinance compliance and conformance to the Noise Element. No noise mitigation is required.

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

15183 Exemption Checklist

excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

- 12(c) As indicated in the response listed under Section 12(a), the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of any applicable noise standards. Also, the project is not expected to expose existing or planned noise sensitive areas to direct or cumulative noise impacts over existing ambient noise levels.
- 12(d) The project does not involve any operational uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity. Additionally, the project will not generate construction noise in excess of Noise Ordinance standards. Construction operations will occur only during permitted hours of operation. Based on the Construction Noise Assessment, construction equipment operations would be comprised of roadway grading operations and residential lot grading. Both activities have been evaluated and determined that levels would be as high as 74.7 dBA at the property line. Additionally, no rock crushing or blasting is required during any of the grading operations. The project demonstrates Noise Ordinance compliance for temporary grading operations.
- 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

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

13. Population and Housing – Would the Project:

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)?

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b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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Discussion

- 13(a) The project proposes a residential subdivision of 10 lots, which is consistent with the development density analyzed by the GPU EIR for this site. As such, while the project does propose new homes, the addition of 10 homes and associated infrastructure extensions will not induce substantial population growth in the area.

15183 Exemption Checklist

13(b) There is no existing housing on the project site; therefore, the project would not displace existing housing.

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

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
14. Public Services – Would the Project:			
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios for fire protection, police protection, schools, parks, or other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

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

Conclusion

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

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

15183 Exemption Checklist

Discussion

- 15(a) The project would incrementally increase the use of existing parks and other recreational facilities; however, the project will be required to pay fees pursuant to the Park Land Dedication Ordinance.
- 15(b) The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities would have an adverse physical effect on the environment.

Conclusion

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

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

15183 Exemption Checklist

Discussion

- 16(a) The proposed project would result in an additional 120 average daily trips (ADTs), which do not exceed the thresholds established by the County Guidelines for Determining Significance for Transportation and Traffic. The proposed project would not conflict with an applicable plan, ordinance, or policy establishing measures of the effectiveness for the performance of the circulation system. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities.
- 16(b) The additional 120 ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program as developed by SANDAG.
- 16(c) The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport.
- 16(d) The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create curves, slopes or walls which would impede adequate sight distance on a road.
- 16(e) The Alpine Fire Protection District and the San Diego County Fire Authority have reviewed the project and its Fire Protection Plan and have determined that there is adequate emergency fire access.
- 16(f) The project will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities.

Conclusion

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

	Significant Project Impact	Impact not identified by GPU EIR	Substantial New Information
17. Utilities and Service Systems – Would the Project:			
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15183 Exemption Checklist

construction of which could cause significant environmental effects?

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

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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?

☐ ☐ ☐

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ ☐ ☐

g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ ☐ ☐

Discussion

17(a) The project will discharge domestic wastewater to on-site wastewater systems (OSWS), which will include individual, appropriately sized septic tanks and Supplemental Treatment Systems (STS) approved for use (NSF Standard 40) within the County of San Diego. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows the RWQCB to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced constructed and maintained." The RWQCB with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits through the County and within the incorporated cities. DEH approved the project's use of STS on December 8, 2017. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized local public agency.

17(b) The project does not involve new water and wastewater pipeline extensions.

17(c) The project involves new storm water drainage facilities. However, these extensions will not result in additional adverse physical effects beyond those already identified in other sections of this environmental analysis.

17(d) A Service Availability Letter from the Padre Dam Municipal Water District has been provided which indicates that there is adequate water to serve the project.

17(e) The project proposes the use of individual, appropriately sized septic tanks and Supplemental Treatment Systems (STS) that have been reviewed and approved by the Department of Environmental Health. Therefore, the proposed project will not interfere with any wastewater treatment provider's service capacity.

17(f) Implementation of the project would generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. There are five, permitted active landfills in San Diego County with remaining capacity to adequately serve the project.

15183 Exemption Checklist

- 17(g) The project would deposit all solid waste at a permitted solid waste facility. Therefore, the proposed project would comply with federal, state, and local statutes and regulations related to solid waste.

Conclusion

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

Attachments:

Appendix A – References

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

Appendix A

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

Cummings and Associates, Gretchen Cummings (December 28, 2016). Biological Resources Letter Report for the Rancho Sierra Property, APN 404-430-45 County of San Diego, California.

Helix Environmental Planning, Inc., Mary Robbins-Wade (November 2017). Cultural Resources Inventory and Evaluation Update: Rancho Sierra, Alpine, San Diego County, California.

Omega Engineering Consultants, Andrew J. Kann (January 27, 2017). Rancho Sierra Fire Protection Plan – Short Form, Rancho Sierra, Alpine, CA.

Omega Engineering Consultants, Patric T. de Boer (October 19, 2017). Rancho Sierra Subdivision Preliminary Drainage Study, South Grade Road, Alpine, CA.

Omega Engineering Consultants, Patric T. de Boer (October 18, 2017). County of San Diego Priority Development (PDP) SWQMP, Rancho Sierra Subdivision.

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

[http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00 - References 2011.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_5.00_-_References_2011.pdf)

Appendix B

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

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF
Rancho Sierra Tentative Map
PDS2015-TM-5601, PDS2015-ER-15-14-004

March 8, 2018

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:

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. 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 within the boundaries of the Multiple Species Conservation Program. The project conforms to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated March 8, 2018.

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

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

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

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

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 checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers:

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

Floodways and Floodplain Fringe:

The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map. Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes:

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

Sensitive Habitats:

No sensitive habitat lands were identified on the project site. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites:

The property has been surveyed by a County of San Diego approved archaeologist, Mary Robbins-Wade, and it has been determined that the property does not contain any significant archaeological and/or historical sites. One archaeological site, CA-SDI-13242 is located within the project area and would be impacted by the project. The site was evaluated for significance through a testing program and determined to be not significant. Therefore, it has been found that the proposed project complies with Section 86.604(g) of the RPO.

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

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

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

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

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

The project is a 10-lot residential subdivision. The primary noise source to potentially impact the site would be from vehicular traffic from South Grade Road. Future traffic from SanDAG TFIC Series 12 was used to determine the future average daily trips (ADT) for the project segment of South Grade Road. The model shows 5,600 ADT which was used for staff's in-house noise calculations. This roadway was also classified as a Light Collector with a design speed of 40 mph. Based on in-house noise modeling, the worst-case sensitive receptor would be located on the proposed pad on Lot 1 which is 125 feet from the roadway centerline. Future traffic levels would be as high as 58 dBA CNEL, well below the County Noise Element threshold of 60 dBA CNEL. No noise mitigation and no noise restriction easement are required for this project. Additionally, project related traffic contributions would not result in direct and cumulative off-site noise impacts. Therefore, the project demonstrates conformance with the County Noise Element.

The project is also subject to the County Noise Ordinance which allows an eight- hour average construction noise sound level limit at the property line of an occupied residence. Based on the Construction Noise Assessment, construction equipment operations would be comprised of roadway grading operations and residential lot grading. Both activities have been evaluated and determined that levels would be as high as 74.7 dBA at the property line. Additionally, no rock crushing or blasting is required during any of the grading operations. The project demonstrates Noise Ordinance compliance and conformance to the Noise Element. No noise mitigation is required.

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Rancho Sierra Tentative Map
PDS2015-TM-5601, PDS2015-ER-15-14-004
APN 404-430-45

March 8, 2018

I. Introduction

The project is a Tentative Map to subdivide approximately 11.52 acres into 10 residential lots. The project site is located south of Alpine Boulevard along South Grade Road in the Alpine Community Plan Area.

The project site is subject to the Village General Plan Regional Category and Village Residential (VR-2.9) Land Use Designation. Zoning for the site is A70, Limited Agricultural. Access to the site would be provided by a new private road connecting to South Grade Road. Water service would be provided by Padre Dam Municipal Water District and individual on-site wastewater systems (supplemental treatment systems). Earthwork will consist of the 7,500 cubic yards of balanced cut and fill.

The project site contains four habitat types as detailed in Table 1 below. Sensitive wildlife species identified on-site include western whiptail, San Diego desert woodrat, cooper's hawk, costa's hummingbird, nuttall's woodpecker, western bluebird and Lawrence's goldfinch. Sensitive plant species identified on-site include Engelmann oak.

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Onsite Impacts (ac.)	Proposed Offsite Impacts (ac.)	Mitigation Ratio	Required Mitigation
Open Engelmann Oak Woodland	I	0.54	0.54	0.04	2:1	0.95 (0.25 acres previously purchased)
Coastal Sage-Chaparral Scrub	II	8.54	8.54	0.92	1.5:1	14.4 (0.2 acre containing Hermes habitat)
Disturbed	IV	2.18	2.18	0.34	--	--
Urban/Developed	IV	0.44	0.44	--	--	--
Total:	--	11.7	11.7	1.3	--	15.35

The findings contained within this document are based on County records, staff field site visits and the Biological Resources Letter Report prepared by Cummings & Associates and dated December 2017. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Wildlife and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The project site qualifies as a BRCA as it is located in a Pre-Approved Mitigation Area (PAMA).

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

The project is conditioned to provide offsite mitigation which qualifies as a BRCA. The project is pre-approved to mitigate its impacts on a portion of APN 404-170-04 which is located adjacent to Wrights Field which qualifies as a BRCA.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

1. Project development shall be sited in areas to minimize impact to habitat.

Based on an evaluation of the project site and surrounding development, it was determined that, although the site is designated as PAMA, it is not desirable for preservation. Since the adoption of the MSCP, existing legal lots to the southwest

of the project site have been built out with single family homes. With the exception of an approximately 150 foot wide strip of habitat located to the east of the habitat on the project site, it maintains no connectivity to adjacent habitat within PAMA and Wrights Field. Based on this evaluation, it was determined that with appropriately sited mitigation, it is appropriate for the habitat on the project site to be impacted. The project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field.

Therefore, since development of the project site has been determined to be appropriate, minimization of impacts to habitat thorough development siting is not required.

- 2. Clustering to the maximum extent permitted by County regulations shall be considered where necessary as a means of achieving avoidance.**

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Therefore, clustering onsite is not necessary to achieve avoidance.

- 3. Notwithstanding the requirements of the slope encroachment regulations contained within the Resource Protection Ordinance, effective October 10, 1991, projects shall be allowed to utilize design that may encroach into steep slopes to avoid impacts to habitat.**

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Therefore, slope encroachment is not necessary to avoid habitat impacts.

- 4. The County shall consider reduction in road standards to the maximum extent consistent with public safety considerations.**

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Therefore, reductions in road standards are not necessary to reduce impacts.

- 5. Projects shall be required to comply with applicable design criteria in the County MSCP Subarea Plan, attached hereto as Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors).**

Findings in accordance with Attachment G (preserve Design Criteria) are provided below. The project will not impact linkages or corridors. Project Design Criteria for linkages and corridors, included in Attachment H (Design Criteria for Linkages and Corridors), is not required.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

- 1. Acknowledge the “no net loss” of wetlands standard that individual projects must meet to satisfy State and Federal wetland goals, policies, and standards, and implement applicable County ordinances with regard to wetland mitigation.**

The project site does not contain wetlands.

- 2. Include measures to maximize the habitat structural diversity of conserved habitat areas, including conservation of unique habitats and habitat features.**

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Nonetheless, the project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. This conserved habitat will contribute to the existing preserved Wrights Field which contains unique habitat and habitat features.

- 3. Provide for the conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological value by the MSCP habitat evaluation model.**

The project site contains coastal sage-chaparral scrub and open Engelmann oak woodland which are ranked as having low, moderate and high value by the MSCP habitat evaluation model. As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. The project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. The mitigation site contains Diegan coastal sage scrub and native grassland which are ranked as having very high value by the MSCP habitat evaluation model. Therefore, the project will conserve coastal sage scrub that is ranked as having very high biological value.

- 4. Create significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats. Subsequently, using criteria set out in Chapter 6, Section 6.2.3 of the MSCP Plan, potential impacts from new development on biological resources within the preserve that should be considered in the design of any project include access, non-native predators, non-native species, illumination, drain water (point source), urban runoff (non-point source) and noise.**

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Nonetheless, the project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. This mitigation site contributes to the creation of a large block of habitat through the addition of over 15 acres to the over 230 acre Wrights Field preserve. The project will be required to provide evidence that the 15 acres has been added to the Land Management Plan for Wrights Field to ensure that management will be implemented and will be required to provide funding for this management.

5. Provide incentives for development in the least sensitive habitat areas.

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Therefore, incentives for developing the least sensitive habitat areas are not necessary.

6. Minimize impacts to narrow endemic species and avoid impacts to core populations of narrow endemic species.

The project site does not contain any narrow endemic species and therefore, will not result in any impacts to narrow endemic species.

7. Preserve the biological integrity of linkages between BRCAs.

As discussed in Section III.A.1. above, since the adoption of the MSCP, existing legal lots to the southwest of the project site have been built out with single family homes. With the exception of an approximately 150 foot wide strip of habitat located to the east of the habitat on the project site maintains no connectivity to adjacent habitat within PAMA and Wrights Field. The project will preserve the biological integrity of the BRCA by conserving a portion of APN 404-170-4 which is located immediately adjacent to Wrights Field, a BRCA.

8. Achieve the conservation goals for covered species and habitats (refer to Table 3-5 of the MSCP Plan).

Cooper's hawk (*Accipiter cooperi*) and Western bluebird (*Sialia mexicana*) are included in Table 3-5 and were observed on the project site. The proposed mitigation for the project will contribute to the conservation goals for these species through the preservation of foraging habitat. In addition, the project will avoid the bird breeding season which occurs from February 15th through August 31st. Through the implementation of project mitigation the project will achieve the conservation goals for covered species and habitats.

C. Design Criteria for Linkages and Corridors (Attachment H)

The project will not impact linkages or corridors. Project Design Criteria for linkages and corridors, included in Attachment H, is not required.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

The project site does not contain wetlands and therefore will not conflict with the no-net-loss-of-wetlands standard.

2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Nonetheless, the project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. This conserved habitat will contribute to the existing preserved Wrights Field which contains unique habitat and habitat features.

3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.

The project site contains coastal sage-chaparral scrub and open Engelmann oak woodland which are ranked as having low, moderate and high value by the MSCP habitat evaluation model. As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. The project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. The mitigation site contains Diegan coastal sage scrub and native grassland which are ranked as having very high value by the MSCP habitat evaluation model. Therefore, the project will conserve coastal sage scrub that is ranked as having very high biological value.

4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.

The project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. This mitigation site contributes

to the creation of a large block of habitat through the addition of over 15 acres located adjacent to the over 230 acre Wrights Field preserve. Through the siting of the mitigation, the edge effects will be minimized and the ratio of surface area to the perimeter of conserved habitats will be maximized.

5. The project provides for the development of the least sensitive habitat areas.

As discussed in Section III.A.1. above, development of the project site has been determined to be appropriate. Therefore, incentives for developing the least sensitive habitat areas are not necessary.

6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.

No threatened, endangered, or narrow endemic species were detected on the project site. Seven sensitive wildlife species and one sensitive plant species were observed onsite: Western Whiptail (*Aspidoscelis tigris stejnegeri*), San Diego Desert Woodrat (*Neotoma lepida intermedia*), Cooper's Hawk (*Accipiter cooperi*), Western Bluebird (*Sialia mexicana*), Lawrence's Goldfinch (*Spinus lawrencei*), Nuttall's Woodpecker (*Picoides nuttallii*), Costa's Hummingbird (*Calypte costae*) and Engelmann Oak (*Quercus engelmannii*). Surveys conducted for Hermes Copper and Quino Checkerspot Butterfly were both negative. Developing the site will not impact key populations of covered species, as the site does not support them. The project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located adjacent to Wrights Field which is known to host a high number of sensitive plant and wildlife species.

7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.

The project proposes to mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. This mitigation site contributes to the creation of a large block of habitat through the addition of over 15 acres located adjacent to the over 230 acre Wrights Field preserve. The proposed mitigation will contribute to the preservation of Golden eagles as they are known to forage in Wright's Field.

8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.

The project site does not contain any narrow endemic species and therefore, will not result in any impacts to narrow endemic species.

9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.

This project will not jeopardize the assemblage of a preserve area. Based on an evaluation of the project site and surrounding development, it was determined that, although the site is designated as PAMA, it is not desirable for preservation. Since the adoption of the MSCP, existing legal lots to the southwest of the project site have been built out with single family homes and precluded connectivity of the site to other large blocks of habitat. The project does, however, offer mitigation on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field. This mitigation will contribute to the overall value of and size of Wright's Field and the assembly of that preserve.

10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.

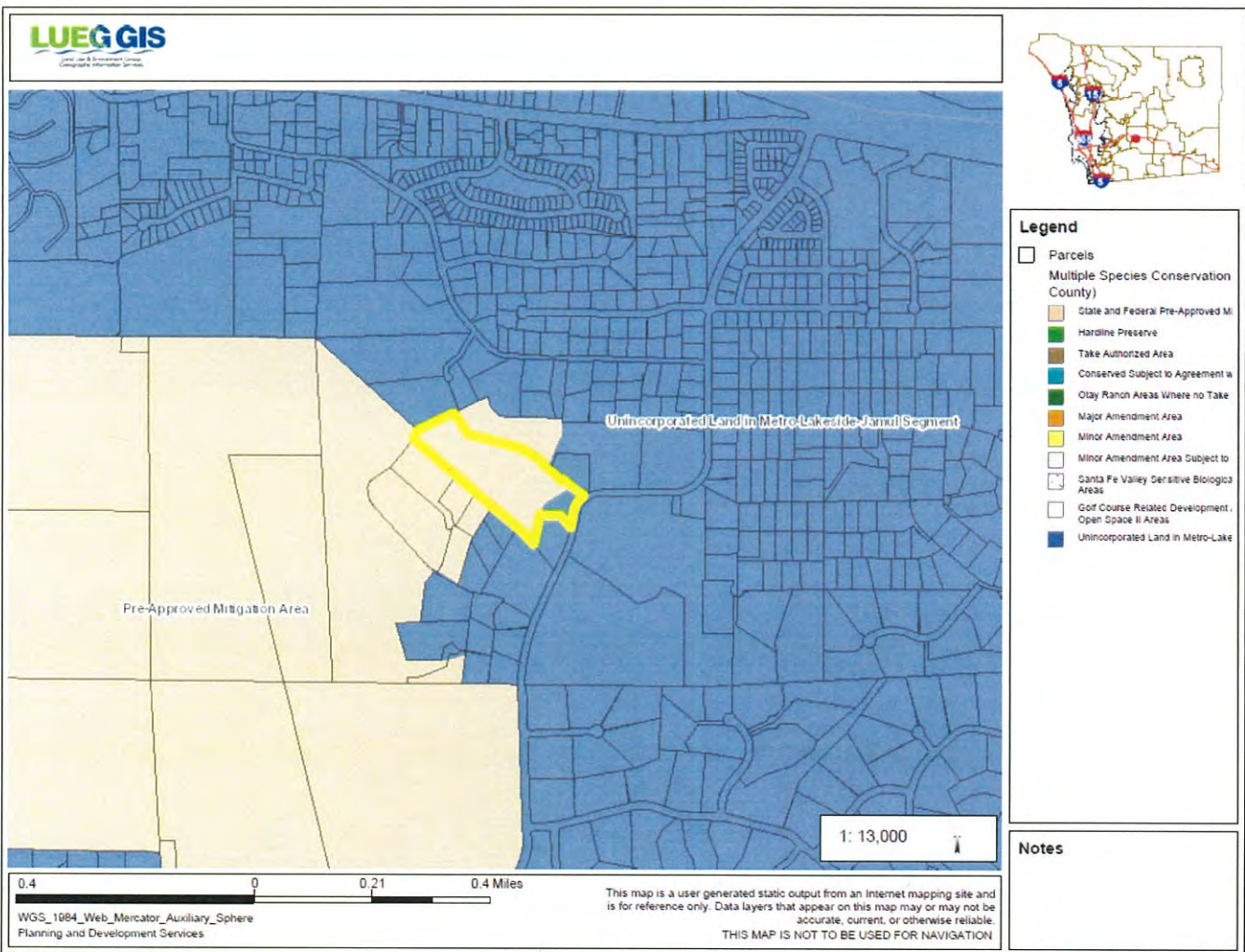
The project does not include onsite preservation.

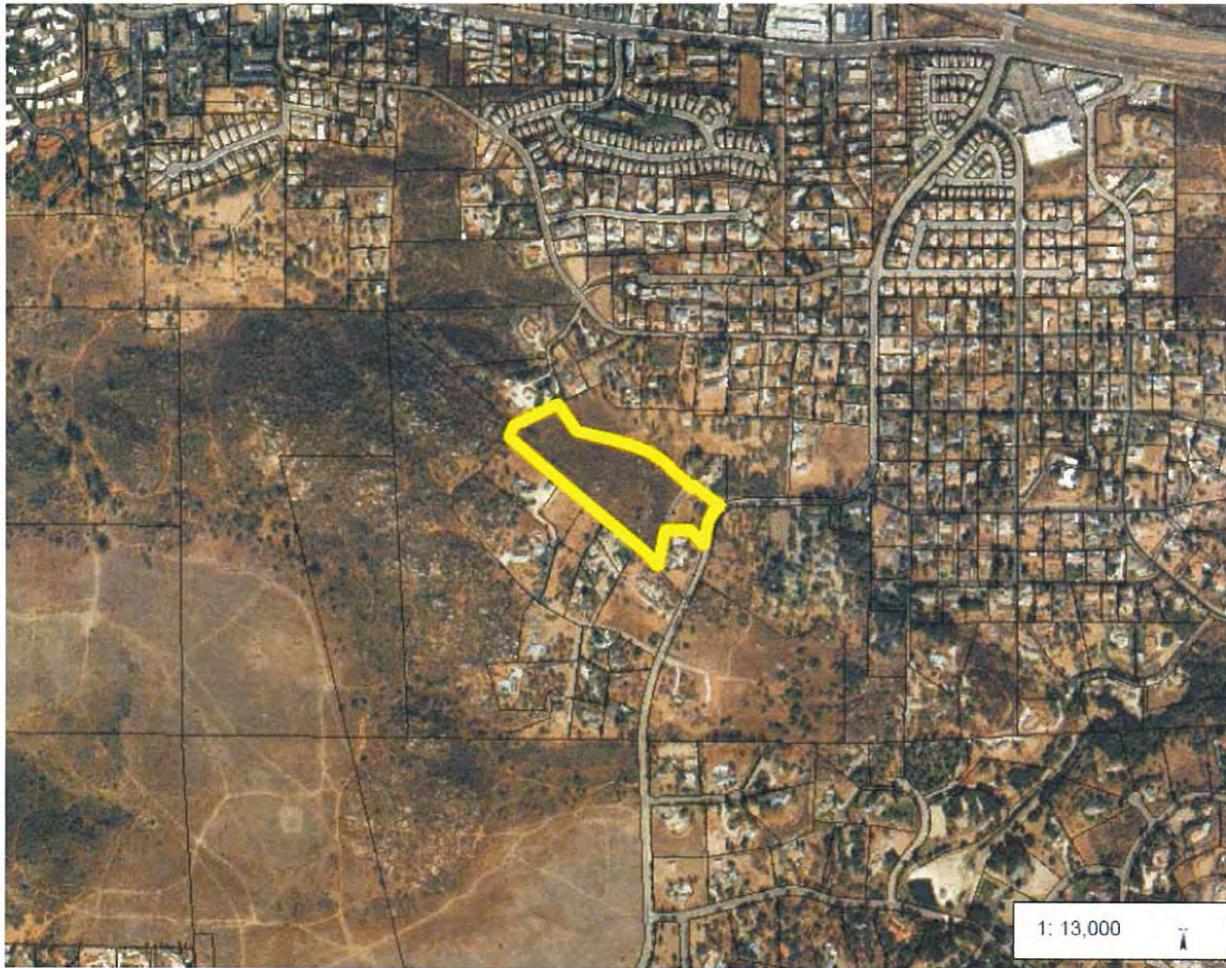
11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.

Although the site is designated as PAMA, and therefore is a BRCA, based on an evaluation of the site it has been determined that it is not desirable for preservation. Since the adoption of the MSCP, existing legal lots to the southwest of the project site have been built out with single family homes and precluded connectivity of the site to other large blocks of habitat. There were no threatened, endangered or narrow endemic species detected onsite during biological surveys and no significant populations of sensitive species are expected to reside on the property. Surveys conducted for Hermes Copper and Quino Checkerspot Butterfly were both negative. The project will mitigate its impacts on a portion of APN 404-170-4 which is located within PAMA and adjacent to Wrights Field which is known to host a high number of sensitive plant and wildlife species. This mitigation will contribute to the overall value of and size of Wright's Field and the assembly of that preserve.

Ashley Smith, Planning & Development Services
March 8, 2018

MSCP Designation For
 Rancho Sierra Tentative Map
 PDS2015-TM-5601, PDS2015-ER-15-14-004





1: 13,000

0.4 0 0.21 0.4 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

☐ Parcels

Notes

Attachment D – Environmental Findings

RANCHO SIERRA TENTATIVE MAP
PDS2015-TM-5601 PDS2015-ER-15-14-004
ENVIRONMENTAL FINDINGS

July 20, 2018

1. In accordance with State California Environmental Quality Act (CEQA) Guidelines section 15183, find the project is exempt from further environmental review because the project is consistent with the General Plan for which an environmental impact report dated August 2011 on file with Planning & Development Services (PDS) as Environmental Review Number 02-ZA-001 GPU Environmental Impact Report (EIR) was certified, there are no project specific effects which are peculiar to the project or its site, there are no project impacts which the GPU EIR failed to analyze as significant effects, there are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate, there is no substantial new information which results in more severe impacts than anticipated by the GPU EIR, and that the application of uniformly applied development standards and policies, in addition to feasible mitigation measures included as project conditions would substantially mitigate the effects of the project, as explained in the 15183 Statement of Reasons dated March 8, 2018.
2. Find that the proposed project is consistent with the Resource Protection Ordinance (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. Find that the project is consistent with the Multiple Species Conservation Plan (MSCP), the County Subarea Plan and the Biological Mitigation Ordinance (County Code, section 86.501 et seq.) as explained in the MSCP Conformance Statement dated March 8, 2018 on file with Planning & Development Services as Environmental Review Number PDS2015-ER-15-14-004.

Attachment E – Public Documentation



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

Record ID(s): PDS2015-TM-5601

Project Name: Rancho Sierra

Planning/Sponsor Group: Alpine Community Planning Group

Results of Planning/Sponsor Group Review

Meeting Date: 4-23-2015

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

*Members of the group commended the
 quality and completeness of the application.*

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: 12 Yes 0 No Abstain 3 Vacant/Absent

C. Recommended conditions of approval:

None

Reported by: *[Signature]* Position: Chair Date: 4.23.2015

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

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





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

TO: File
SUBJECT: Response to Comments for the Rancho Sierra Tentative Map; PDS2015-TM-5601, PDS2014-ER-15-14-004
DATE: July 20, 2018

A Public Disclosure Notice was distributed on March 8, 2018 for a 30-day public disclosure period, ending on April 9, 2018, of the California Environmental Quality Act (CEQA) 15183 (Projects Consistent with a Community Plan or Zoning) Exemption Checklist associated with the proposed Tentative Map (project). A total of 35 comments were received during the public disclosure period. Responses to comments received are provided below.

San Diego County Archaeological Society (James W. Royle):

- A-1 The County acknowledges and appreciates the comments received from James W. Royle from the San Diego County Archaeological Society. The comment states that the commenter agrees with the conclusions and mitigation measures as proposed with the addition of 3D scanning and curation of any recovered cultural material if it not curated. If there is an inadvertent discovery of significant cultural material that would warrant 3D scanning, the project is conditioned to require a Research Design and Data Recovery Program be developed in consultation with County staff, the project archaeologist, and the consulting Native American tribes. Any inclusion of 3D scanning methods would be negotiated at that time. No changes were made as a result of this comment.

Endangered Habitats League (Dan Silver):

- B-1 The County acknowledges and appreciates this comment. The comment states that the commenter has reviewed this project from a MSCP perspective, and concurs with the County's approach of offsite mitigation and appropriateness of the mitigation location. No changes to the CEQA documentation were made as a result of this comment.

Alpine Citizens:

- C-1 The County appreciates this comment from Alpine Citizens. The comment provides introduction to a petition forwarded by Alpine Citizens regarding the proposed project. No further response is required.
- C-2 The comment states that infiltration basins have the potential to create health hazards, contamination of well water, and increased erosion. The comment also states that the concerned citizens of Alpine are opposed to infiltration basins, and

request alternative drainage management systems. The petition is signed by 24 individuals. A discussion of infiltration basins and the proposed storm water management for the project site is provided in the following responses to individual comment letters received from the signees of the petition.

James Lindeen:

- D-1 The County acknowledges and appreciates the comments received from James Lindeen at 2808 Eltinge Place. These comments document various concerns with the project. The County acknowledges that this comment provides introduction statements, and that specific issues are addressed in the remainder of the letter.
- D-2 The comment states that the storm water management plan for the project includes brow ditches and infiltration basins that are at risk for failure, which would result in flooding.

The Storm Water Quality Management Plan (SWQMP) and Preliminary Drainage Study for the Rancho Sierra Tentative Map have been prepared in accordance with the San Diego County Hydrology Manual (2003), San Diego County Hydraulic Design Manual (2014), and the BMP Design Manual (2016). According to the Engineer of Record these systems are not at a high risk of becoming saturated during storms, and therefore, there should be no cause for concern of overflow and flooding to the subject property. The proposed conjunctive use hydromodification management and detention basins are designed to mitigate the increased runoff associated with the proposed impervious surfaces to pre-project levels. Therefore, there will be no flooding due to the proposed development. Maintenance of the proposed storm water detention basins will be the responsibility of the Home Owners Association via a Storm Water Facilities Maintenance Agreement (SWMA) which will be created and recorded with the subject project during final engineering. A Soil Resources Report provided by the Natural Resource Conservation Service (NRCS) indicates type C and D soil in the area which are typically not conducive to storm water infiltration. However, percolation testing in the area have indicated rates up to 1.0 inch per hour. A comprehensive geotechnical investigation will be completed at the final engineering stages to verify percolation rates. In the event that percolation is not recommended by the Geotech engineer, the proposed infiltration basins will be redesigned as Biofiltration basins with impervious liner. No changes to the CEQA documentation were made as a result of this comment.

- D-3 The comment states that there is currently a severe amount of runoff from the proposed project site, and that any additional runoff would result in negative consequences. The comment provides photographs that are identified as current runoff conditions.

The proposed conjunctive use hydromodification management and detention basins are designed to mitigate the increased runoff associated with the proposed

impervious surfaces to pre-project levels. Therefore, there will be no flooding due to the proposed development. No changes to the CEQA documentation were made as a result of this comment.

- D-4 The comment states that a hardpan layer of soil with low permeability is located two to three feet from the ground surface, and that shallow topsoil cannot support infiltration basins. The comment also provides percolation rates of the soil.

A Soil Resources Report provided by the Natural Resource Conservation Service (NRCS) indicates type C and D soil in the area which are typically not conducive to storm water infiltration. However, percolation testing in the area have indicated rates up to 1.0 inch per hour as identified in the SWQMP. A comprehensive geotechnical investigation will be completed at the final engineering stages to verify percolation rates. In the event that percolation is not recommended by the Geotechnical engineer, the proposed infiltration basins will be redesigned as biofiltration basins with impervious liner. No changes to the CEQA documentation were made as a result of this comment.

- D-5 The comment states that there is no backup technology available for the basins, and that a high inflow rate puts the basins at risk for failure. The comment inquires who is responsible for performing maintenance on the basins. Please see response D-4 above for a discussion on determining the appropriate use of infiltration basins or biofiltration basins.

The HOA will be accountable for performing semiannual maintenance of the storm water BMPs. Maintenance of the basins will be enforced under the Storm Water Management Act (SWMA). The County also has enforcement authority under the Watershed Protection Ordinance (WPO), The Flood Damage and Prevention Ordinance (FDPO) and under the Municipal Separate Storm Sewer System (MS4) permit program. No changes to the CEQA documentation were made as a result of this comment.

- D-6 The comment includes a fragmented sentence that identifies setback from structures and septic systems/leach fields, but does not provide any further details regarding these topics. The proposed septic systems will be designed and constructed in accordance with the County of San Diego, Department of Environmental Health (DEH), Land and Water Quality Division, Design Manual for Onsite Wastewater Treatment Systems (DMOWTS). The proposed septic systems will be located in accordance with setback requirements for structures, wells, watercourses and drainage courses as required by the DMOWTS and subject to review and approval by DEH. No changes to the CEQA documentation were made as a result of this comment.

- D-7 The comment states that there are neighborhood concerns for a high water table area, and that there is a functioning well on the project site. The water table elevation will be determined as part of the comprehensive geotechnical

investigation during the final engineering stages of the project. All recommendations provided by the Geotechnical Engineer of Record with respect to the proposed project will be followed.

- D-8 The comment requests that the development's runoff be curbed via concrete curbs and gravity flow to the South Grade Road side of the lot. As identified in the SWQMP and Preliminary Drainage Study for the Rancho Sierra Tentative Map, runoff will be directed to the same points of compliance as the predeveloped condition. Diversion of runoff would not be in conformance with the San Diego County Hydrology Manual, 2003, San Diego County Hydraulic Design Manual, 2014 and the BMP Design Manual, 2016. No changes to the CEQA documentation were made as a result of this comment.
- D-9 The comment states that the safest way to build the project would be to omit houses that drain to the West, which would eliminate any risk of flooding. The project proposes conjunctive use hydromodification management and detention BMPs to mitigate the increased runoff from the proposed development. Therefore, there will be no increased risk of flooding due to the development and re-design is not required. No changes to the CEQA documentation were made as a result of this comment.
- D-10 The comment states that there may be enough slope to allow concrete curbing to re-direct drainages to the South Grade Road side of the development. Please refer to response D-8, which addresses this comment.
- D-11 The comment states that neighbors believe there is a high water table in the neighborhood. The water table elevation will be determined as part of the comprehensive geotechnical investigation during the final engineering stages of the project. All recommendations provided by the Geotechnical Engineer of Record with respect to the proposed project will be followed. No changes to the CEQA documentation were made as a result of this comment.
- D-12 The comment states that hardpan soils are onsite, and requests mapping of the hardpan as well as high density percolation testing for leach field locations.

A Soil Resources Report provided by the Natural Resource Conservation Service (NRCS) indicates type C and D soil in the area which are typically not conducive to storm water infiltration. However, percolation testing in the area have indicated rates up to 1.0 inch per hour as identified in the SWQMP. A comprehensive geotechnical investigation will be completed at the final engineering stages to verify percolation rates. In the event that percolation is not recommended by the Geotech engineer, the proposed infiltration basins will be redesigned as Biofiltration basins with impervious liner.

- D-13 The comment states that native soil requirements for septic will limit leach field locations, and that percolation at the hardpan level is 2 hours/inch. The comment

also states that storm conditions produce enough runoff to result in flooding at 2808 Eltinge Place. Please see response D-12 regarding the required geotechnical investigation during final engineering.

- D-14 The comment states that Lot 10 is within 100 feet of a well that serves 2808 Eltinge Place. The comment also identifies that a well is conditioned to be destroyed on Lot 10, and requests verification that this condition does not refer to the well at 2808 Eltinge Place. The well to be destroyed under permit and inspection by DEH is located on the proposed project site, Lot 10, not within the parcel boundaries of APN #404-430-27 (2808 Eltinge Place).
- D-15 The comment states that the leach fields will need to consider setbacks, and raises concerns regarding the effect on the existing wells from the combination of septic systems and infiltration basins. The proposed septic systems will be designed and constructed in accordance with the County of San Diego, Department of Environmental Health (DEH), Land and Water Quality Division, Design Manual for Onsite Wastewater Treatment Systems (DMOWTS). The proposed septic systems will be located in accordance with setback requirements for structures, wells, watercourses and drainage courses as required by the DMOWTS, and subject to review and approval by DEH.
- D-16 The comment states that the soil at the drainage discharge was tested and found to be inadequate for infiltration basins. A Soil Resources Report provided by the Natural Resource Conservation Service (NRCS) indicates type C and D soil in the area, which are typically not conducive to storm water infiltration. However, percolation testing in the area have indicated rates up to 1.0 inch per hour. A comprehensive geotechnical investigation will be completed at the final engineering stages to verify percolation rates. In the event that percolation is not recommended by the Geotech engineer, the proposed infiltration basins will be redesigned as Biofiltration basins with impervious liner. No changes to the CEQA documentation were made as a result of this comment.
- D-17 The comment provides conclusion to the comment letter and summarizes the discussion points addressed in previous comments. Please refer to responses D-1 through D-16 for a discussion on the SWQMP and use of infiltration basins, and specifically response D-16 for the analyses required during final engineering. The County acknowledges the commenter's concerns regarding the use of infiltration basins. No changes to the CEQA documentation were made as a result of this comment.

2669 Eltinge Drive:

- E-1 The County acknowledges and appreciates the comments received from the resident at 2669 Eltinge Drive. This comment states that the individual comment letter was forwarded to County Staff from Alpine Citizens. The comment states that the Alpine resident has significant concerns regarding the proposed project, specifically that the drainage plan will create major problems for the neighborhood. A Preliminary Drainage Study was prepared by Omega Engineering for the proposed project, which identified a decrease in the 100-year discharge from the proposed project due to the proposed conjunctive use storm water hydromodification management and detention Best Management Practices (BMPs). Therefore, as identified in Section 9. Hydrology and Water Quality of the 15183 Checklist, no impacts are anticipated from the proposed project. No changes to the CEQA documentation were made as a result of this comment.
- E-2 The comment states that infiltration basins will not empty quickly enough, and could lead to stagnant water collection and the potential for dangerous health issues related to mosquitos. The BMP Design Manual requires that proposed infiltration basins be designed to draw down within 96 hours to alleviate the threat of vectors due to standing water. A comprehensive geotechnical investigation will be completed at the final engineering stages to verify percolation rates. In the event that percolation is not recommended by the Geotech engineer, the proposed infiltration basins will be redesigned as Biofiltration basins with impervious liner. Any BMP which is not designed to discharge in 96 hours will be required to develop and implement a Vector Control Plan (VCP) in accordance with Department of Environmental Health (DEH) guidance. Therefore, the proposed project would not cause a health risk related to mosquito-borne illness. No changes to the CEQA documentation were made as a result of this comment.
- E-3 The comment states that there are concerns related to unforeseen problems related to infiltration basins, and that there will be more local erosion to the land in the neighborhood.
- The SWQMP and Preliminary Drainage Study for the Rancho Sierra Tentative Map have been prepared in accordance with the San Diego County Hydrology Manual (2003), San Diego County Hydraulic Design Manual (2014), and the BMP Design Manual (2016). The increase in storm water runoff caused by the development will be mitigated to pre-project levels by the proposed conjunctive use storm water hydromodification management and detention basins. Therefore, there will be no additional erosion to the land in the neighborhood. No changes to the CEQA documentation were made as a result of this comment.
- E-4 The comment states that septic waste will run into neighboring houses, building septic tanks will affect groundwater, and that sewer instead of septic should be used. The proposed septic systems will be designed and constructed in accordance with the County of San Diego, Department of Environmental Health

(DEH), Land and Water Quality Division, Design Manual for Onsite Wastewater Treatment Systems (DMOWTS). This will mitigate the potential for septic waste to run down from the proposed development into neighboring houses. The proposed septic systems will be located in accordance with setback requirements for wells, watercourses and drainage courses as required by the DMOWTS and subject to review and approval by DEH. Services from an existing Sewer District are not available for the project site; therefore, it was determined that the use of septic is the appropriate and feasible approach for the 10-lot subdivision. No changes to the CEQA documentation were made as a result of this comment.

- E-5 The comment states that runoff should be directed to nearby canyons or streets so that accidents will not affect properties and that there will not be any stagnant water. As identified in the SWQMP and Preliminary Drainage Study for the Rancho Sierra Tentative Map, runoff will be directed to the same points of compliance as the predeveloped condition. Storm water runoff from the proposed development will be discharged at the same points of compliance as the existing conditions. Proposed conjunctive use hydromodification management and detention basins will be used to mitigate increases in runoff due to the 10-year and 100-year storm events. Diversion of runoff as requested in this comment would not be in conformance with the San Diego County Hydrology Manual, 2003, San Diego County Hydraulic Design Manual, 2014 and the BMP Design Manual, 2016. Please see response E-2 regarding stagnant water. No changes to the CEQA documentation were made as a result of this comment.

6565 Dehesa Road:

- F-1 The County acknowledges and appreciates the comments received from the resident at 6565 Dehesa Road. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

10525 Boulder Creek Road:

- G-1 The County acknowledges and appreciates the comments received from the resident at 10525 Boulder Creek Road. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Barbara Nichols:

- H-1 The County acknowledges and appreciates the comments received from Barbara Nichols. The County also acknowledges that the submitted comments are identical

to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Alejandro Silva:

- I-1 The County acknowledges and appreciates the comments received from Alejandro Silva. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

David Steiner:

- J-1 The County acknowledges and appreciates the comments received from David Steiner. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Janis Caldwell:

- K-1 The County acknowledges and appreciates the comments received from Janis Caldwell. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Gay Ellen DeGero:

- L-1 The County acknowledges and appreciates the comments received from Gay Ellen DeGero. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Jasper Giammarinaro:

- M-1 The County acknowledges and appreciates the comments received from Jasper Giammarinaro. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others.

Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

John Ennis:

- N-1 The County acknowledges and appreciates the comments received from John Ennis. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Kathleen Harbour:

- O-1 The County acknowledges and appreciates the comments received from Kathleen Harbour. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Mary McDorman:

- P-1 The County acknowledges and appreciates the comments received from Mary McDorman. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

R. F. Lenz:

- Q-1 The County acknowledges and appreciates the comments received from R. F. Lenz. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Myra Williams:

- R-1 The County acknowledges and appreciates the comments received from Myra Williams. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the

comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Robert Reizeld:

- S-1 The County acknowledges and appreciates the comments received from Robert Reizeld. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Lynn Field-Karsh:

- T-1 The County acknowledges and appreciates the comments received from Lynn Field-Karsh. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Victoria Houseman:

- U-1 The County acknowledges and appreciates the comments received from Victoria Houseman. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Elaine Benjamin:

- V-1 The County acknowledges and appreciates the comments received from Elaine Benjamin. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Alan Karsh:

- W-1 The County acknowledges and appreciates the comments received from Alan Karsh. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within

this letter. No changes to the CEQA documentation were made as a result of this comment.

2625 Eltinge Drive:

- X-1 The County acknowledges and appreciates the comments received from 2625 Eltinge Drive. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Ray Sappington:

- Y-1 The County acknowledges and appreciates the comments received from Ray Sappington. The County also acknowledges that the submitted comments are identical to those submitted from the resident at 2669 Eltinge Drive, and others. Please refer to response to comments E-1 through E-5, which addresses the comments within this letter. No changes to the CEQA documentation were made as a result of this comment.

Claudia Sanchez:

- Z-1 The County acknowledges and appreciates the comments received from Claudia Sanchez. The comment includes a request to be placed on the notification distribution list for the proposed project. The commenter will be included in future notifications. The comment also states that there are concerns regarding impacts of development on the commenter's property at 2627 Rancho Sierra, traffic, and overall changes, but does not provide any specific comments and, therefore, no further response is required.

Monica Coleman:

- AA-1 The County acknowledges and appreciates the comments received from Monica Coleman. The commenter identifies that they are concerned about the failure of septic on the proposed project site. The proposed septic systems will be designed and constructed in accordance with the County of San Diego, Department of Environmental Health (DEH), Land and Water Quality Division, Design Manual for Onsite Wastewater Treatment Systems (DMOWTS). This will mitigate the potential for septic waste to run down from the proposed development into neighboring houses. The proposed septic systems will be located in accordance with setback requirements for wells, watercourses and drainage courses as required by the DMOWTS and subject to review and approval by DEH. No changes to the CEQA documentation were made as a result of this comment.

- AA-2 The comment identifies concerns with the drainage of the project site, and states that water would not percolate during testing. The comment states that the project does not have enough basins and that the water should be dispersed away from the commenter's agricultural property since failure of the systems would result in damage to their property. The comment states that the County has a fiduciary duty to protect their agricultural property. A Preliminary Drainage Study was prepared by Omega Engineering for the proposed project, which identified a decrease in the 100-year discharge from the proposed project due to the proposed conjunctive use storm water hydromodification management and detention Best Management Practices (BMPs). Therefore, as identified in Section 9. Hydrology and Water Quality of the 15183 Checklist, no impacts are anticipated from the proposed project. Please see responses E-1 through E-5 for a discussion on the SWQMP, infiltration basins, and percolation testing. No changes to the CEQA documentation were made as a result of this comment.
- AA-3 This comment provides conclusion to the comments above; no further response is needed.
- AA-4 The comment states that Rancho Sierra road will have an impact on the commenter's property during development, and identifies concerns regarding the appropriate BMP's and drainage. The comment does not identify any specific inadequacies or issues with the project's SWQMP. The SWQMP and Preliminary Drainage Study for the Rancho Sierra Tentative Map have been prepared in accordance with the San Diego County Hydrology Manual (2003), San Diego County Hydraulic Design Manual (2014), and the BMP Design Manual (2016). The increase in storm water runoff caused by the development will be mitigated to pre-project levels by the proposed conjunctive use storm water hydromodification management and detention basins. Please see responses E-1 through E-5 for additional discussion on the SWQMP and drainage issues. No changes to the CEQA documentation were made as a result of this comment.
- AA-5 The comment states that there have been issues with Mr. Bailey coming onto the commenter's property and identifies other civil disputes. The comment also requests a condition that construction activity will not impinge on the commenter's property. The project is conditioned to develop both a Traffic Control Plan and Haul Route Plan for construction activity to mitigate temporary traffic impacts during construction and to ensure roads are not damaged by heavily loaded trucks. Construction activity will be limited to the project site and identified roads in these plans, and storage onto neighboring properties is not authorized by an approval of the proposed project. No changes to the CEQA documentation were made as a result of this comment.

William Corson:

- BB-1 The County acknowledges and appreciates the comments received from William Corson. The comment states opposition to the current plan for shallow catch

basins, because they do not adequately drain water and are a breeding ground for mosquitos. Please refer to comments E-1 through E-5, which discuss the SWQMP for the project as well as vector control. No changes to the CEQA documentation were made as a result of this comment.

Gay de Gero:

- CC-1 The County acknowledges and appreciates the comments received from Gay de Gero. The comment identifies concerns about the use of infiltration basins, and requests to see studies that identify whether percolation would be effective and that there is no need for alternative options. A Soil Resources Report provided by the Natural Resource Conservation Service (NRCS) indicates type C and D soil in the area, which are typically not conducive to storm water infiltration. However, percolation testing in the area have indicated rates up to 1.0 inch per hour according to the SWQMP. A comprehensive geotechnical investigation will be completed at the final engineering stages to verify percolation rates. In the event that percolation is not recommended by the Geotech engineer, the proposed infiltration basins will be redesigned as Biofiltration basins with impervious liner. No changes to the CEQA documentation were made as a result of this comment.
- CC-2 The comment states that there will be standing water which could cause health issues. Please see response E-2 for a discussion on standing water and vector control.
- CC-3 The comment questions whether an HOA will be responsible for the maintenance of the basins. The HOA will be accountable for performing semiannual maintenance of the storm water BMPs. Maintenance of the basins will be enforced under the Storm Water Management Act (SWMA). The County also has enforcement authority under the Watershed Protection Ordinance (WPO), The Flood Damage and Prevention Ordinance (FDPO) and under the Municipal Separate Storm Sewer System (MS4) permit program. No changes to the CEQA documentation were made as a result of this comment.
- CC-4 The commenter states that they would like to be notified for future hearing dates. The commenter has been included on the distribution list for notifications. The County acknowledges that this comment does not pertain to the CEQA documentation and, therefore, no changes were made as a result of this comment.

Joe DeLeon:

- DD-1 The County acknowledges and appreciates the comments received from John DeLeon. The comment states that infiltration basins will collect water and pose health risks. Please refer to comments E-1 through E-5, which discuss the SWQMP for the project as well as vector control. No changes to the CEQA documentation were made as a result of this comment.

Marci DeLeon:

EE-1 The County acknowledges and appreciates the comments received from Marci DeLeon. The comment states that infiltration basins will have stagnant water and attract mosquitos. Please refer to comments E-1 through E-5, which discuss the SWQMP for the project as well as vector control. No changes to the CEQA documentation were made as a result of this comment.

John and Bonnie Forness:

FF-1 The County acknowledges and appreciates the comments received from John and Bonnie Forness. The comment requests that infiltration basins not be used. The comment states that there will not be proper drainage, and that the standing water will pose a health risk. Please refer to comments E-1 through E-5, which discuss the SWQMP for the project as well as vector control. No changes to the CEQA documentation were made as a result of this comment.

Allison French:

GG-1 The County acknowledges and appreciates the comments received from Allison French. The comment states that they do not trust infiltration basins. Please refer to comments E-1 through E-5, which discuss the SWQMP for the project and use of infiltration basins. No changes to the CEQA documentation were made as a result of this comment.

Sandra Ray:

HH-1 The County acknowledges and appreciates the comments received from Sandra Ray. The comment expresses concern with the use of infiltration basins. The comment states that there will not be proper drainage, and that the standing water will pose a health risk. Please refer to comments E-1 through E-5, which discuss the SWQMP for the project as well as vector control. No changes to the CEQA documentation were made as a result of this comment.

Fernanda Winslett:

II-1 The County acknowledges and appreciates the comments received from Fernanda Winslett. The comment identifies concern with the infiltration basins, and states that the soils in Alpine are mostly clay/granite. Please see response D-4 for a discussion on percolation and infiltration basins.

II-2 The comment questions who will be responsible for the maintenance of infiltration basins. The HOA will be accountable for performing semiannual maintenance of the storm water BMPs. Maintenance of the basins will be enforced under the Storm Water Management Act (SWMA). The County also has enforcement authority under the Watershed Protection Ordinance (WPO), The Flood Damage and

Prevention Ordinance (FDPO) and under the Municipal Separate Storm Sewer System (MS4) permit program. No changes to the CEQA documentation were made as a result of this comment.

- II-3 The comment states that there are concerns regarding stagnant water, mosquitos, and diseases. Please see response E-2 for a discussion on vector control.
- II-4 The comment states that basins are not the solution for water runoff, and that the developers should have considered storm drains and to have water directed to nearby canyons/creeks or other areas. As identified in the SWQMP and Preliminary Drainage Study for the Rancho Sierra Tentative Map, runoff will be directed to the same points of compliance as the predeveloped condition. Diversion of runoff would not be in conformance with the San Diego County Hydrology Manual, 2003, San Diego County Hydraulic Design Manual, 2014 and the BMP Design Manual, 2016. No changes to the CEQA documentation were made as a result of this comment.
- II-5 This comment provides conclusion to the comment letter. The commenter is on the distribution list for notifications, as requested in this comment.



San Diego County Archaeological Society, Inc.

Environmental Review Committee

9 April 2018

To: Ms. Ashley Smith
Department of Planning and Development Services
County of San Diego
5510 Overland Avenue, Suite 310
San Diego, California 92123

Subject: Notice of Intent to Adopt Findings Pursuant to CEQA Section 15183
Rancho Sierra Tentative Map
PDS2015-TM-5601, Log No. PDS2015-ER-15-14-004

Dear Ms. Smith:

I have reviewed the subject project's cultural resources study on behalf of this committee of the San Diego County Archaeological Society.

A-1

Based on the information contained in the Helix Environmental study, we concur with the conclusions and mitigation measures as proposed with the following addition:
If any recovered cultural material is not to be curated, the project archaeologist should be permitted to make 3D scans of any items of particular interest and those scan files, along with proof "prints", should be submitted for curation.

Thank you for the opportunity to review and comment upon this project's environmental documents.

Sincerely,

A handwritten signature in black ink, appearing to read "James W. Royle, Jr.", is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: Helix Environmental
SDCAS President
File

From: Dan Silver
To: Smith, Ashley
Cc: Wardlaw, Mark; Gordon, Lisa; Kopaskie, Mary; Talleh, Rami; Fichar, Peter; Benham, Crystal
Subject: RANCHO SIERRA TENTATIVE MAP; PDS2015-TM-5601; LOG NO. PDS2015-ER-15-14-004
Date: Saturday, March 10, 2018 9:10:42 AM

March 10, 2018

Ashley Smith
DPDS
San Diego County

RE: RANCHO SIERRA TENTATIVE MAP; PDS2015-TM-5601; LOG NO. PDS2015-ER-15-14-004

Dear Ms Smith:

B-1

Endangered Habitats League (EHL) has reviewed this project from an MSCP perspective. Located in the Village category, and also within MSCP PAMA, it has become an isolated parcel without enough long term contiguity to larger habitat blocks. We therefore concur with the County's proposed approach of off-site mitigation. The proposed mitigation site seems appropriate for mitigation purposes, in both proximity and habitat type.

Yours truly,
Dan Silver

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

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

From: Alpine Citizens
To: Smith, Ashley
Subject: Rancho Sierra Subdivision APN 404-430-45
Date: Sunday, April 08, 2018 7:20:42 PM
Attachments: Petition RANCHO SIERRA SUBDIVISION.pdf

C-1

We have been asked to submit this petition from concerned residents to you and the county planning department.

Please confirm receipt at this email address.

Petition to stop unsafe infiltration basins in Rancho Sierra Subdivision, Alpine, CA

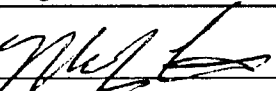
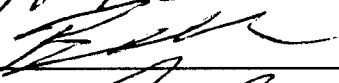




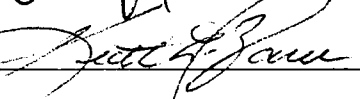
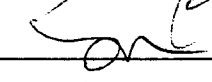
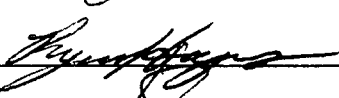


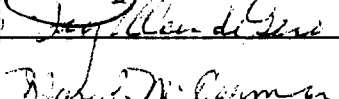
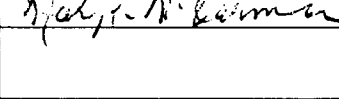
Petition summary and background	Infiltration basins installed in new development with potential for serious health hazards, mosquito borne diseases, stagnant water collections, contamination of well water, increased erosion to our mountains due to the risk of poor vertical drainage through low permeability hard base. See attached letter.
Action petitioned for	We, the undersigned, are concerned citizens of Alpine who urge our leaders to act now to stop infiltration basins in the Rancho Sierra Subdivision and require drainage management via storm drains, culverts, sewer, or similar methods that will safely remove storm water from affected properties.

	Printed Name	Signature	Address	Comment	Date
1.	BARBARA NICHOLS	<i>Barbara Nichols</i>	359 Galloway Valley Rd		3/31/2018
2.	Kathleen Harbour	<i>Kathleen Harbour</i>	9006 Hunter Pass, Alpine		3/31/18
3.	Robert Ringelspach	<i>Robert Ringelspach</i>	3505 ALPINE BLVD.		3/31/18
4.	R F LENZ	<i>R F Lenz</i>	1466 PEUTZ VALLEY		3/31/18
5.	Barbara Telesmanic	<i>Barbara Telesmanic</i>	10525 Boulder Creek Rd, Descanso		3/31/18
6.	Alan Borego	<i>Alan Borego</i>	201 Viegas Glade Rd Alpine, CA		3-31-18
7.	Chris Brown	<i>Chris Brown</i>	6565 Dehesa Rd, El Cajon		3-31-18
8.	Eric Mean	<i>Eric Mean</i>	15935 Spring Oak, El Cajon	EL CAJON Reside	3-31-18
9.	Ray Sappington	<i>Ray Sappington</i>	3505 Alpine Blvd		3-31-18
10.	Patrick Gonzalez	<i>Patrick Gonzalez</i>	140 EST C106 Chula Vista		3/31/2018
11.	Adenica Goettsh	<i>Adenica Goettsh</i>	1714 La Cresta Blvd EL CAJON		3-31-18

C-2

3 - 122

C-2
Cont.

	Printed Name	Signature	Address	Comment	Date
12.	MARK LARSEN		25141 OAK LN	DESCANSO RES.	3-30-18
13.	Bill Clark		2341 Eltinge Ave		
14.	Karl Hiltensper		2318 LARKSPOR DR		3-31-18
15.	Myra Williams		9868 Oak Grove Dr	Descanso, CA 91916	3/31/18
16.	John Ennis		3327 Zumbrota Rd. Alpine, CA		4/3/18
17.	Angie VanDern		2546 Quail Creek Pl Alpine 91901		
18.	KEITH FARSE		1913 Larkspur Dr. 91901		
19.	Julie Matteis		8020 Hwy 79	Alpine CA 91911	4/3/18
20.	Ryan Haynes		656 N Glen Oaks Dr		4/3/18
21.	JASPER GIAMMARINARO		1972 ARNOLD WAY		
22.	John Allen		577 Anderson Rd		4/4/18
23.	Cay Ellen deGero		2890 Eltinge Place	Alpine, CA 91901	4/4/18
24.	MURRAY McDORMAN		2890 Eltinge Place	Alpine, CA 91901	4/4/18
25.					
26.					
27.					

From: James.
To: Smith, Ashley
Subject: Comments and Concerns for Rancho Sierra
Date: Sunday, April 08, 2018 11:32:35 PM
Attachments: James Lindeen Rancho Sierra Comments.docx

Hi Ashley,

It was a pleasure speaking with you on Friday.

I am attaching a document that includes my various concerns and comments with supporting information and data. Please let me know if you need any other information or expanded views of it.

D-1 Please let me know about any updates moving forward as I feel my property will be severely affected by this development and this is highly concerning to me.

Also, please provide me notification for when any hearings will take place.

Thank you for your assistance,
James Lindeen
2808 Eltinge Place
Alpine, CA 91901

805-279-5263

COMMENTS AND CONCERNS for RANCHO SIERRA SUBDIVISION

APN 404--430-45

Please respond to:

James Lindeen
2808 Eltinge Place
Alpine, CA 91901
805-279-5263

Storm water Management:

The storm water management plan for Rancho Sierra relies on an overly complicated system which requires functioning and maintained brow ditches and infiltration basins to perform.

D-2

These systems are at high risk of becoming saturated during storms which will result in overflow & flooding of my property due to the increased impermeable surfaces with this development.

Flooding will cause damage to my lot and the structures on my lot which are in the direct path of this storm water flow.

Any lapses in maintenance or failure of these systems will have catastrophic flooding consequences for my property.

There is a high concentration of clay and silt in the runoff to these infiltrations basins which will lead to premature failure of the basins. The current plan is too high risk to install above our property.

Existing Runoff:

D-3

There is currently a severe amount of runoff from the lot with the proposed development. Any additional runoff which could occur in the case of poor performance or failure of storm water management components will have catastrophic consequences. Examples of current runoff conditions are below:

D-3
Cont.



D-3
cont.



D-4

Infiltration Basins:

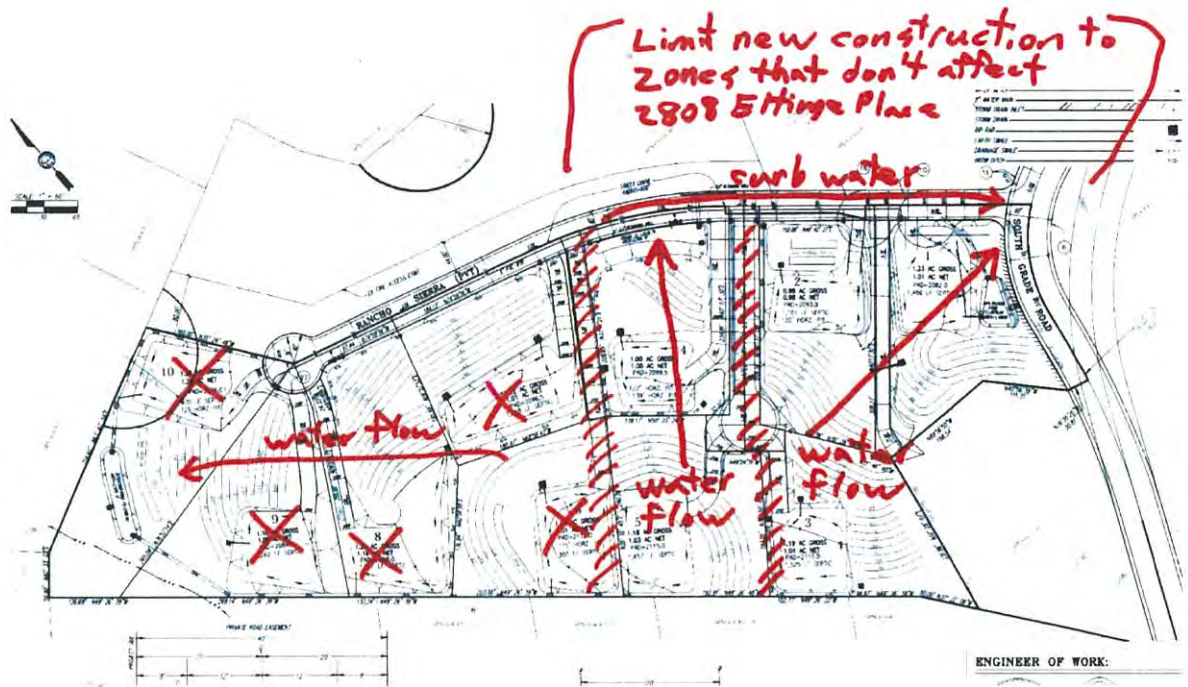
We have grave concerns regarding the installation of infiltration basins for storm water management.

There is a hardpan layer of soil which has very low permeability about 2-3 feet from the surface. Topsoil is not deep enough to install infiltration basins. (shallow soil of 50cm)

Shallow topsoil is located over a hardpan mixture of rock with clay. The hardpan is not permeable and has very poor infiltration rates. The soil adjacent to the infiltration basin by discharge point 3 has been tested and found to have percolation rates of well under the required 0.5 inches per hour needed for safe installation of infiltration basins. The area of that basin has a particularly high clay content with

- D-4 cont.** extremely poor percolation rates at hardpan and basin installation depths. One test site drained less than an inch over 9 hours duration. A week later, it still had residual water at the bottom of the test site. (see end of this document for details)
- D-5** There is no back up technology available for these basins: Per county recommendations "If improperly maintained, infiltration basins have a high failure rate. Thus, it may be necessary to replace the basin with a different technology after a relatively short period of time. "
- High inflow rate puts the basin at risk for rapid erosion and failure. As an example, a truck load of clay soil from the adjoining lot was placed in the way of the natural runoff for discharge point 3 and eroded away within two storms.
- Who will be accountable for and performing maintenance every 6 months? HOA vs Improvement District vs other? How will maintenance be enforced? Maintenance= semiannual inspections, remove accumulated sediment and regrade when volume exceeds 10% of basin (2.4 inches).
- D-6** Setback from structures and septic systems/leach fields
- D-7** Neighborhood concerns for this being a high water table area. Neighbor Steve Miller reports a functioning well within only a few feet of depth of the ground level at this site. This should be investigated.
- Recommendation:**
- D-8** I request that this development's runoff be curbed via concrete curbs and gravity flow to the South Grade Road side of the lot so any runoff will not have the potential of affecting 2808 Eltinge Place.
- This will be a long term solution with minimal maintenance requirements.
- D-9** The safest way to build this project would be to omit the houses planned on the side of lot that drains to the West. This should eliminate the risk of flooding from this side of the property. We would support

D-9
cont. that plan.



D-10 It is quite possible that there may be enough slope to allow concrete curbing to bring water from part of the westerly drainage area to the South Grade Road side of the development. That would allow for two

more houses in the development without adversely effecting 2808 Eltinge Place.

D-10
cont.



Water Table:

D-11

Several neighbors believe the water table to be high in this neighborhood. This needs to be addressed with determinations of water table levels at the edges of the development to ensure no adverse effects from the development.

Septic:

D-12

There is hardpan soil of a mixture of clay/granite that have very poor water permeability on this lot at approximately 2-3 feet depth.

Perc studies have assessed 10 foot and 12 inch percolation but this does not adequately assess true vertical infiltration at the locations of leach fields. Shallow Soil with heavy clay components in various areas may require increased length of leach lines & square footage.

We request: mapping of the hardpan, and high density perc testing at the depth level of the hardpan for each of the areas where leach fields plus backups will be located. This will ensure proper leach field sizing. Perc testing should include multiple measurements across the areas of these sites to ensure there are no areas off poor vertical infiltration.

Native soil requirements for septic will limit leach field locations. There are many obstacles and natural rock formations in the affected areas. Planner documents state no blasting or rock crushing will be required. Careful mapping of these leach line areas and any potential obstacles should be documented prior to approving project.

D-13

For reference, percolation at the level of the hardpan is typically at very best >120MPI (2hours/inch) to completely standing water.

High concentration of rock, clay, consolidated granite known at this build site. "There shall be a minimum of ten (10) feet of soil above any impervious formation such as rock, clay, adobe and/or water table. Fractured rock and consolidated granites will not be considered as soil."

As can be seen in the images above, it is clear that during storm conditions enough runoff occurs to pull effluent from septic fields out of the soil and down with the water into basins and onto the property of 2808 Eltinge Place.

Well:

D-14

Lot #10 will be within 100 feet of our functioning well at 2808 Eltinge Place

A document from Scott Rosecrans to Ashley Smith dated December 8, 2017 states "The existing well on Lot 10 shall be destroyed under permit and inspection by DEH prior to the issuance of the grading permit." I would like confirmation that the document is not describing actions to my well.

D-15

Leach Fields & Backup Leach Fields will need to keep setbacks in mind.

We have concerns regarding the combination of septic systems and infiltration basins and runoff from this development all coming to an accumulation point of within 200 feet from our well. This combination of features that normally have a lower setback may have unpredictable effects on our well water when combined together.

D-16

Soil Infiltration & Percolation Rates:

The soil at drainage discharge point 3 has been tested and found to be inadequate for an infiltration basin. It also raises serious concerns for septic installations. Infiltration rates were <0.5 inches per hour at each of 3 test sites. For these tests, holes were dug to the level of the hardpan which was approximately 17-30" deep. Water was placed into these holes. No presoaking/presaturating was performed. Lateral percolation saturation occurred within 1-2 hours which was followed by an exceptionally slow subsequent percolation rate of <0.5 inches per hour. One of the test sites did not drain 1 inch over the course of 9 hours. See below charts and data:

D-16
cont.

Surrounding Lot Percolation Testing: Rancho Sierra Subdivision

Time Measured	Water Level	Hours from last measure	Minutes from last measure	Elapsed Minutes	Elapsed Hours	Change in water level	Inches drop / hour	Total Change water level (>0.5 required for infiltration basins)
Site 1: Depth 17"								
9:44	9							0
10:44	8.75	1:00	60	60	1.00	-0.25	-0.250	0.25
11:45	8.6875	1:01	61	121	2.02	-0.0625	-0.061	0.3125
12:55	8.5	1:10	70	191	3.18	-0.1875	-0.161	0.5
14:00	8.5	1:05	65	256	4.27	0	0.000	0.5
15:00	8.25	1:00	60	316	5.27	-0.25	-0.250	0.75
16:00	8.125	1:00	60	376	6.27	-0.125	-0.125	0.875
17:00	8.0625	1:00	60	436	7.27	-0.0625	-0.062	0.9375
19:30	7.875	2:30	150	586	9.77	-0.1875	-0.075	1.125
21:30	7.75	2:00	120	706	11.77	-0.125	-0.063	1.25
8:30	7.125	11:00	660	1366	22.77	-0.625	-0.057	1.875
								0.075 Average Perc After First Hour (inches per hour)
Site 2: Depth 23"								
12:02	7.5							0
13:00	5	0:58	58	58	0.97	-2.5	-2.586	2.5
14:00	4.25	1:00	60	118	1.97	-0.75	-0.750	3.25
15:30	4	1:30	90	208	3.47	-0.25	-0.167	3.5
16:20	3.875	0:50	50	258	4.30	-0.125	-0.150	3.625
17:00	3.5	0:40	40	298	4.97	-0.375	-0.562	4
19:20	2.375	2:20	140	438	7.30	-1.125	-0.482	5.125
21:30	2.125	2:10	130	568	9.47	-0.25	-0.115	5.375
								0.338 Average Perc After First Hour (inches per hour)
Site 3: Depth 30"								
9:57	18							0
10:57	16	1:00	60	60	1.00	-2	-2.000	2
12:26	15	1:29	89	149	2.48	-1	-0.674	3
13:05	14.5	0:39	39	188	3.13	-0.5	-0.769	3.5
14:00	14.25	0:55	55	243	4.05	-0.25	-0.273	3.75
15:00	13.4375	1:00	60	303	5.05	-0.8125	-0.813	4.5625
16:00	13.625	1:00	60	363	6.05	0.1875	0.188	4.375
17:15	13.25	1:15	75	438	7.30	-0.375	-0.300	4.75
19:20	12.875	2:05	125	563	9.38	-0.375	-0.180	5.125
21:30	12.5	2:10	130	693	11.55	-0.375	-0.173	5.5
8:00	11.375	10:30	630	1323	22.05	-1.125	-0.107	6.625
16:00	10.75	8:00	480	1803	30.05	-0.625	-0.078	7.25
								0.181 Average Perc After First Hour (inches per hour)

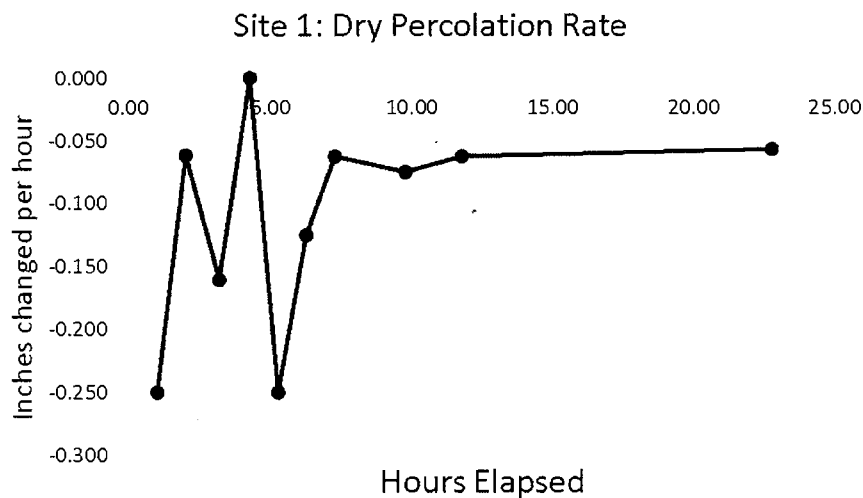
Average percolation rates were measured after the first hour revealing:

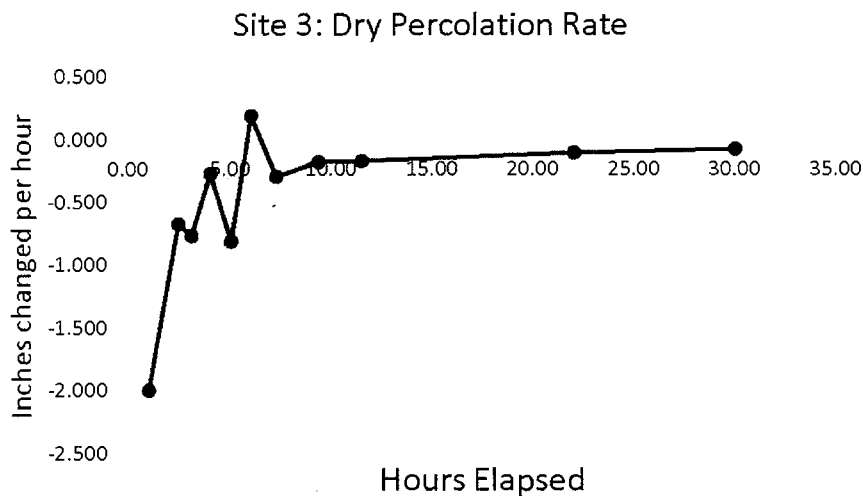
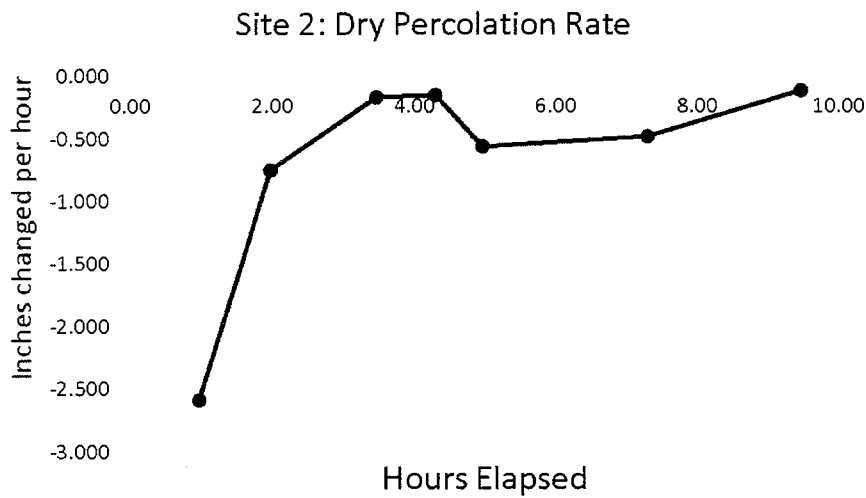
Site 1: 0.075 inches per hour

Site 2: 0.338 inches per hour

Site 3: 0.181 inches per hour

Sites were monitored for 9 to 30 hours.



D-16
cont.**Summary:**

This development poses a very real risk to my property and the neighborhood.

The plan for storm water management has a very high probability of failure. The basins will not drain fast enough to recover between rain events (certainly not the basin at discharge point 3). This will result in basin overflow during seasons when storms come back to back. 2808 Eltinge Place will then be subjected to the full force of runoff and erosion from this project. That will result in severe damage to my lot as well as the structures on my lot. The runoff carries a high volume of silt and clay which will fill the basins and stop their functioning. Maintenance would need to be done by the county to have any hope of long term service but in light of the high risk features of this installation, it will likely cost the county much more than typical installations to maintain. Once the storms are over, the developer hopes to leave a 3,500 square foot pool of standing water adjacent to my property line which may lead to stagnation and disease. While we understand that perc testing has been performed by agencies hired by the developer, our own testing suggests that the soil is far less appropriate for infiltration basins than

D-17

**D-17
cont.**

originally hoped by the developer. This also raises questions regarding septic installation on this lot and we request careful detailed testing of any areas where leach lines will be used to ensure proper sizing of fields is arranged. This is particularly important to us as we will be down hill from direct runoff of 5 homes in this plan.

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:21:28 PM
Attachments: 2669 Eltinge Dr.pdf

Comments from 2669 Eltinge Drive, Alpine CA

E-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

E-1
cont.

Among many of our concerns, drainage is the focus of this letter. We believe that the drainage plan for the additional runoff that this new tract will create will result in major problems for us and the neighborhood.

Health Issues: Due to the clay/granite features of this mountain terrain, infiltration basins will not empty quickly enough into the water table. That will lead to stagnant water collections and the potential for dangerous health issues due to mosquito infestations to our neighborhood. With the mosquitos may come mosquito born illness and disease such as:

E-2

- Zika
- West Nile Virus
- St Louis encephalitis
- Dengue Fever
- Chikungunya
- Heartworm
- Western Equine Encephalomyelitis

Our concerns include these and any other unforeseen problems related to these basins the developer wants to install as well as the increased storm water runoff caused this new development.

E-3

There will be more local erosion to the land in our neighborhood.

The project has potential for septic waste to run down from this new development into neighboring houses.

E-4

Building septic tanks near wells in the neighborhood may affect our groundwater.

We feel this development should use sewer instead of septic to help keep our neighborhood clean and healthy.

E-5

We believe that any runoff from this development needs to be directed off the surrounding properties to nearby canyons or streets via storm drains, culverts, or similar methods so that any accidents won't affect our properties and there won't be any pooling of stagnant water.

Thank you for your consideration.

Name

Date

Address

Signature

[Handwritten Signature]

3/31/21

[Handwritten Signature]

7669 ELTINGE DR

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:21:32 PM
Attachments: 6565 Dehesa Road.pdf

Comments from 6565 Dehesa Road

F-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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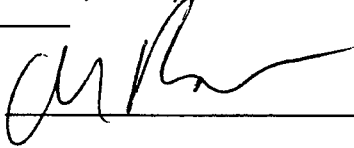
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Thank you for your consideration.



Name

Date

6565 Delhosa Rd

Address


Signature

F-1 cont.

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:22:28 PM
Attachments: 10525 Boulder Creek Rd.pdf

Comments from 10525 Boulder Creek Road

G-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

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We feel this development should use sewer instead of septic to help keep our neighborhood clean and healthy.

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Thank you for your consideration.

Bonnie T. [Signature]

Name

Date

Address

Signature

10525 Boulder Creek Rd

Desert Hills CA

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:22:56 PM
Attachments: Barbara Nichols.pdf

Comments from Barbara Nichols

H-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

H-1
cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

359 Gullaway Valley Rd

Address

BARBARA NICHOLS

Barbara A. Nichols

Name

Date

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:22:44 PM
Attachments: Alejandro Silva.pdf

Comments from Alejandro Silva

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

I-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

2818 Eltinge Rd Alpine CA 91506

Alejandro Silva 4/10/2018

Address

[Handwritten Signature]

Name

Date

Signature

I-1 cont.

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:23:04 PM
Attachments: David Steiner.pdf

Comments from David Steiner

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

J-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

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Thank you for your consideration.

David Steiner

Name

Date

EL

Address

[Signature]

Signature

J-1
cont.

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:23:18 PM
Attachments: Janis Caldwell.pdf

Comments from Janis Caldwell

K-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

Jenís Caldwell 3/21/18
Name Date

3254 E. Victoria Dr
Alpine, CA 91901
Address
Jenís B Caldwell
Signature

K-1 cont.

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:23:24 PM
Attachments: Gay Ellen DeGero.pdf

Comments from Gay Ellen Degero

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

L-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

L-1 cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

2890 Eltinge Place

Gay Ellen de Guro
Name

Date

4/4/18

Address

Gay Ellen de Guro
Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:23:25 PM
Attachments: Jasper Giammarinaro.pdf

Comments from Jasper Giammarinaro

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

M-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

M-1 cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

Among many of our concerns, drainage is the focus of this letter. We believe that the drainage plan for the additional runoff that this new tract will create will result in major problems for us and the neighborhood.

Health Issues: Due to the clay/granite features of this mountain terrain, infiltration basins will not empty quickly enough into the water table. That will lead to stagnant water collections and the potential for dangerous health issues due to mosquito infestations to our neighborhood. With the mosquitos may come mosquito born illness and disease such as:

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Our concerns include these and any other unforeseen problems related to these basins the developer wants to install as well as the increased storm water runoff caused this new development.

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Building septic tanks near wells in the neighborhood may affect our groundwater.

We feel this development should use sewer instead of septic to help keep our neighborhood clean and healthy.

We believe that any runoff from this development needs to be directed off the surrounding properties to nearby canyons or streets via storm drains, culverts, or similar methods so that any accidents won't affect our properties and there won't be any pooling of stagnant water.

Thank you for your consideration.

JASPER GIAMMARINARO 4/3/18

Name

Date

1972 ARNOLD WAY

Address

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:23:39 PM
Attachments: John Ennis.pdf

Comments from John Ennis

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

N-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

N-1 cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

3327 Sunbrot Rd. Alpine, CA 91901

John Ennis 4/3/18
Name Date

Address
[Signature]
Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:23:48 PM
Attachments: Kathleen Harbour.pdf

Comments from Kathleen Harbour

O-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

O-1 cont.

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Thank you for your consideration.

Kathleen Harbour 3/31/18

Name

Kathleen Harbour

Date

9006 Hunter Pass
Alpine, CA 91901

Address

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:23:55 PM
Attachments: Mary McDorman.pdf

Comments from Mary McDorman

P-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

P-1 cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

2890 Eltinge Pl Alpine 91901

Address

Mary P McDevan 4/4/18

Name

Date

Mary P McDevan

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:24:01 PM
Attachments: R F Lenz.pdf

Comments from R F Lenz

Q-1

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

Among many of our concerns, drainage is the focus of this letter. We believe that the drainage plan for the additional runoff that this new tract will create will result in major problems for us and the neighborhood.

Q-1 cont.

Health Issues: Due to the clay/granite features of this mountain terrain, infiltration basins will not empty quickly enough into the water table. That will lead to stagnant water collections and the potential for dangerous health issues due to mosquito infestations to our neighborhood. With the mosquitos may come mosquito born illness and disease such as:

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Thank you for your consideration.

1466 PEUTZ VALLEY RD

RFL

3-31-18

Address

R F LENZ

Name

Date

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:24:05 PM
Attachments: Myra Williams.pdf

Comments from Myra Williams

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

R-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

R-1 cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

9868 Oak Grove Dr, Descanso CA
91916

Address

myla Williams
Name Date

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 7:24:27 PM
Attachments: Robert Rezeild.pdf

Comments from Robert Rezeild

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

S-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

S-1 cont.

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Thank you for your consideration.

 3/31

Name

Date

Address

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 10:03:37 PM
Attachments: Lynn Field-Karsh.pdf

Comments from Lynn Field-Karsh

This resident has asked us to forward this letter of concerns to you and the county planners.

T-1

Please confirm receipt at this email address.

Re: parcel

#404-420-45

To: San Diego County Planning & Development Services
San Diego County Supervisors

T-1 cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

Lynn D. Field-Karr
Lynn D. Field-Karr

Name

Date

4.8.18

2885 E Hinge Place
Address Alpine 91901
Lynn D. Field-Karr
Signature

Note: A previous proposal to develop the aforementioned parcel provided for a safer, cleaner disposal of drainage.

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 10:04:01 PM
Attachments: Victoria Houseman.pdf

Comments from Victoria Houseman

This resident has asked us to forward this letter of concerns to you and the county planners.

U-1

Please confirm receipt at this email address.

To: San Diego County Planning & Development Services
San Diego County Supervisors

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Building numerous septic tanks near wells in the neighborhood may affect our groundwater.

We believe that any runoff from this development needs to be directed off the surrounding properties to nearby canyons or streets via storm drains, culverts, or similar methods so that any flooding or accidents won't affect our properties and there won't be any pooling of stagnant water.

Thank you for your consideration.

2670 Eltinge Dr.

Victoria Houseman

Houseman

Name

Date

4/8/17

Signature

U-1 cont.

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 10:05:23 PM
Attachments: Elaine Benjamin.pdf

Comments from Elaine Benjamin

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

V-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

V-1 cont.

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Building septic tanks near wells in the neighborhood may affect our groundwater.

We feel this development should use ~~septic~~ ^{other methods} to help keep our neighborhood clean and healthy.

We believe that any runoff from this development needs to be directed off the surrounding properties to nearby canyons or streets via storm drains, culverts, or similar methods so that any accidents won't affect our properties and there won't be any pooling of stagnant water.

Thank you for your consideration.

Elaine E. Benjamin 4/8/18
Name Date

2427 Eltinge Dr.
Address
Elaine E. Benjamin
Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 10:05:40 PM
Attachments: Alan Karsh.pdf

Comments from Alan Karsh

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

W-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

Among many of our concerns, drainage is the focus of this letter. We believe that the drainage plan for the additional runoff that this new tract will create ^{will} result in major problems for us and the neighborhood.

W-1 cont.

Health Issues: Due to the clay/granite features of this mountain terrain, infiltration basins will not empty quickly enough into the water table. That will lead to stagnant water collections and the potential for dangerous health issues due to mosquito infestations to our neighborhood. With the mosquitos may come mosquito born illness and disease such as:

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Our concerns include these and any other unforeseen problems related to these basins the developer wants to install as well as the increased storm water runoff caused ^{by} this new development.

There will be more local erosion to the land in our neighborhood.

The project has potential for septic waste to run down from this new development into neighboring houses.

^{NUMEROUS}
Building septic tanks near wells in the neighborhood may affect our groundwater.

We believe that any runoff from this development needs to be directed off the surrounding properties to nearby canyons or streets via storm drains, culverts, or similar methods so that any ^{accidents} ~~accidents~~ won't affect our properties and there won't be any pooling of stagnant water. ^{FLOODING}

Thank you for your consideration.

2885 ELTINGE PLACE ALPINE CA 91901

Alan B. Karsh 040818

Address

ALAN B. KARSH

Name

Date

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: RANCHO SIERRA SUBDIVISION APN 404-430-45
Date: Sunday, April 08, 2018 10:06:05 PM
Attachments: 2625 Eltinge Dr.pdf

Comments from 2625 Eltinge Drive, Alpine CA

This resident has asked us to forward this letter of concerns to you and the county planners.

Please confirm receipt at this email address.

X-1

To: San Diego County Planning & Development Services
San Diego County Supervisors

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Thank you for your consideration.

2625 Eltinge Dr Alpine 91901
Address

Clarence S. Bell

Name

Date

April 7, 2018

Signature

From: Alpine Citizens
To: Smith, Ashley
Subject: Rancho Sierra Letters 3/3
Date: Sunday, April 08, 2018 11:44:16 PM
Attachments: Lynn Field-Karsh.pdf
Mary McDorman.pdf
Myra Williams.pdf
R F Lenz.pdf
Ray Sappington.pdf
Robert Rezeild.pdf
Victoria Houseman.pdf

Rancho Sierra Subdivision APN 404--430-45

PART 3

Dear Ashley,

Y-1

This is the third batch of letters

Thank you,
Concerned Citizens of Alpine

To: San Diego County Planning & Development Services
San Diego County Supervisors

Y-1 cont.

As an Alpine resident who lives in the threatened zone, I have significant concerns regarding the development of the Rancho Sierra project in Alpine.

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Thank you for your consideration.

Ray Sappington
Name

Date

3-31-18

3505 Alpine Blvd.
Address
Signature

From: Claudia Sanchez
To: Smith, Ashley
Subject: Development at Rancho Sierra, Alpine info
Date: Sunday, April 08, 2018 12:36:50 AM

Z-1

I was informed by a neighbor that in order to receive updates on the new development at Rancho Sierra in Alpine, I needed to send you an email. My name is Claudia Sanchez, and my family and I decide at 2627 Rancho Sierra. I'm concerned about the possible impacts of this new development on our property, traffic, and overall changes in general. Please address any further information to:

2627 Rancho Sierra
Alpine, CA 91901

Thank you.
Claudia Sanchez

Sent from my iPhone

From: crestwinds@gmail.com
To: [Smith, Ashley](#)
Subject: Brad bailey (Ranch Sierra development)
Date: Monday, April 09, 2018 4:29:25 PM

AA-1

Hello Ashley my name is Monica Coleman I own the contiguous property to the Rancho Sierra development I am very concerned about any failure of the septic's on the 10 lots Mr. Bailey is attempting to develop I am also very concerned about The drainage coming from that site I was told directly by helix development that that property is covered in Clay and that the perk test they had to go through 10 to 12 feet in order for the water to perk when it rains they do not have enough drainage basins for that property and the basins they are planning they are planning on sending the water directly towards my property as a disbursement area under the water modification guidelines they need to control the water and disperse it away from my property I refused to have 12 acres of ground and 12 different parcels dispersing their water and pollutants onto my agriculture property and my property is a licensed agriculture property I believe that under the agriculture guidelines the county of San Diego has a fiduciary duty to protect my land from anything that might happen with that development I don't want any of their water pollutants or anything that might come from a household or building or driveway flowing towards my well including Septic that would pollute my well as well as my agriculture crops I have great concerns and I'm sending you this email so that the county of San Diego would have to hear my concerns and protect my property from any damaging affects of the development on Rancho Sierra my phone number 619-405-1325 or 619-405-3744 thank you for your time

AA-2

AA-3

Sent from my iPhone

From: crestwinds@gmail.com
To: [Smith, Ashley](#)
Subject: Development at Rancho Sierra
Date: Monday, April 09, 2018 4:58:13 PM

AA-4

Hello Ashley my other concern is the road that is contiguous between my parcel and Brad Bailey's parcel on Rancho Sierra that road will have a very large impact on my property relevant to waste and flow during the time of development I am concerned about the appropriate BMPs and water modification that road it's self being put in will also send water towards my property from the front to the back The road needs to have drains and it needs to be contoured away from my property so that the water will flow away from my property or underground drains need to be put in all the way out to Southgrade? Mr. Bailey and I have all ready had issues with him coming on my property verbally assaulting me and chest budding me when I tried to tell him he is on my property and that he needs to leave I have had The police sergeant in Alpine have him removed from my property I know he fully intends to park his grading equipment and plays his materials on my property it has to me made very clear to him that he may not put anything on my property if this development goes through that has to be one of the conditions because he has no consideration for any of his neighbors he doesn't live there so he will not suffer any damage only the neighbors around him and this development will suffer unless the county sets conditions on the development that he keeps all of his equipment on his property and BMPs to protect my property with signs not to enter my property these are also my concerns that need to be handled by the county thank you

AA-5

Sent from my iPhone

From: William Corson
To: Smith, Ashley
Subject: infiltration basins
Date: Monday, April 09, 2018 9:29:14 AM

BB-1

As a resident of Alpine, I am opposed to the current plan for shallow catch basins. They do not adequately drain stored water and are a breeding ground for mosquitos.

Thank you.

William Corson

Alpine, Ca.

From: Gay De Gero
To: Smith, Ashley
Subject: Concerns for infiltration basins: Rancho Sierra Subdivision
Date: Saturday, April 07, 2018 12:02:28 PM

CC-1

I am neighbor who is concerned about the use of infiltration basins to handle water runoff. I would like to see the studies that say the percolation would be effective and there is no need for storm drains or other more effective options. I am concerned that there will be standing water which could cause several types of health issues. I am also concerned about the maintenance of these three basins. Will it be an HOA? There is also the problem of septic leeching water to enter nearby wells and ground water, another health issue. This is a brief notation only. But, per your letter I am advising you of my concerns before April 8th, 2018 in order to get updates on the status of the project and to be notified of planning commission hearing and meeting date. I was disturbed to have received this notice only two weeks before the deadline to contact you even though it was dated March 8, 2018. I certainly did not have 30 days to consider all the important information. I also got no notice that the project was coming before the ACPG in 2015 and approved at that time.

CC-5

As the process continues, I expect to hear from you in a more timely manner so I can be properly prepared going forward.

I am speaking up to ensure the health and well-being of the surrounding neighbors and neighborhoods. Health is primary.

Sincerely,
 Gay de Gero
 Mary McDorman
 2890 Eltinge Place
 Alpine, CA
 619-659-0457

From: loedl2003
To: Smith, Ashley
Subject: Infiltration Basins
Date: Monday, April 09, 2018 7:14:56 AM

DD-1

I don't trust infiltration basins with our soil. They will collect water and put my family and friends at risk for Zika, West Nile Virus and other diseases. Please consider moving the location further away from communities.

Joe DeLeon,
Sent from my iPhone

From: Marci DeLeon
To: Smith, Ashley
Subject: Infiltration basins
Date: Monday, April 09, 2018 3:47:27 PM

EE-1

We are opposed to having an infiltration basin in our community with stagnant water!!! This will cause mosquitos of all kind to be dormant in our area

Thank you,
Marci DeLeon

From: Jack Forness
To: Smith, Ashley
Subject: Rancho Sierra subdivision Alpine, CA
Date: Saturday, April 07, 2018 5:58:49 PM

FF-1

Please do not use infiltration basins in the above subdivisions.
The health hazards to the surrounding community is too great. The hard pan clay / granite soil beneath Alpine will not allow proper drainage of surrounding water.
Standing surrounding water puts our community at risk for diseases like heart worm for our pets, West Nile Virus, etc, etc.
Thank you for acting on this issue.

John F Forness
Bonnie J Forness, homeowners and taxpayers
1540 Miss Elle Way
Alpine, CA 91901
619-993-5660
jfforness@gmail.com

From: Allison French
To: Smith, Ashley
Subject: No Alpine Infiltration Basins
Date: Sunday, April 08, 2018 2:32:35 PM

Hello,

GG-1

We do not trust infiltration basins with our Alpine soil.

Sent from my iPhone

From: Sandra
To: Smith, Ashley
Subject: Alpine project filtration basins
Date: Sunday, April 08, 2018 11:10:50 AM

HH-1

I am very concerned that the planned housing development in a
Alpine will have filtration basins for runoff.

It is a well known fact that the percolation rate of the soil here in alpine is poor in many areas. If there is any
standing water it will attract mosquitos.

My main concern is mosquito borne diseases.

Please do not allow these catch basins to be constructed. There must be an alternative method to deal with the runoff
issue?

Sincerely,

Sandra Ray
2853 South Grade Rd
Alpine, CA

Sandi Ray

From: fermandawinslett
To: Smith, Ashley
Subject: Rancho Sierra Subdivision in Alpine, CA. Parcel #APN 404-430-45. Concerned Alpine resident.
Date: Sunday, April 08, 2018 10:38:25 PM

Hi Ashley,

- II-1 I was given your information by our community residents and we are very concerned about the infiltration basins planned for this development. As a resident of the Alpine community, we all know and understand that the soil here is mostly clay/granite. I have lived in Alpine for about 10 years and with both properties I lived in, we weren't able to dig past 2-3 feet to plant small trees due to the hard soil below top soil. The concept of basins would work if the soil was different but if you lived in Alpine like I have for the past 10+ years, you would know this design/basin project is far from ideal for this area. This basins will not drain fast enough leaving us with giant cesspools of stagnant water. I read all about infiltration basins and the failure rate is very high even in more permeable soils (which is not the case here). Those basins also need to be maintained ideally twice a year. Who would be responsible for keeping up with it on private property?
- II-2 There are so many concerns when it comes to stagnant water including mosquitos and diseases associated with it. I am not opposed to the development itself but I don't believe that the basins are the solution for the water run off in this lot.
- II-3 It would not be an issue in my opinion if the developers had planned storm drains and to have the water directed to near by canyons/creeks in the near by areas without causing any issues and/or potential health hazards to the neighborhood.
- II-4 Please keep me informed when a hearing is scheduled so I can participate in it and have my concerns heard.
- II-5 Thank you.

Fernanda Winslett
 Alpine resident
 (619)578-3460

Sent via the Samsung Galaxy S7 active, an AT&T 4G LTE smartphone

Attachment F – Ownership Disclosure



County of San Diego, Planning & Development Services

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

ZONING DIVISION

Record ID(s) PDS2015-TM-5601Assessor's Parcel Number(s) 404-430-45-00

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.

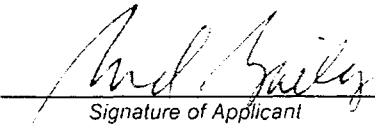
A. List the names of all persons having any *ownership interest* in the property involved.Brad S Bailey and Jill R Bailey Trust

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.

Brad BaileyJill Bailey

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
Brad Bailey

Print Name

2-17-14
 Date

--- OFFICIAL USE ONLY ---

**SDC PDS RCVD 03-27-15
TM5601**

5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5981 • (888) 267-8770

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